

CARBONMILL PLAZA

4505 Ameritech Dr. | South Bend, IN 46628



Retail Space for Lease and Outlots for Sale

Building Size:	9,000 SF (Phase I)
Space for Lease:	1,500 SF-2,000 SF (Phase I)
Build to Suit:	2,000-20,000 SF (Phase II)
Land:	5 acres (Est. 1.75 Acres Available)
Lease Rate:	\$13.50 PSF NNN + CAM
<u>ATM Pad</u> Lease Rate:	\$800 per Month + \$100 Common Area Charge
<u>Outlots</u> List Price:	Pad 1 - \$300,000* Pad 2 - \$350,000* Pad 3 - \$350,000*

*With shared parking already in place.

Details:

1,500 SF - 2,000 SF suite with drive through available for lease. Join Bruno's Pizza, El Arriero Mexican Restaurant, Grid Iron Wine & Spirits, Low Bobs Express and Taco Bell in the newly constructed Carbonmill Plaza I a 9,000 SF multi-tenant center. Lease space available from 2,000 SF up to 20,000 SF (Carbonmill Plaza II), which will run north/south on the site. There is ample onsite shared parking, high visibility and traffic counts and good daytime population nearby in Blackthorn Corporate Office Park and the several industrial/business parks that take advantage of the almost immediate access to the US 20/31 ByPass and I 80/90 Toll Road. Restrictions on proposed use of out-lots, see listing agent.

Broker Disclosure: Property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

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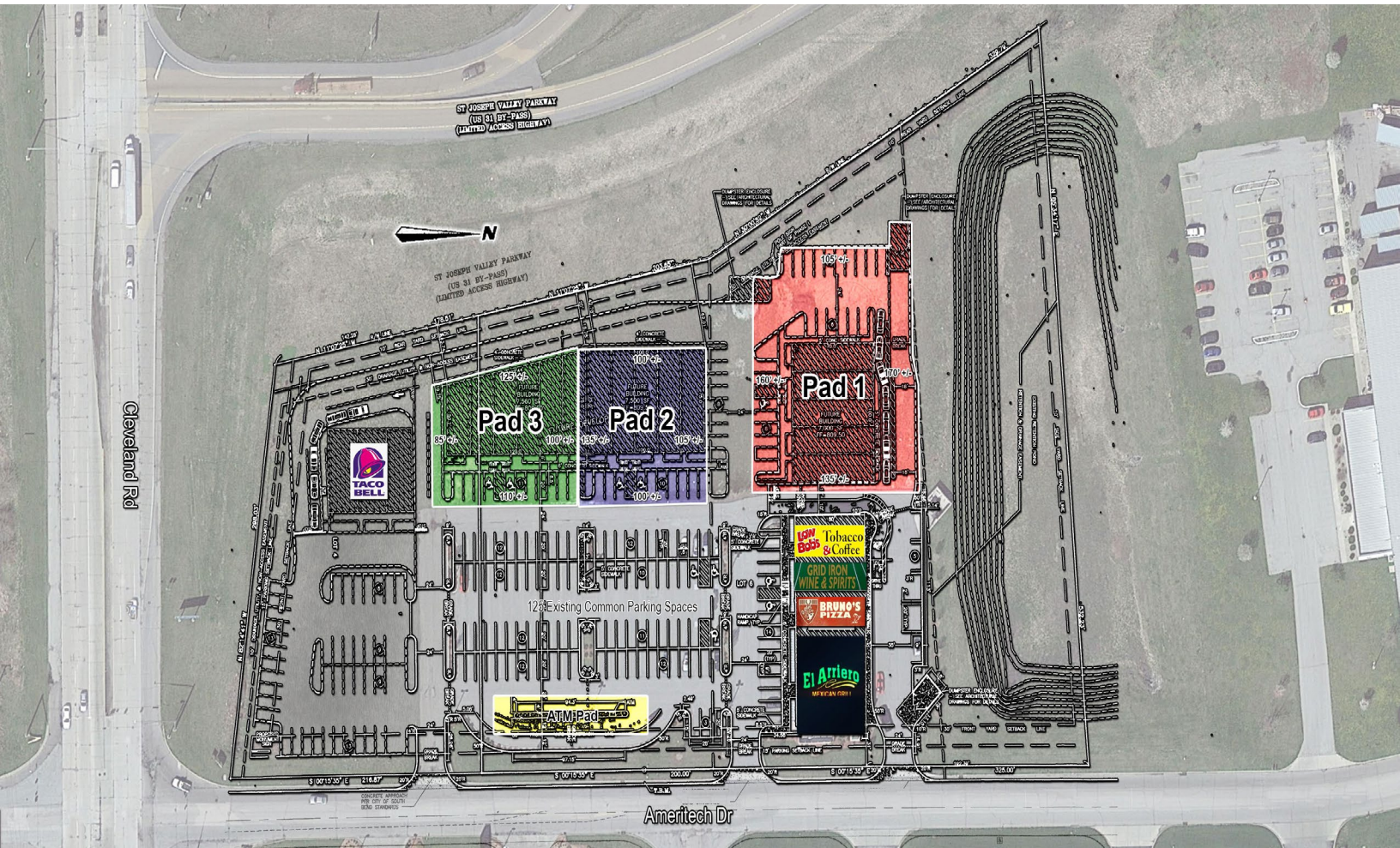
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Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534
cjdavey@cressy.com

