

Rendering: Concept A

# BUILD-TO-SUIT LAND FOR LEASE

52885 SR 933 N | South Bend, IN 46637



Rendering: Concept B



## 1.35 Acre Pad at a Signaled Intersection Just Minutes From The University of Notre Dame

- Building:** Up to 4,000 SF
- Land:** 1.35 Acres
- Zoning:** C-Commercial
- Lease Rate:** \$28.00 - \$32.00 PSF NNN

### Details:

This build-to-suit opportunity is located at the signaled intersection of Cleveland Rd. and SR 933 N. This property can support a stand alone QSR up to 4,000 SF is engineered for drive-through, or a multi-tenant building with suites ranging from 1,500 sq. ft. up to 4,000 sq. ft. and is surrounded by hotels, retail shops and restaurants on South Bend's north side and is minutes from the University of Notre Dame. Neighboring tenants are Dunkin, Jimmy Johns, T-Mobile, Little Caesars, Starbucks, FedEx and Gamestop. The development will allow for ample on-site parking with access on SR 933 N.

[VIEW PROPERTY ONLINE](#)

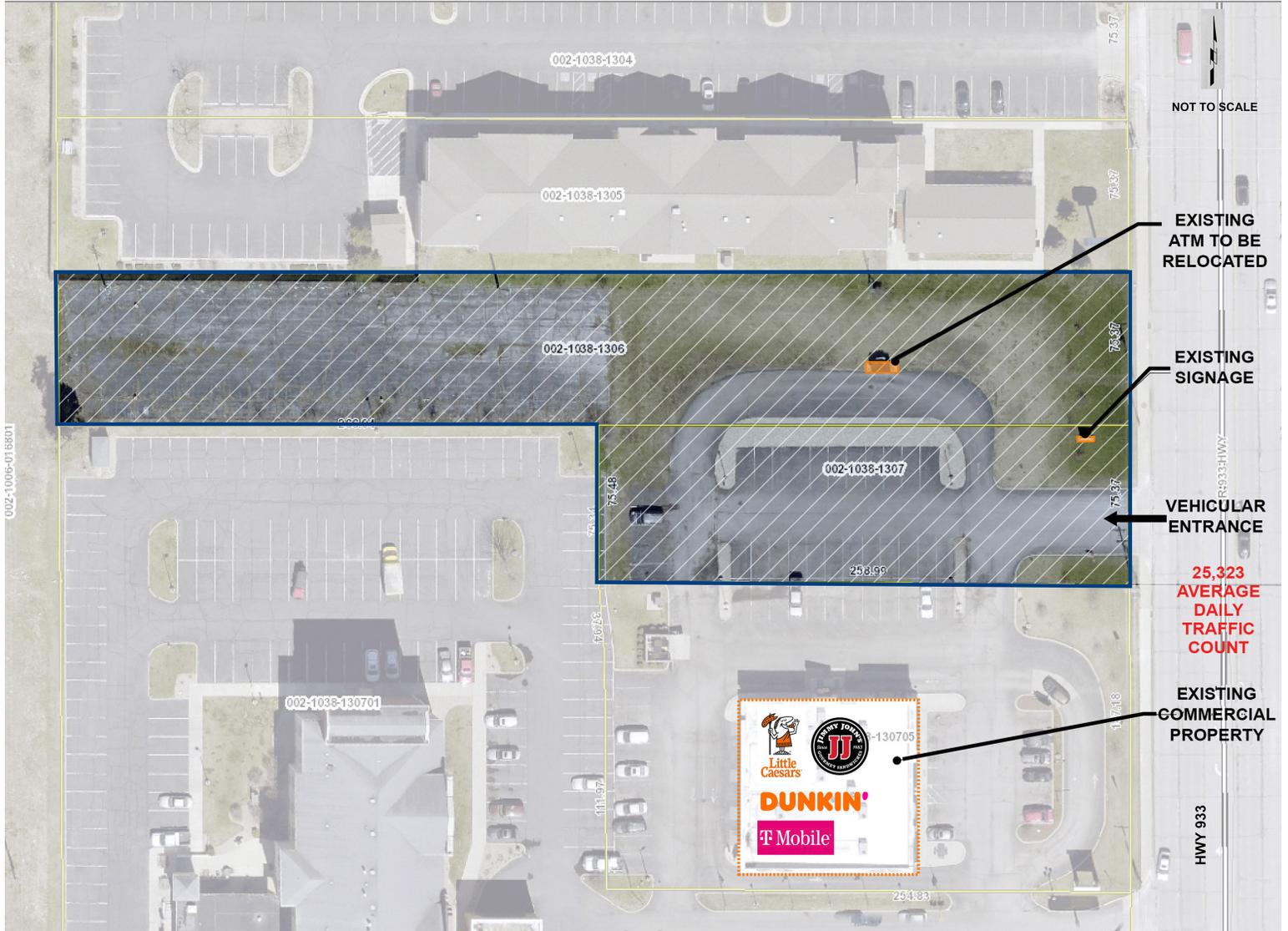


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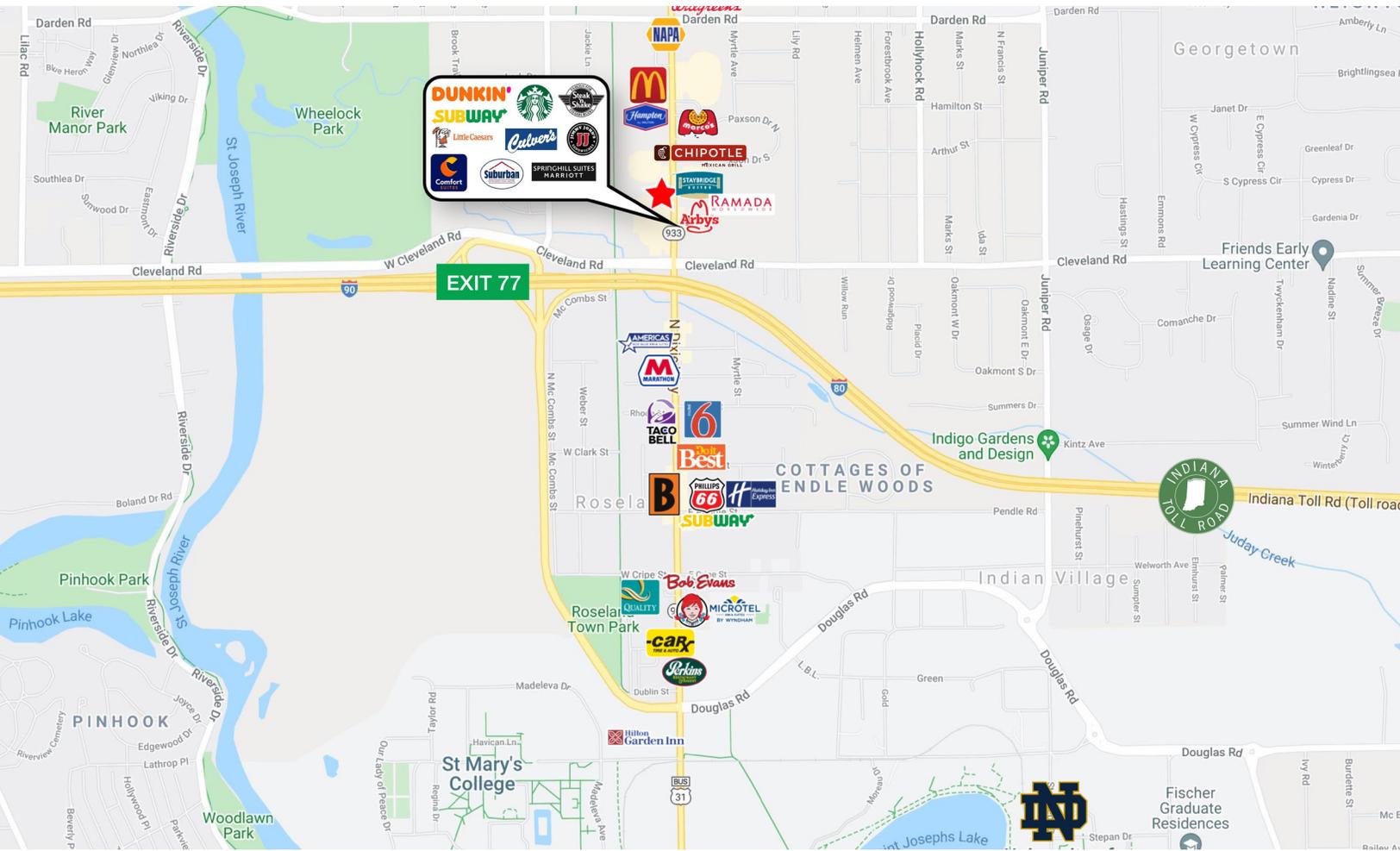
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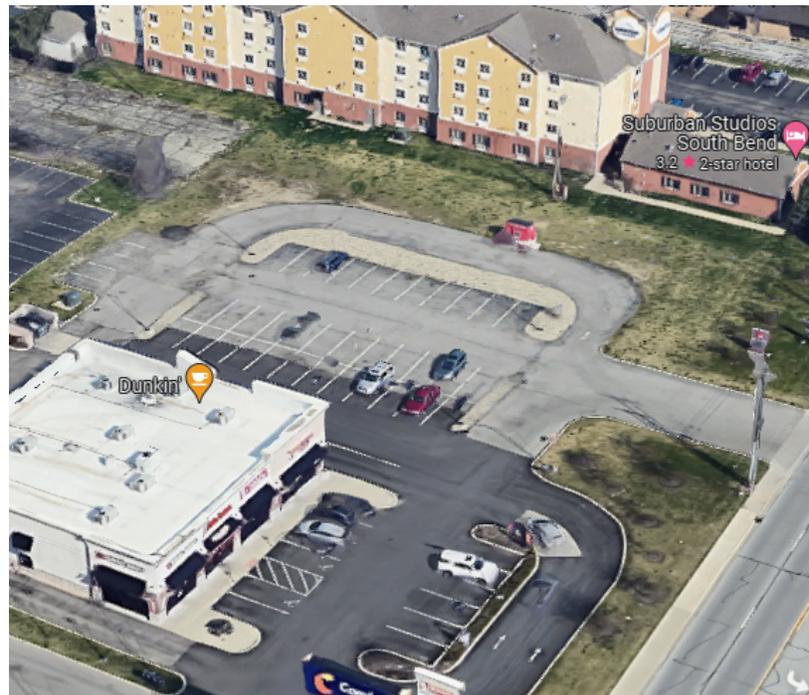
# LOCATION OVERVIEW

