

## 3 BUILDINGS FOR SALE OR LEASE

348 & 404 S. Columbia, 501 E. Monroe | South Bend, IN 46601



404 S. Columbia St.



501 E. Monroe St.



348 S. Columbia St.



All 3 Properties

## River Glen Office Park 3 Office Buildings on St. Joseph River in Downtown South Bend

[VIEW PROPERTY ONLINE](#)

### Details:

These 3 brick office buildings are located in River Glen Office Park located on the St. Joseph River and near downtown South Bend. The property has shared parking with 292 spaces available and is zoned DT - Downtown. Rare opportunity with considerable acreage on St. Joseph River in South Bend CBD. Potential for redevelopment, City of South Bend has masterplan encouraging development. 3-Story brick office building located on the St. Joseph River and near downtown South Bend. The building was built in 1980 and has shared parking with 292 spaces available.

ADDRESS	BUILDING AREA	ACRES	DESCRIPTION	YEAR BUILT	LEASE RATE	LIST PRICE
348 S. COLUMBIA ST.	20,284 SF	5.32	1-STORY, RENOVATED 1996	1978	\$12.00 PSF NNN	NEGOTIABLE
404 S. COLUMBIA ST.	24,035 SF	5.32	2-STORY	1982	\$12.00 PSF NNN	NEGOTIABLE
501 E. MONROE ST.	33,702 SF	5.32	3-STORY	1980	\$12.00 PSF NNN	NEGOTIABLE

# NAI Cressy

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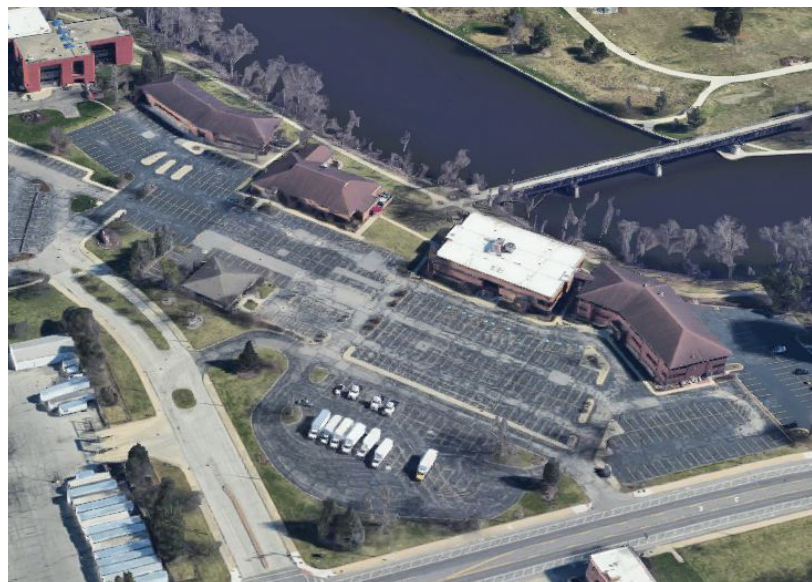
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# LOCATION OVERVIEW