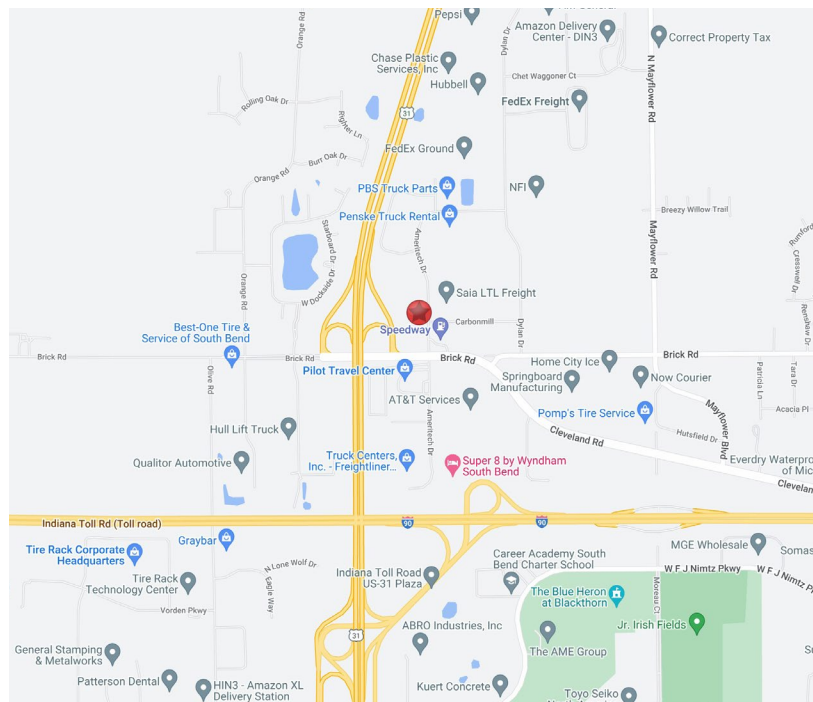
Noah Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1530
ndavey@cressy.com

LOCATION OVERVIEW

CARBONMILL PLAZA
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- Carbonmill Plaza is located at a lighted intersection at the northwest corner of Brick Road and Ameritech Drive on the northwest side of South Bend.
- The center has municipal utilities and abundant on-site surface parking.
- Carbonmill Plaza is contiguous to the entrance ramp of the US 20/31 Bypass which links to the I-80/90 Toll Road south of the property and I-94 to the north.
- The immediate locale consists of a significant working population, due to heavy industry and office operations in Blackthorn Corporate Park and the US 31 Industrial Park.