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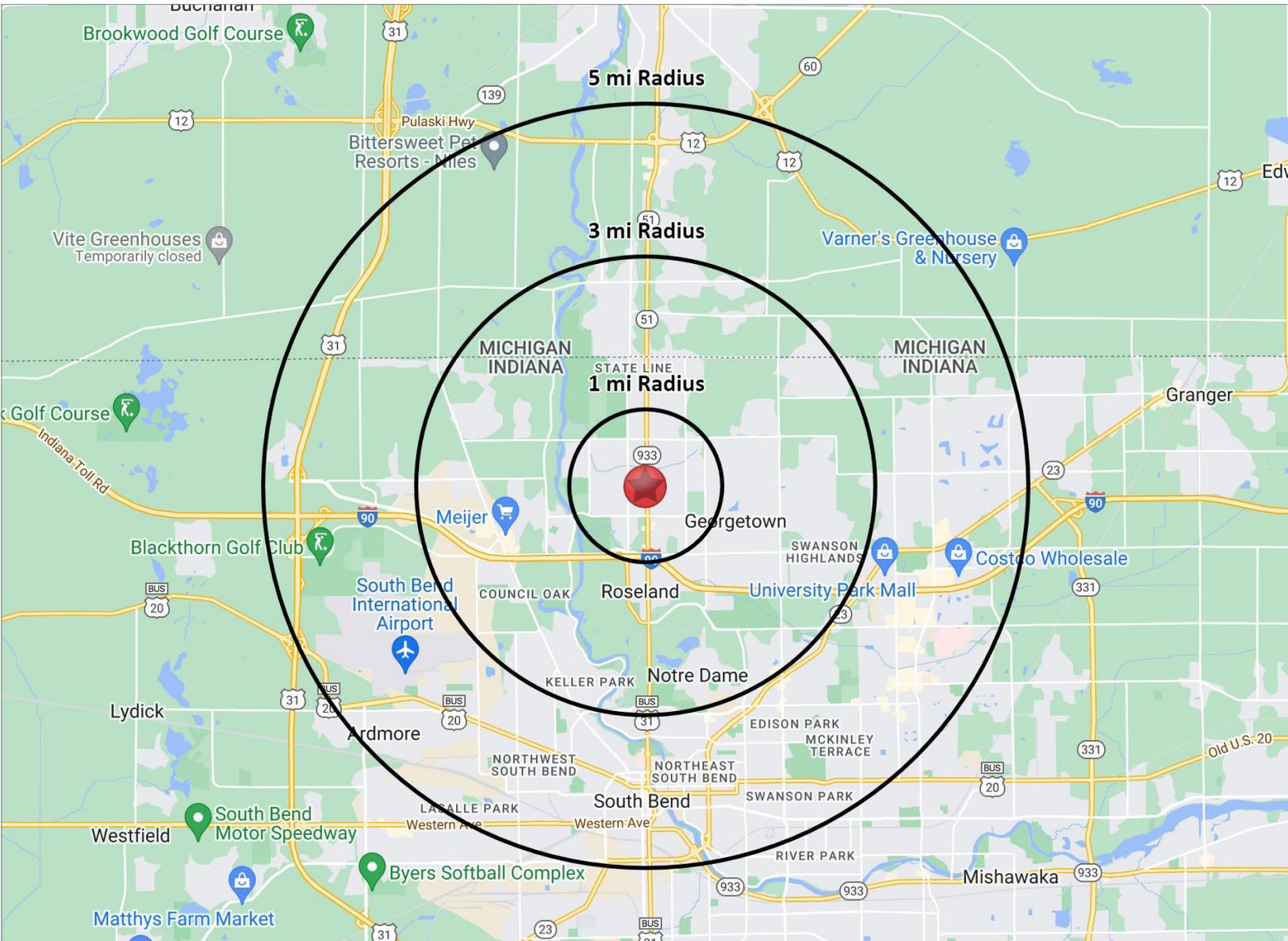


- 52885 SR 933 N is located on the north side of South Bend at the busy intersection of Cleveland Rd. and SR 933.
- It is a few minutes north of the I-80/90 Toll Rd. Exit 77 and has strong day and evening traffic counts.
- SR 933 is a main thoroughfare for the morning and evening commute of local residents, which features many retail and restaurant options.



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## POPULATION

1 MILE	4,917
3 MILE	48,104
5 MILE	125,752



## NUMBER OF HOUSEHOLDS

1 MILE	1,985
3 MILE	17,009
5 MILE	49,514



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$107,897
3 MILE	\$108,341
5 MILE	\$99,975



## MEDIAN HOME VALUE

1 MILE	\$161,176
3 MILE	\$176,097
5 MILE	\$175,449