

SUITE FOR LEASE

225 N. Notre Dame Ave. | South Bend, IN 46617



One Newly Remodeled Suite Available for Lease

Building Size:	9,922 SF
Available:	Suite 3 - 1,500 SF
Land:	0.78 Acre
Zoning:	MU
Built:	1979
Parking:	45 on-site paved spaces
Lease Rate:	\$20.00 PSF FS

[VIEW PROPERTY ONLINE](#)

Details:

One suite available at the The Professional Suites at LaSalle, located in the vibrant East Bank Village of downtown South Bend. The building is a premier office and medical building encompassing 9,922 square feet on a 0.78-acre lot. Join Tenants Labcorp, Endodontic Services, Periodontics, and East Race Therapy. The building offers ample onsite parking, a key convenience for both tenants and clients, and is situated along a primary corridor just west of the South Bend Clinic. With onsite building management and gross leases, this property provides stable, long-term income from its strong tenant base.



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Shawn Todd
Senior Broker, Business Broker
D 574.485.1520 | C 574.250.8356
stodd@cressy.com

INTERIOR PHOTOS

SUITE FOR LEASE

225 N. Notre Dame Ave. | South Bend, IN 46617



LOCATION OVERVIEW

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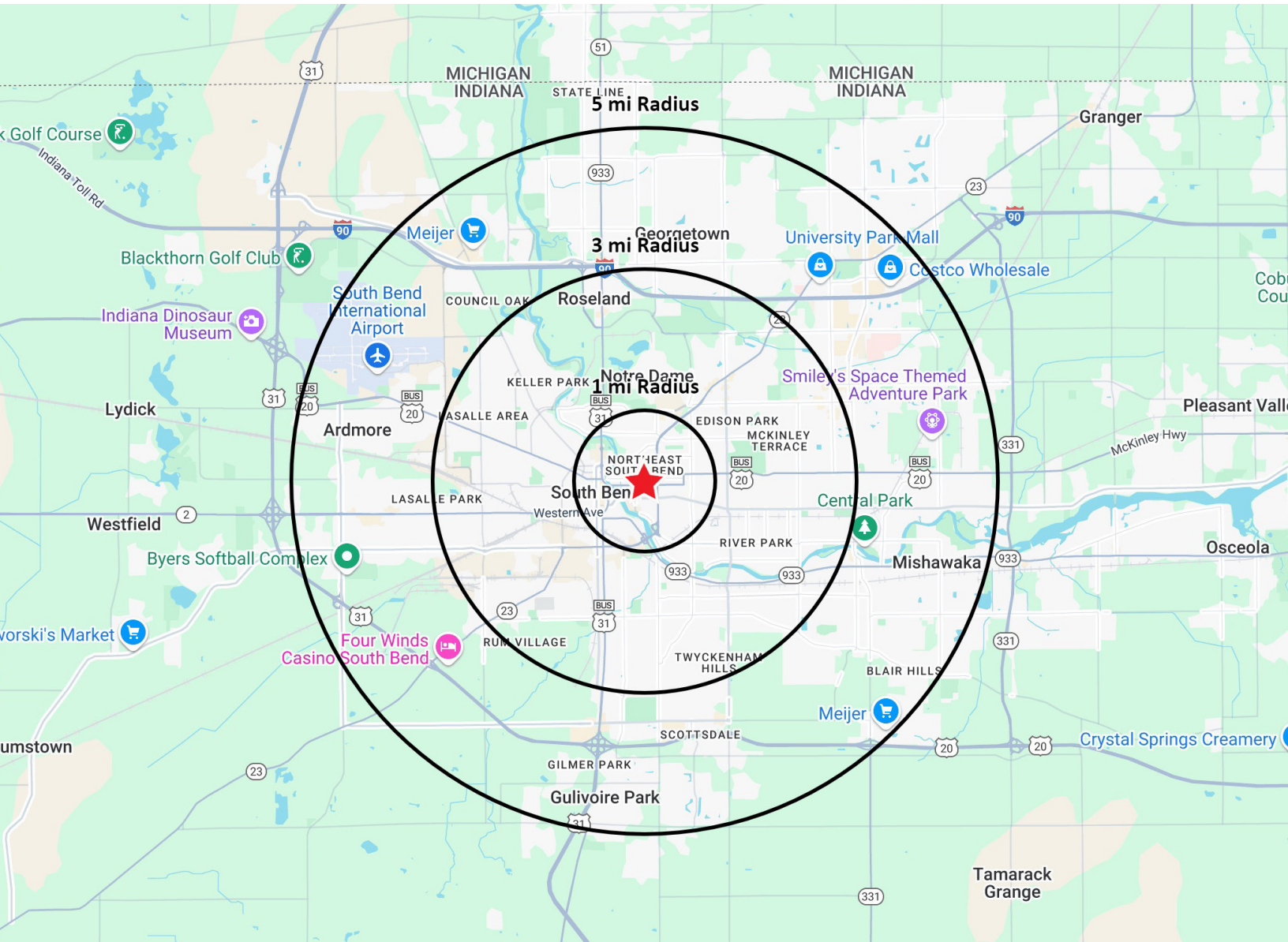


225 N. Notre Dame Ave. is situated in the highly sought-after East Bank Village, a dynamic and rapidly developing area in South Bend, IN. This prime location offers proximity to both the heart of downtown and the prestigious University of Notre Dame, making it ideal for businesses, residents, and visitors alike. The East Bank Village continues to experience significant growth with new developments, attracting vibrant commercial and residential investments. The area's blend of urban amenities and neighborhood charm positions 225 Notre Dame Ave. as a strategic and valuable location in the city's evolving landscape.



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POPULATION

1 MILE	13,007
3 MILE	105,702
5 MILE	186,870



NUMBER OF HOUSEHOLDS

1 MILE	2,526
3 MILE	20,134
5 MILE	42,126



AVERAGE HOUSEHOLD INCOME

1 MILE	\$95,982
3 MILE	\$76,864
5 MILE	\$83,479



MEDIAN HOME VALUE

1 MILE	\$297,217
3 MILE	\$161,547
5 MILE	\$177,689