

MCKINLEY COMMONS

420 W McKinley Avenue Mishawaka, IN 46545



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

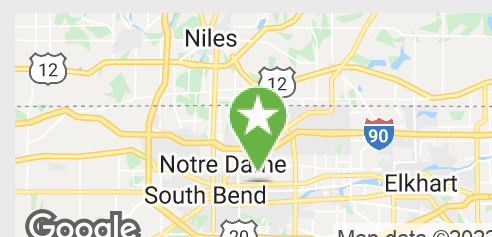
McKinley Commons is a Big Lots anchored newly remodeled shopping center with 50,267 (divisible) square feet available.

PROPERTY HIGHLIGHTS

- Join Big Lots in the Newly Remodeled McKinley Commons
- Excellent Frontage on Grape & McKinley Roads
- 50,267 Square Foot Big Box Available (divisible)
- Starbucks & Smoothie King Coming Soon to the Project
- Hard Corner with Signage on the Front and Side of the Building
- The Trade Area is Home to Over 3 Million Square Feet of Retail, Including Many National Retailers that Do Not Have Stores within 100+ Miles
- Huge Pylon Signage Available

DEMOGRAPHICS	3 MILES	5 MILES
Total Population	84,070	170,318
Average HH Income	\$60,177	\$69,908
Businesses	3,713	6,772
Employees	46,423	84,756

TRAFFIC COUNTS	2019
McKinley Avenue	21,260
Grape Road	17,586



MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

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Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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McKinley Commons

Mishawaka / South Bend is uniquely situated between Chicago, Indianapolis, Grand Rapids and Detroit.

RESTAURANT TRAFFIC GENERATORS

Retail

- Over 3 million square feet within the immediate trade area



Medical

- 2.5 miles from St. Joseph Medical Center - \$355M facility consisting of over 650,000 SF completed in 2009

Hotels

- Over 3,500 rooms within 5 miles

Business

- Over 54,482 employees working within 3 miles
- Prominent companies contributing to the local economy include; University of Notre Dame, Beacon Health Systems, St. Joseph Health System, A.M. General (maker of military vehicles), Indiana University-South Bend and Honeywell.

Visitor Attractions

- Visitors are drawn to the area for several attractions including the Century Center Convention Complex, DeBartolo Performing Arts Center, HealthWorks Kid's Museum, Coveleski Stadium, Morris Performing Arts Center, Studebaker National Museum and Potawatomi Zoo