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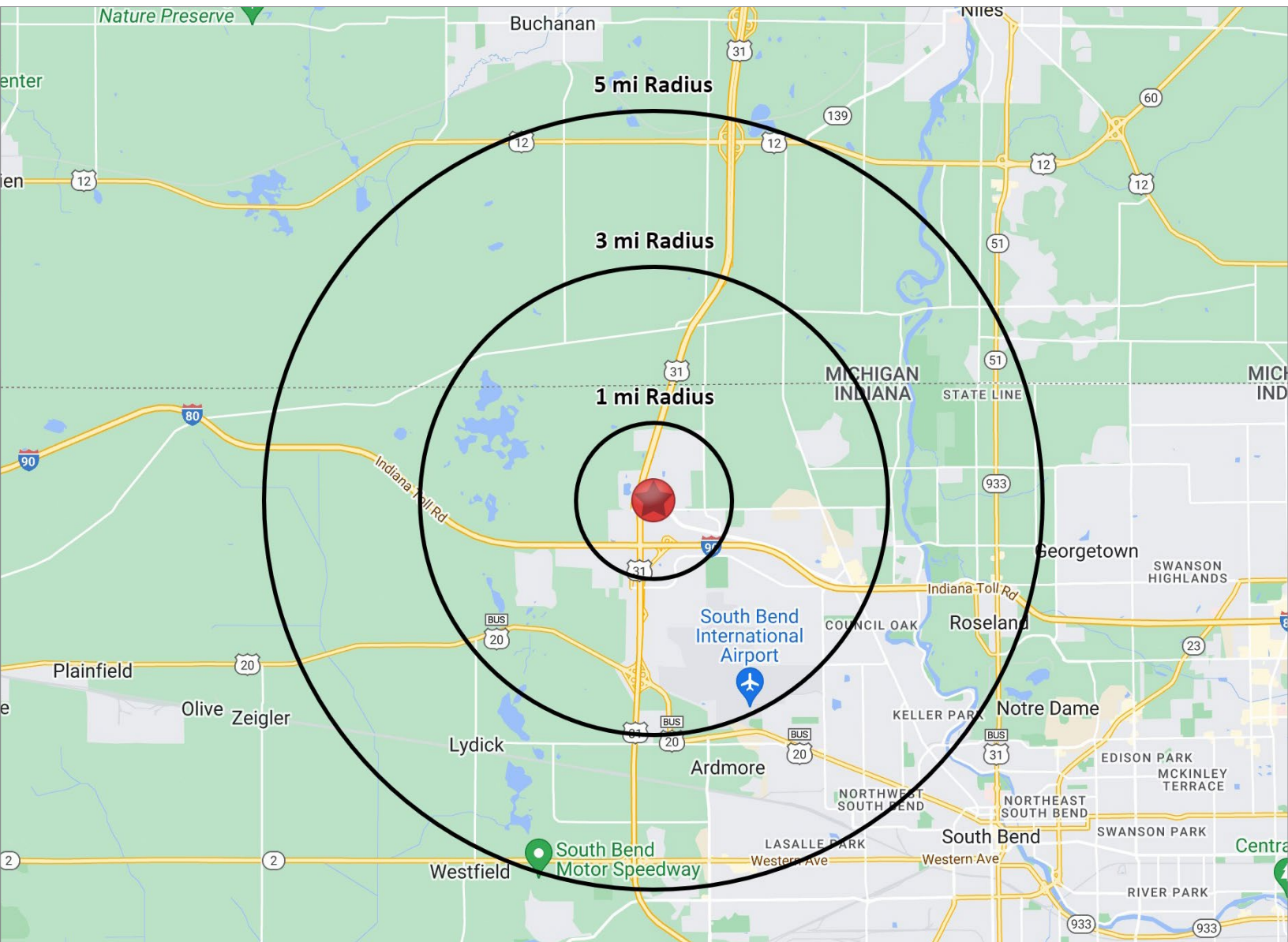
Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534
cjedavey@cressy.com

Noah Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1530
ndavey@cressy.com

2023 DEMOGRAPHICS

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POPULATION

1 MILE	730
3 MILE	11,133
5 MILE	47,474



NUMBER OF HOUSEHOLDS

1 MILE	264
3 MILE	4,819
5 MILE	18,770



AVERAGE HOUSEHOLD INCOME

1 MILE	\$135,454
3 MILE	\$107,924
5 MILE	\$85,830



MEDIAN HOME VALUE

1 MILE	\$222,974
3 MILE	\$191,854
5 MILE	\$149,899