

COMMERCIAL BUILDING FOR SALE AND LEASE

1575 N Bendix Drive | South Bend, IN 46628



Former Auto Service Building for Sale and Lease

Building Size:	13,200 SF (1,690 SF office/showroom area)
Land:	2.53 Acre
Zoning:	C - Commercial
OH Doors:	Three (3) 14' grade-level overhead doors
Clearance:	16'–18' clear ceiling height
Layout:	Clear span construction
Parking:	30 on-site parking space
Lease Rate:	\$8.50 PSF / YR NNN
List Price:	\$1,090,000

[VIEW PROPERTY ONLINE](#)

Details:

13,200 SF former auto service building available for sale or lease, including 1,690 SF of office/showroom space. The building features three 14' grade-level overhead doors, 16'–18' clear ceiling heights, and clear span construction with no columns. Interior includes liner panel walls in the service area.

The property includes 30 on-site parking spaces, an existing monument sign along the street, and visibility to over 10,700 vehicles per day (AADT). Zoned C-Commercial, the building is well-suited for automotive and service users, with potential for light industrial uses subject to use approval.

Personal property is not included in the sale or lease and is negotiable separately.



NAI Cressy

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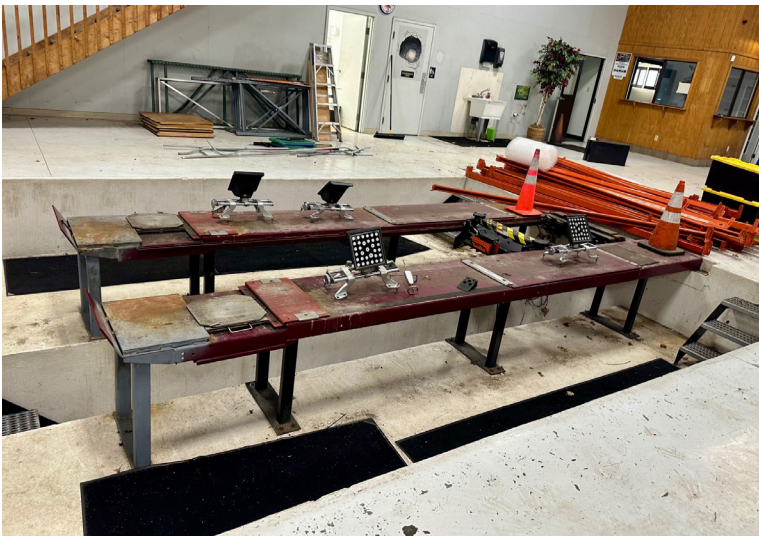
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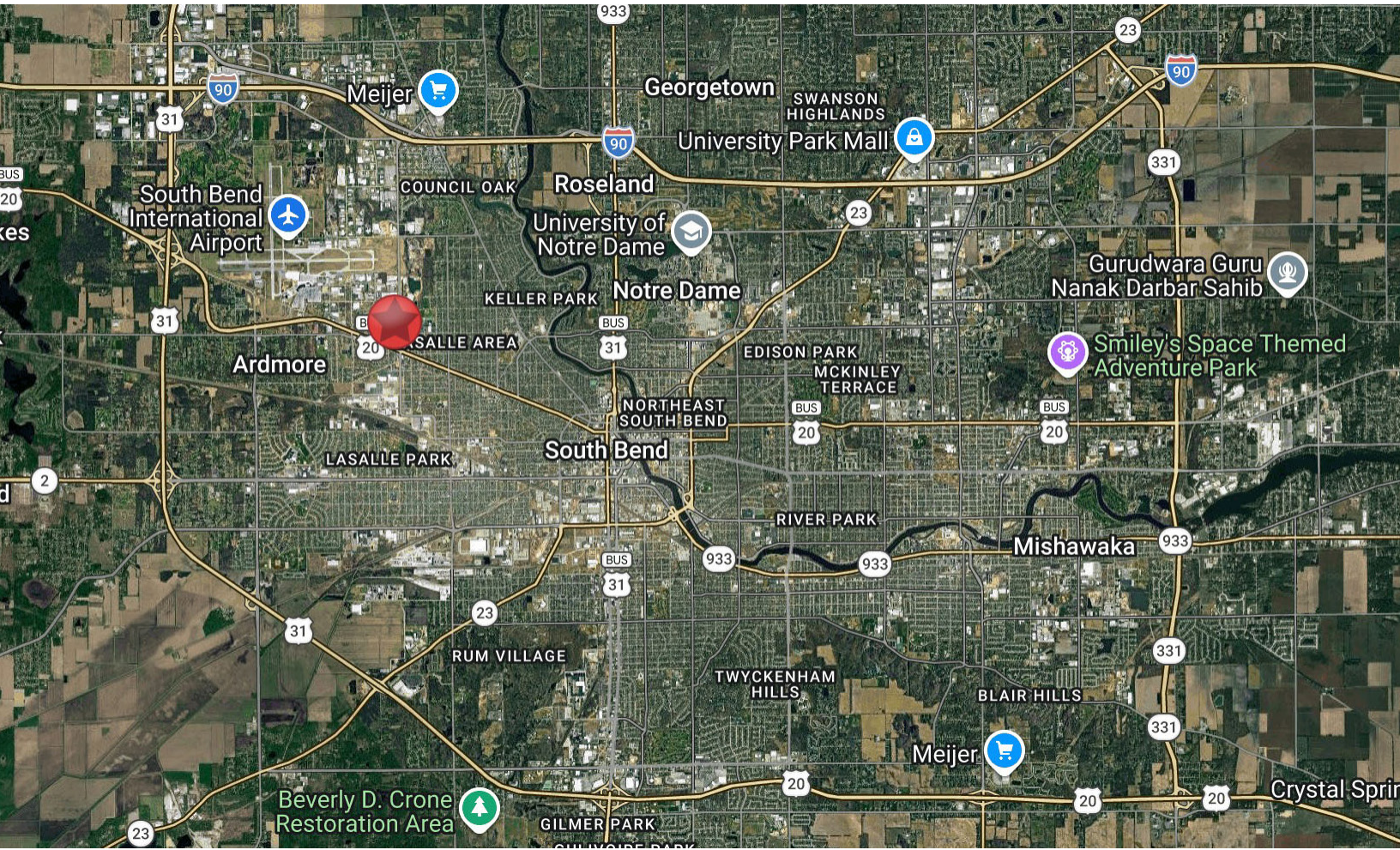
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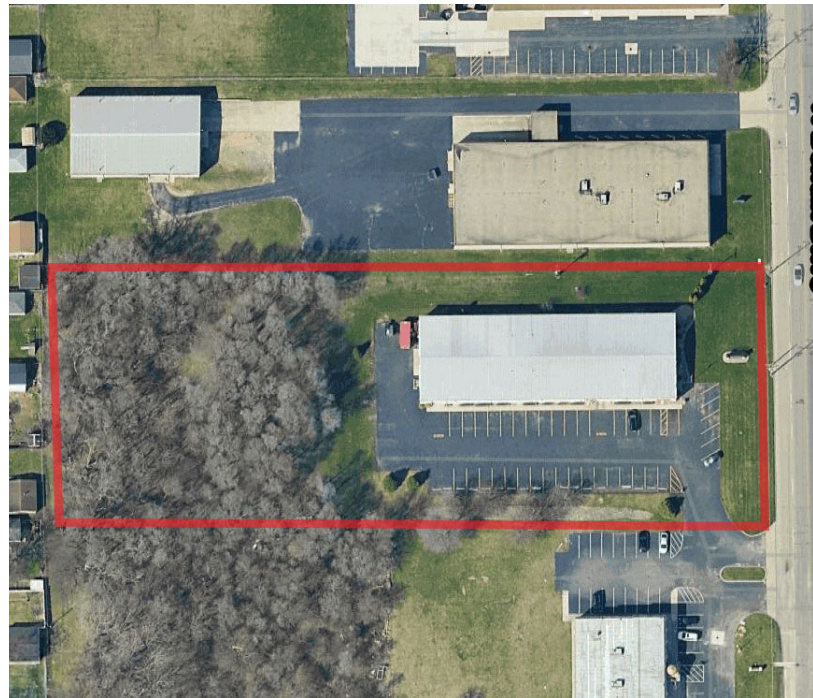