Strong Economy

- Countywide unemployment is a low 4.7%

Higher Education

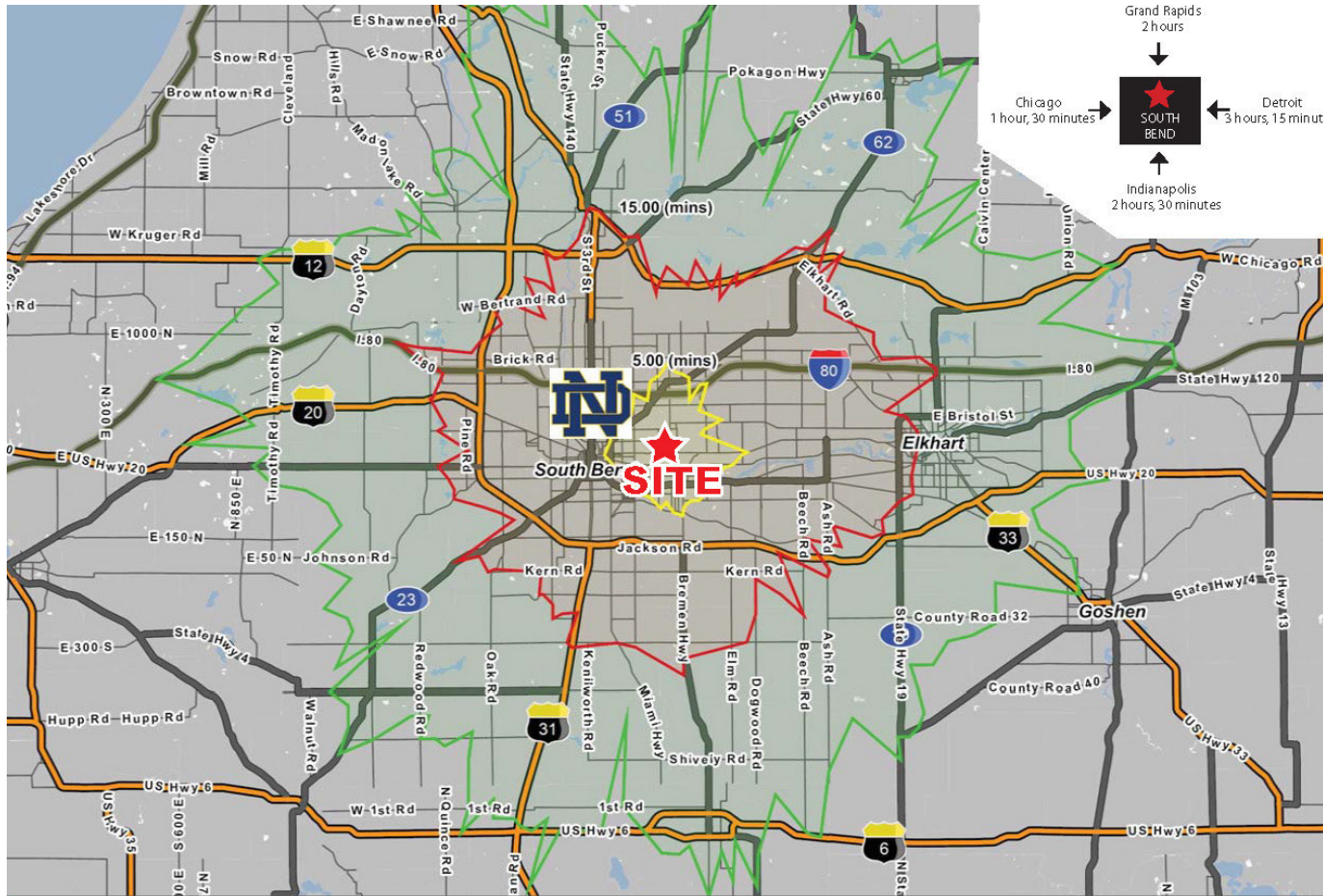
- McKinley Commons is located four miles from the University of Notre Dame
- University of Notre Dame Trade Area is the second largest trade area in the state
- University of Notre Dame has a Student enrollment of over 12,000
- Notre Dame has a \$1.302 billion annual economic impact in St. Joseph County, Largest county employer with over 5,700 employees, directly and indirectly the college accounts for a total of approximately 14,605 jobs in St. Joseph County
- Notre Dame has a payroll of \$458 million and is the largest employer in the County with a 17% increase in hiring between 2006 and 2013 accounting for about 823 new jobs
- Visitors and students generate \$349M in off campus spending
- Wealthy Notre Dame alumni support over 20 Division I athletic teams by attending games and tournaments including the filling of the 81,000 seat stadium during football season
- \$18.5 million in economic activity generated EVERY home football weekend
- Endowment valued at over \$10B spent more than \$95 million annually in construction in the last six years, accounting for 326 full-time equivalent jobs in the state of Indiana
- Indiana University South Bend, Saint Mary's College, Bethel College and Holy Cross College are also located in the market

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Nearly one million customers

The South Bend-Elkhart Designated Market Area (DMA) encompasses a ten-county area including North Central Indiana and Southwest Michigan. The DMA population is approaching one million and has an effective buying income over \$14 billion with retail sales over \$8 billion.

Along distribution routes

Located along I-80/90 midway between the major markets of Chicago, Detroit, Grand Rapids and Indianapolis, GrandView is along existing distribution routes.