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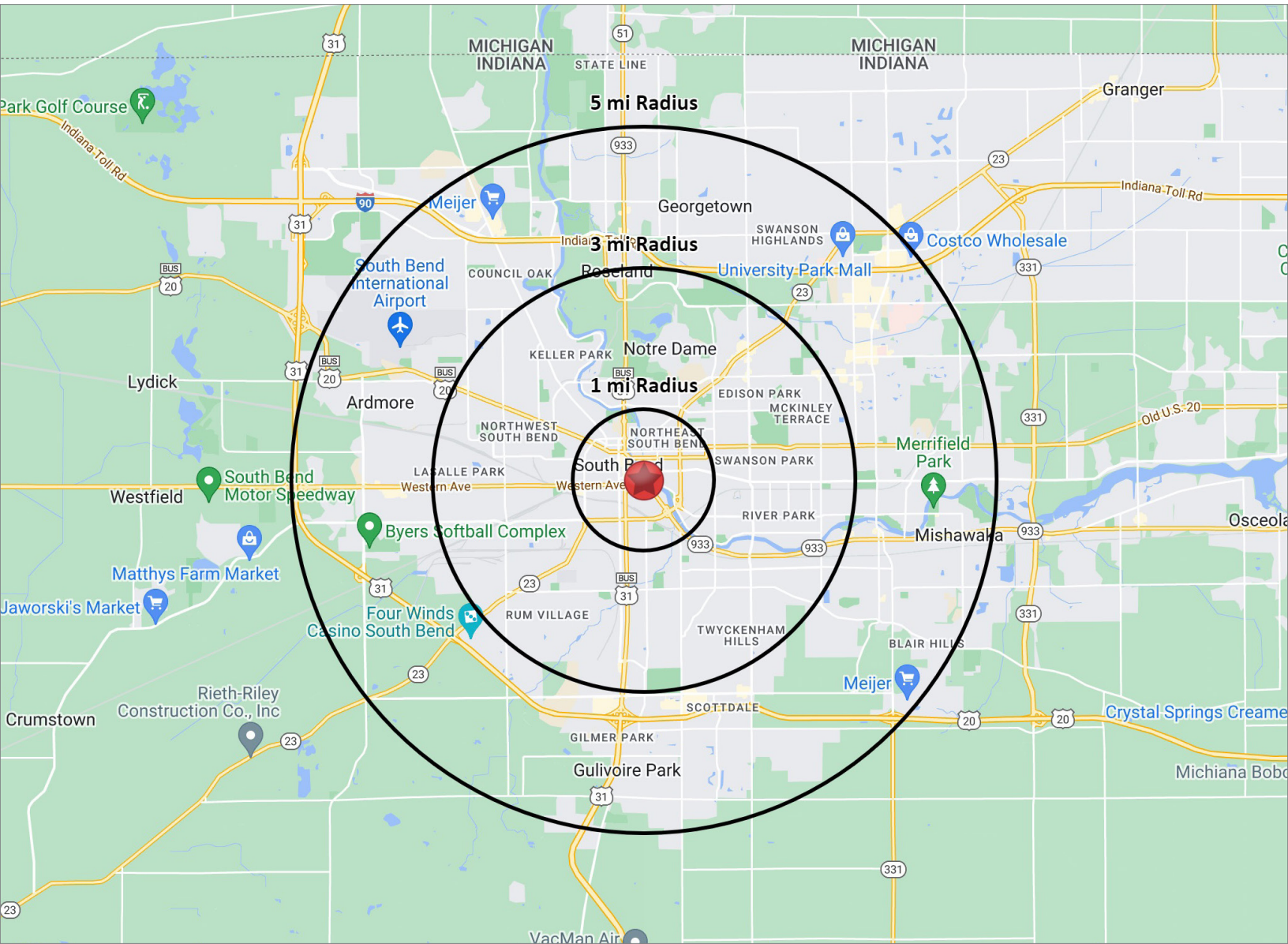
- These properties are located in the River Glen Office Park along the shore of the St. Joseph River.
- The buildings are walking distance to banking, restaurants, convention center, Courthouse Municipal offices, walking trails and community sponsored events downtown.
- Just minutes from the University of Notre Dame, St. Mary's College, South Bend International Airport, US-31 and the I-80/90 Toll Rd.



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### POPULATION

1 MILE	10,137
3 MILE	99,126
5 MILE	176,233



### NUMBER OF HOUSEHOLDS

1 MILE	4,327
3 MILE	36,300
5 MILE	70,923



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$70,159
3 MILE	\$75,568
5 MILE	\$79,084



### MEDIAN HOME VALUE

1 MILE	\$148,786
3 MILE	\$130,333
5 MILE	\$144,875