LOCATION OVERVIEW

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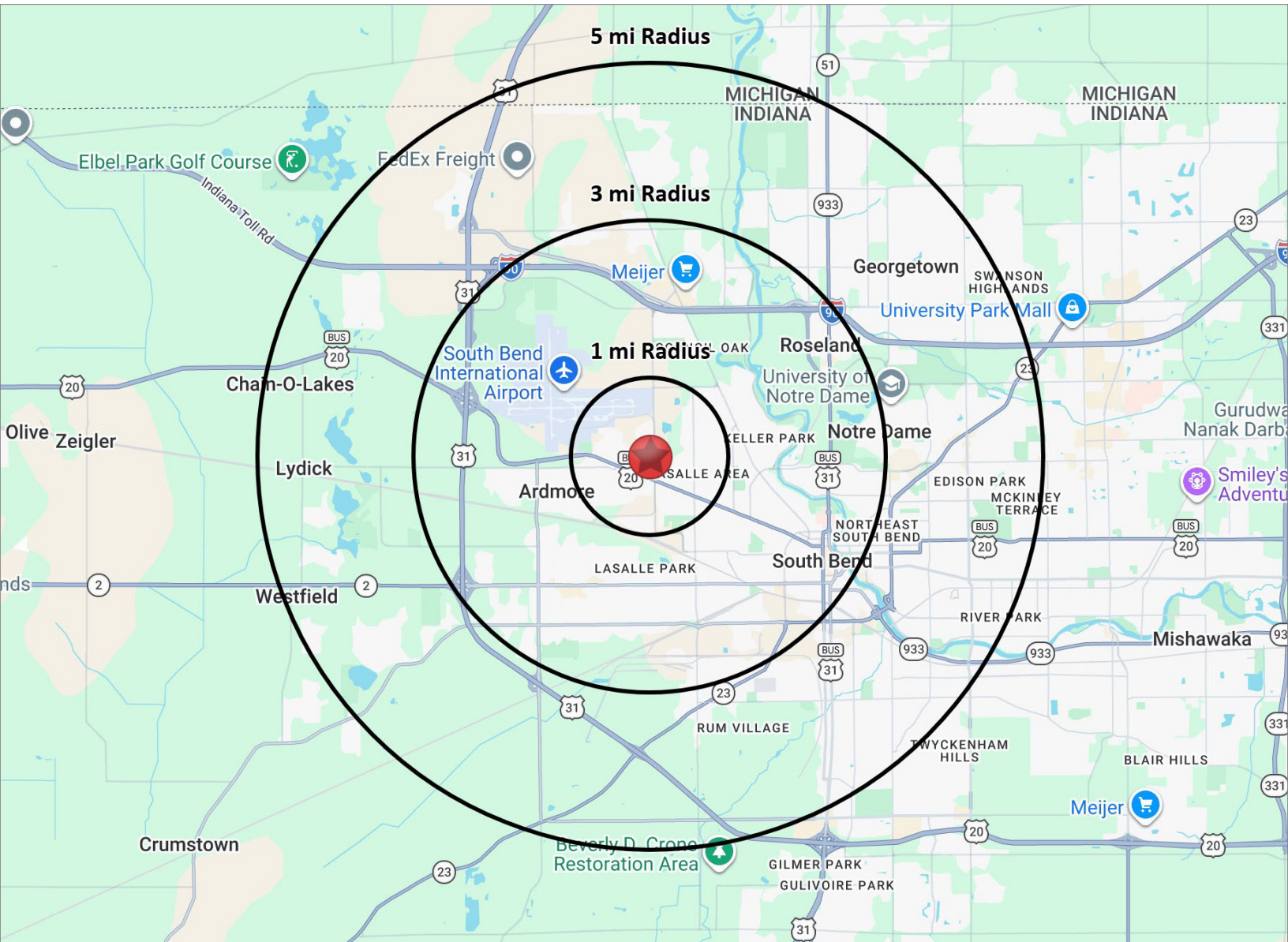


Located on Bendix Drive in South Bend, Indiana, the property offers strong visibility along a high-traffic corridor. The site is within 3 miles of the US-20 Bypass, the I-80/90 Toll Road, and downtown South Bend.



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POPULATION

1 MILE	8,140
3 MILE	61,723
5 MILE	131,353



NUMBER OF HOUSEHOLDS

1 MILE	1,612
3 MILE	11,224
5 MILE	29,072



AVERAGE HOUSEHOLD INCOME

1 MILE	\$60,857
3 MILE	\$77,187
5 MILE	\$83,792



MEDIAN HOME VALUE

1 MILE	\$111,177
3 MILE	\$147,106
5 MILE	\$174,576