South Bend/Elkhart DMA 2021

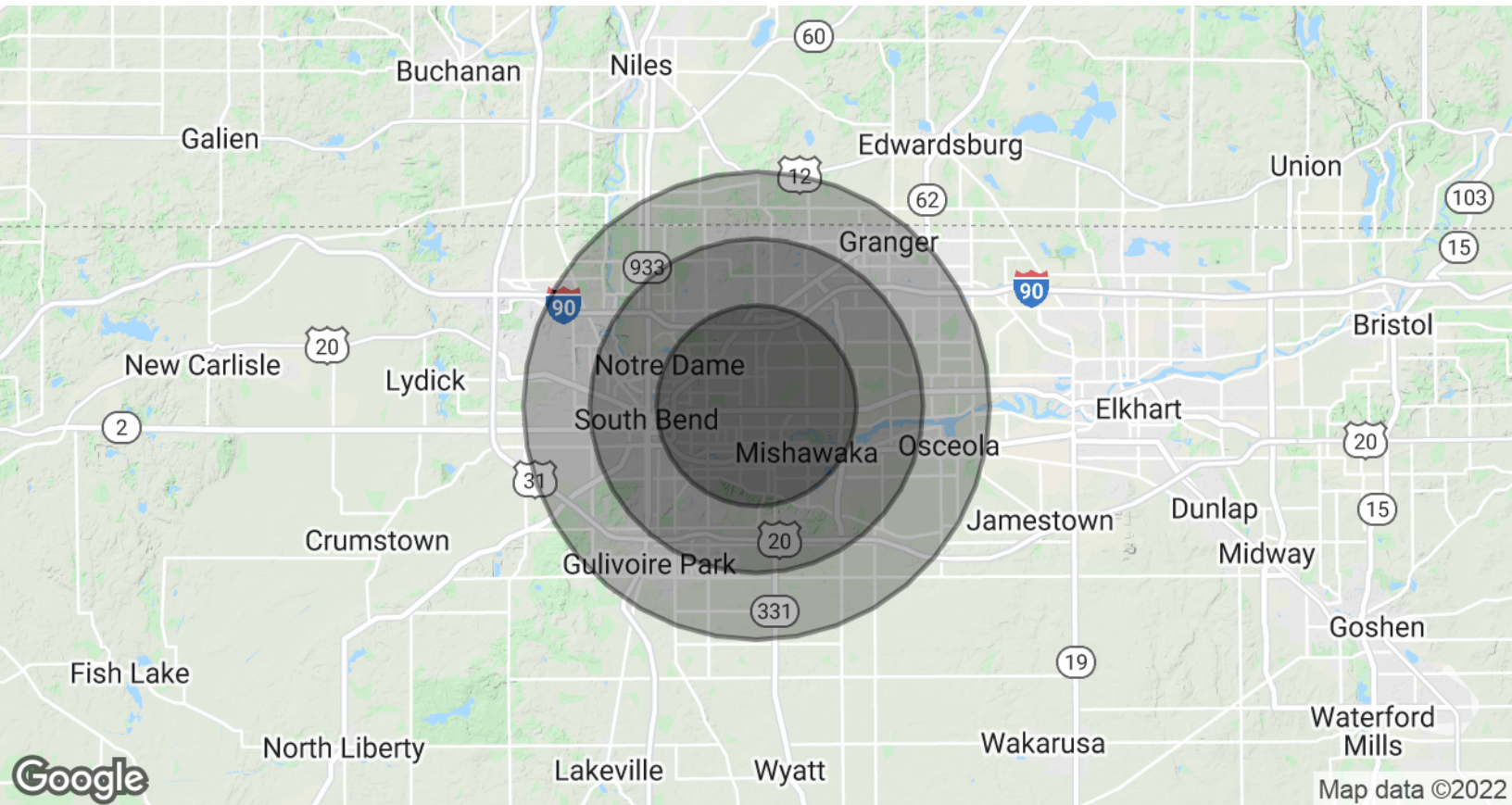
Population:	926,819
Average HH Income:	\$68,657
Households:	337,729

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POPULATION & HOUSING

	3 MILE	5 MILES	7 MILES
Total Population	84,070	170,318	238,908
Projected Population (2026)	86,748	175,094	244,730
Total Households	33,742	67,911	93,848
Median Home Value	\$119,219	\$136,490	\$141,484

INCOME & BUSINESS

	3 MILE	5 MILES	7 MILES
Average HH income	\$60,177	\$69,908	\$74,285
Daytime Population (16+ years)	76,274	143,301	190,259
Total Businesses	3,713	6,772	8,881
Total Employees	46,423	84,756	110,242

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