

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](#)



P 574.271.4060 | F 574.271.4292 | CRESSY.COM
200 N. Church Street, Suite 200 | Mishawaka, IN 46544

Connect with us! [in](#) [t](#) [f](#) [v](#)

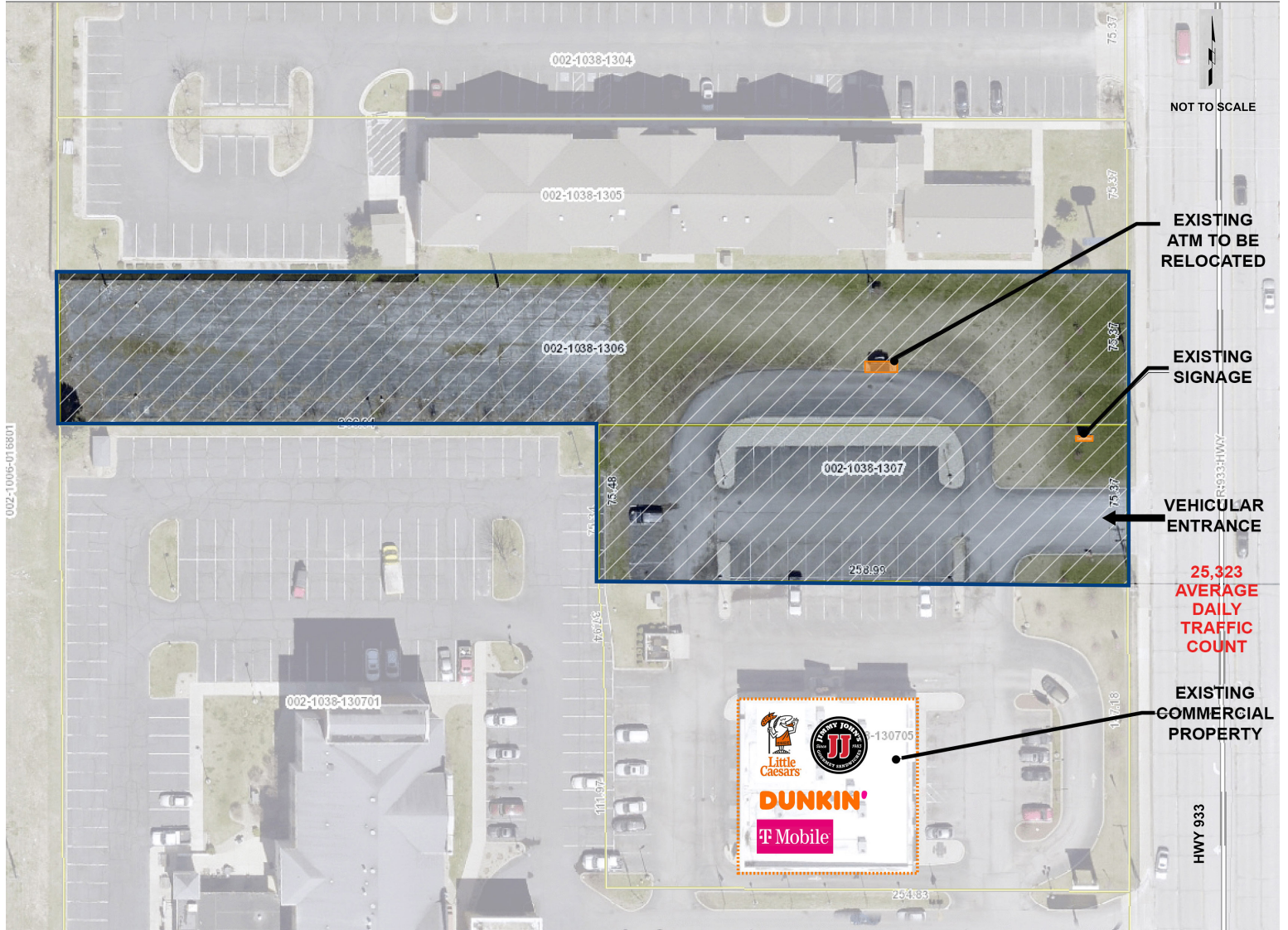
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

