

OFFICE/RETAIL BUILDING FOR SALE

17868 SR 23 | South Bend, IN 46635



Excellent Visibility with Monument Signage on SR 23

Building Size:	4,164 SF
Land:	0.72 Acres
Zoning:	O-Office
Signage:	Monument
Frontage:	215' on SR 23
HVAC:	Gas forced heat and central A/C
Year Built:	1948; Remodeled 1985
List Price:	\$580,000

Details:

Well located retail/office building with great visibility on State Road 23. The building is 4,164 SF and is currently configured for two retail/office occupants. A portion of the building is currently leased to a hair salon and the other is vacant. The property features monument signage, two curb cuts, and onsite parking. The parcel size is .72 acre and has approximately 215' of frontage on State Rd 23.

[VIEW PROPERTY ONLINE](#)



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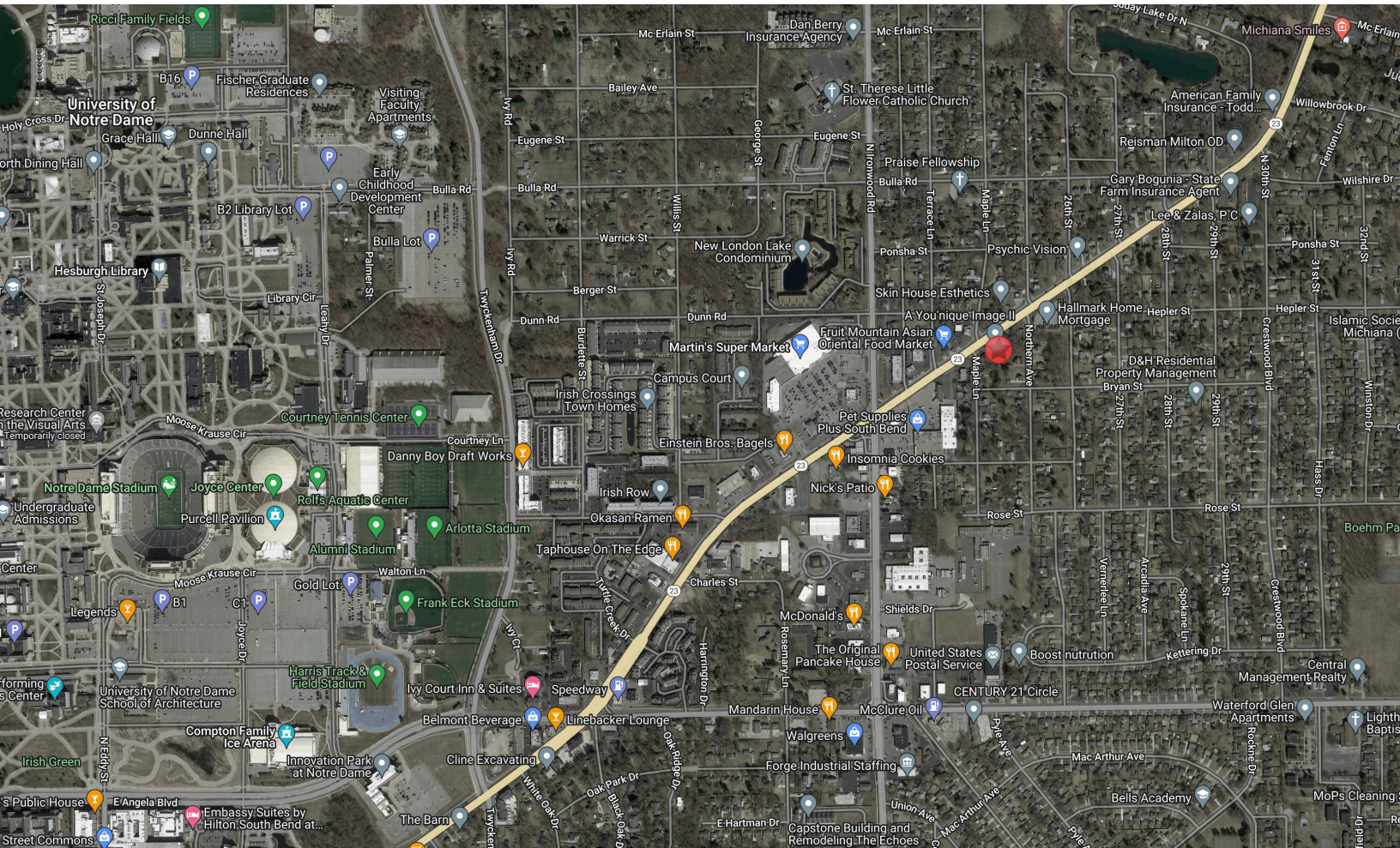
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LOCATION OVERVIEW

