

2012 Demographics:	1 mile	3 miles	5 miles
Total Population	14,082	75,461	144,422
Total Households	5,963	32,307	57,684
Median Household Income	\$33,806	\$36,370	\$38,424
Average Household Income	\$40,856	\$46,978	\$49,089
Per Capita Income	\$17,510	\$20,307	\$20,482
White Population	88.77%	80.47%	76.97%
Black Population	5.47%	11.47%	13.65%
Hispanic or Latino Population	3.96%	6.02%	7.80%
Asian or Pacific Islander	0.62%	1.46%	1.95%
American Indian/Alaska Native	0.55%	0.44%	0.41%
Some Other Race Alone	1.17%	2.46%	3.46%
Two or More Races	3.37%	3.58%	3.46%



# 4<sup>th</sup> Street Commons

417 East 4<sup>th</sup> Street  
Mishawaka, IN 46544

## Property Highlights:

- GLA: 31,075 sf
- Located just SE of downtown Mishawaka on 4<sup>th</sup> street. Close to Lincoln way/ US 33 & Union St. Short drive to I-90, approximately 5 mi south Of I-90
- 2<sup>nd</sup> largest retail trade area in Indiana
- Available for lease at \$1.00/sq ft
- Family Dollar anchored Retail Center
- Well-maintained center with recent capital improvements.
- Ample parking.



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