John Mester
Senior Broker, Retail/Investments
D 574.485.1501
jmester@cressy.com

SITE PLAN

BUILD-TO-SUIT LAND FOR LEASE

52885 SR 933 N | South Bend, IN 46637

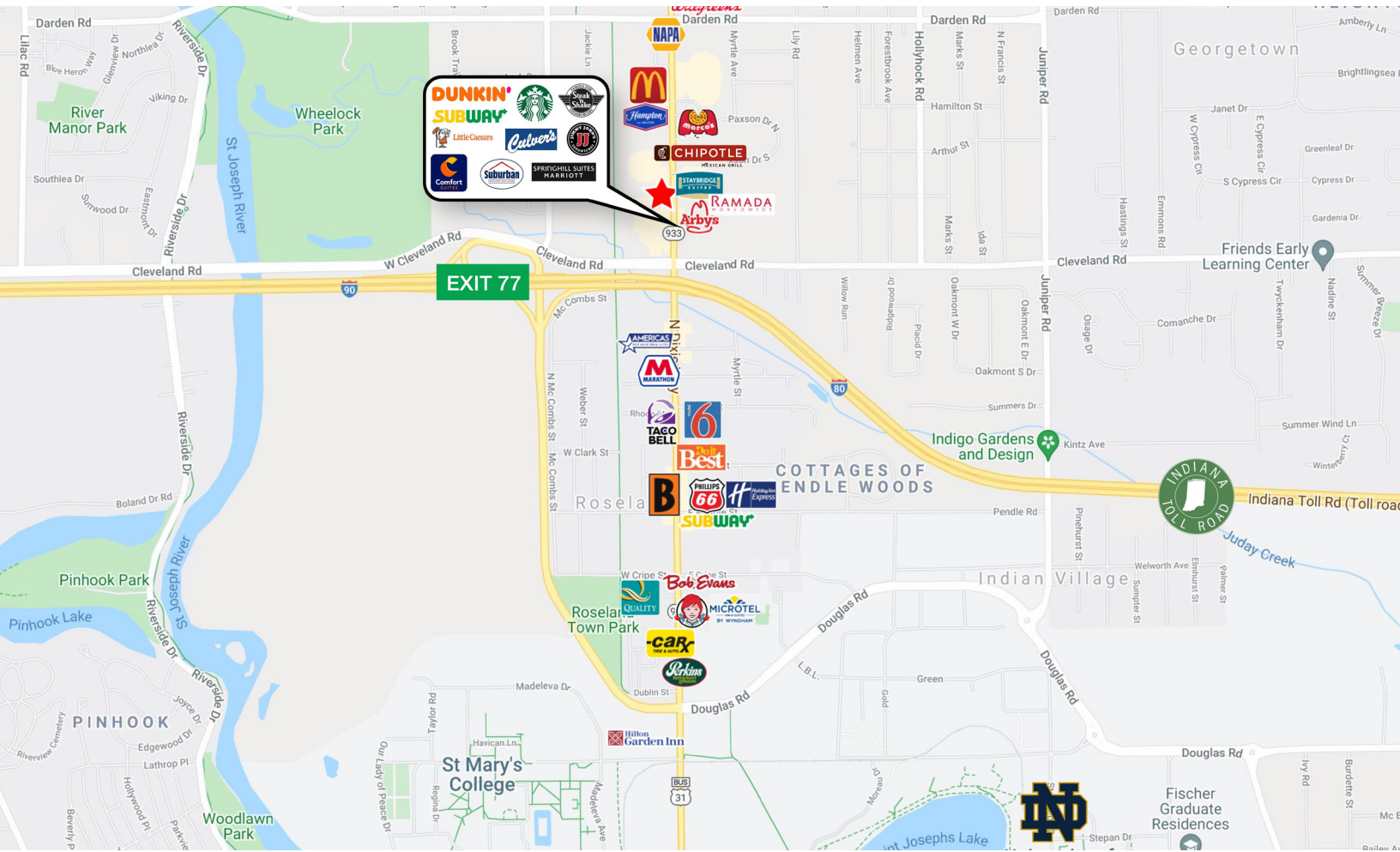


John Mester
Senior Broker, Retail/Investments
 D 574.485.1501
jmester@cressy.com

LOCATION OVERVIEW

BUILD-TO-SUIT LAND FOR LEASE

52885 SR 933 N | South Bend, IN 46637



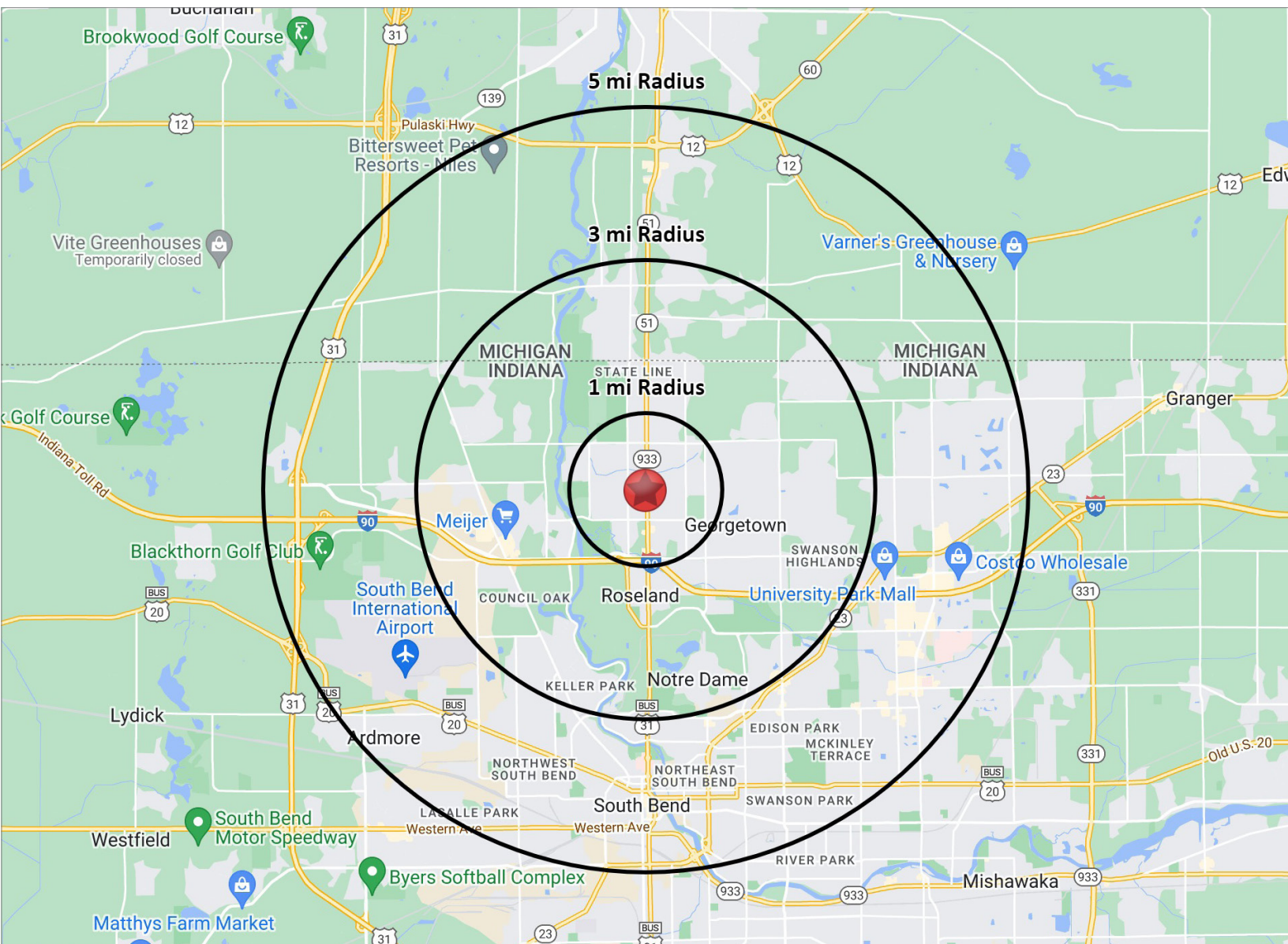
- 52885 SR 933 N is located on the north side of South Bend at the busy intersection of Cleveland Rd. and SR 933.
- It is a few minutes north of the I-80/90 Toll Rd. Exit 77 and has strong day and evening traffic counts.
- SR 933 is a main thoroughfare for the morning and evening commute of local residents,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



2023 DEMOGRAPHICS

BUILD-TO-SUIT LAND FOR LEASE

52885 SR 933 N | South Bend, IN 46637



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



is the Global Brokerage Division
of Cressy Commercial Real Estate.

John Mester
Senior Broker, Retail/Investments
D 574.485.1501
jmester@cressy.com