

RETAIL SPACE FOR LEASE

4615 Miami Street | South Bend, IN 46614



Great Location With Easy Access in the Heart of a Major Retail Trade Area

Building Size:	10,235 SF
Available:	3,150 SF
Land:	1.66 Acres
Zoning:	CB
Signage:	Building & Pylon
Parking:	54 Spaces
Year Built:	1970; Remodeled 2007
Lease Rate:	\$17.00 PSF NNN

Details:

Join Arby's, Pizza Hut & Ion Optical in this great 10,334 SF multi-tenant retail center on the busy south side of South Bend. Great location in the heart of major retail trade area. Situated at a fully signalized intersection at the primary entrance to a Martin's Supermarket anchored center and across from Erskine Village, a 500,000 SF Target, Old Navy, Kohls, PetSmart and TJ Maxx anchored center. Other retailers in the area include Kroger, Staples, Wal-Mart and Lowe's. High traffic counts, high visibility and easy access. One suite of 3,150 SF located on the east endcap is available for lease and features windows on 2 exterior walls and a large parking field. Pylon signage is available as is building signage on 2 facades.

Property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

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Tim Mehall
Vice President Retail Services, Principal
D 574.485.1516
tmehall@cressy.com

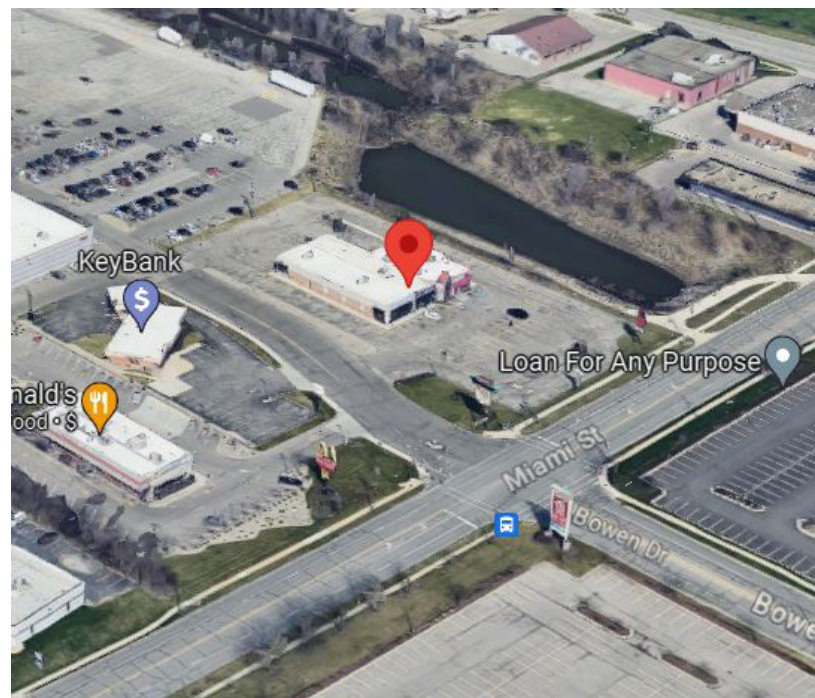
LOCATION OVERVIEW

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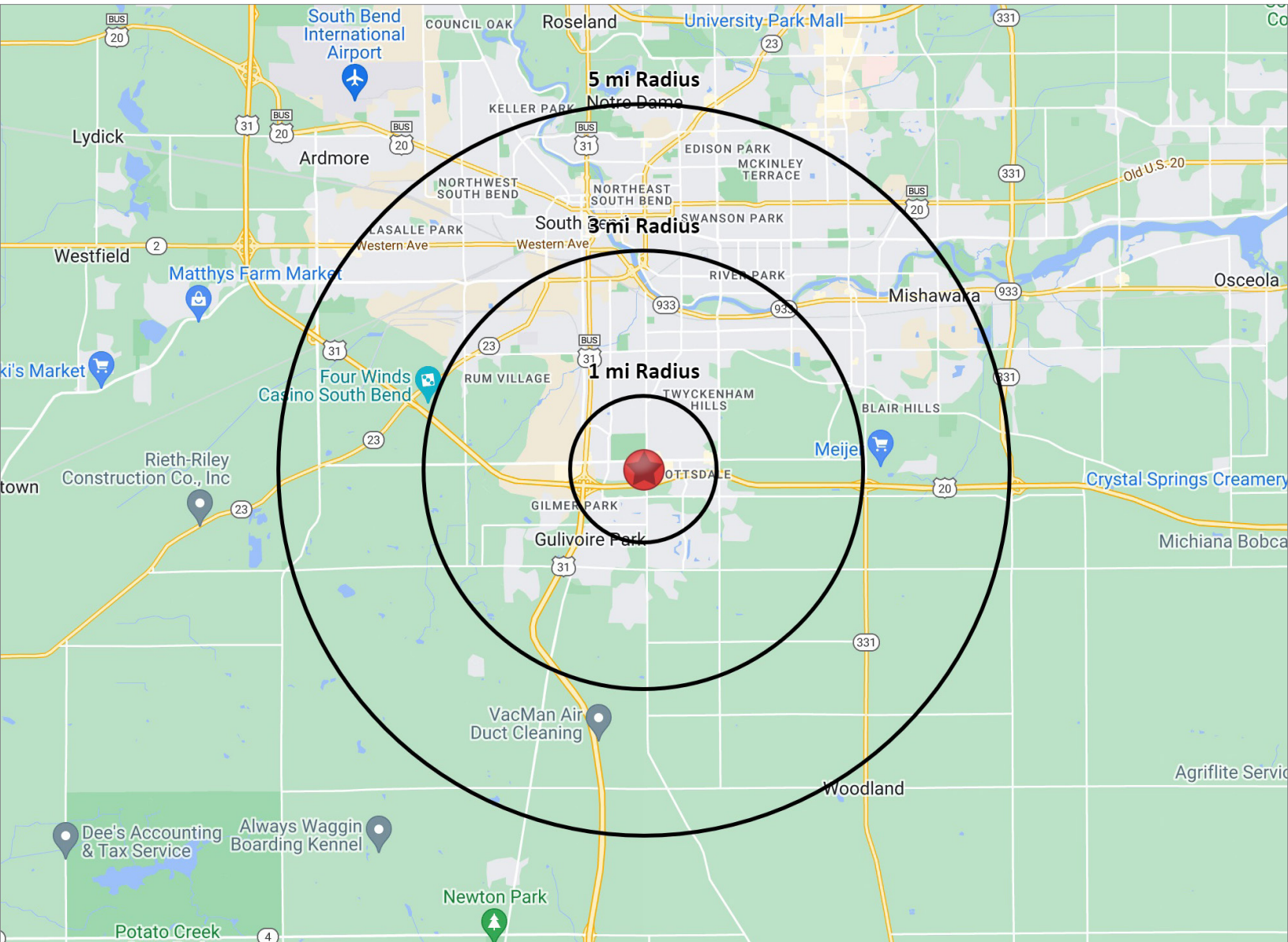
- Located on the south side of South Bend in a growing commercial trade area. The building is on an outlot of Erskine Plaza anchored by Martin's Supermarket and Menard's.
- The property benefits from a regional location from Michigan Street and Ironwood Road that connects to the St. Joseph Valley Parkway (US 20/31 By-Pass) providing access from southwestern Michigan to Elkhart County.
- This regional location provides excellent access, visibility, strong housing and employment demographics and signage opportunities.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	7,416
3 MILE	56,290
5 MILE	129,161



NUMBER OF HOUSEHOLDS

1 MILE	3,489
3 MILE	24,024
5 MILE	54,362



AVERAGE HOUSEHOLD INCOME

1 MILE	\$87,952
3 MILE	\$80,203
5 MILE	\$79,838



MEDIAN HOME VALUE

1 MILE	\$171,127
3 MILE	\$143,727
5 MILE	\$150,614