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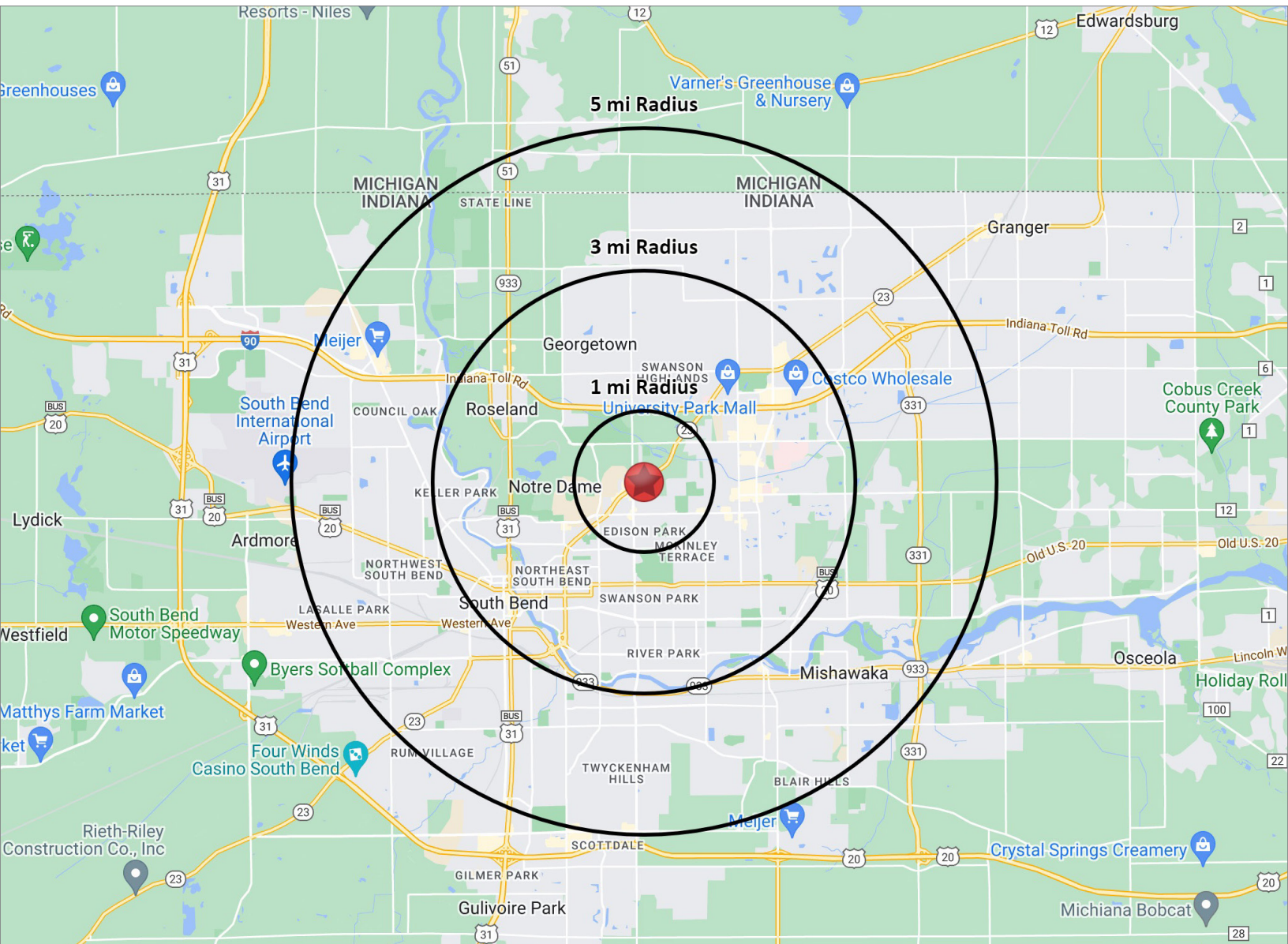
- Just minutes from the University of Notre Dame, this property enjoys excellent frontage on State Rd 23.
- The property's location is east of the newest developments along the SR 23 / South Bend Avenue corridor closer to the University of Notre Dame which includes several mixed-use retail/office and apartment developments currently under construction.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	10,007
3 MILE	86,383
5 MILE	180,699



NUMBER OF HOUSEHOLDS

1 MILE	4,388
3 MILE	35,132
5 MILE	72,284



AVERAGE HOUSEHOLD INCOME

1 MILE	\$60,718
3 MILE	\$88,121
5 MILE	\$90,595



MEDIAN HOME VALUE

1 MILE	\$151,741
3 MILE	\$168,312
5 MILE	\$164,545