

Land for Lease or Sale

21275 Cleveland Road

South Bend, Indiana 46628

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Great Opportunity for Development, Adjacent to Beacon Medical Group Facility



Snapshot

Building Size:	3,816 SF Total 1,832 SF Main Level 1,984 SF Lower Level 20' x 30' Detached Garage
Land:	2.33 Acres
Zoned:	OB - Office Buffer
Lease Rate:	\$12.00 PSF NNN
List Price:	\$700,000

Property Details

2.33 acres, zoned Office Buffer, is ready for development at the corner of W. Cleveland Road and Shellbark Avenue. A 3,816 SF (on 2 floors) commercial building with a garage is currently on the property. It is adjacent to Beacon Medical Group facility.

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
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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.

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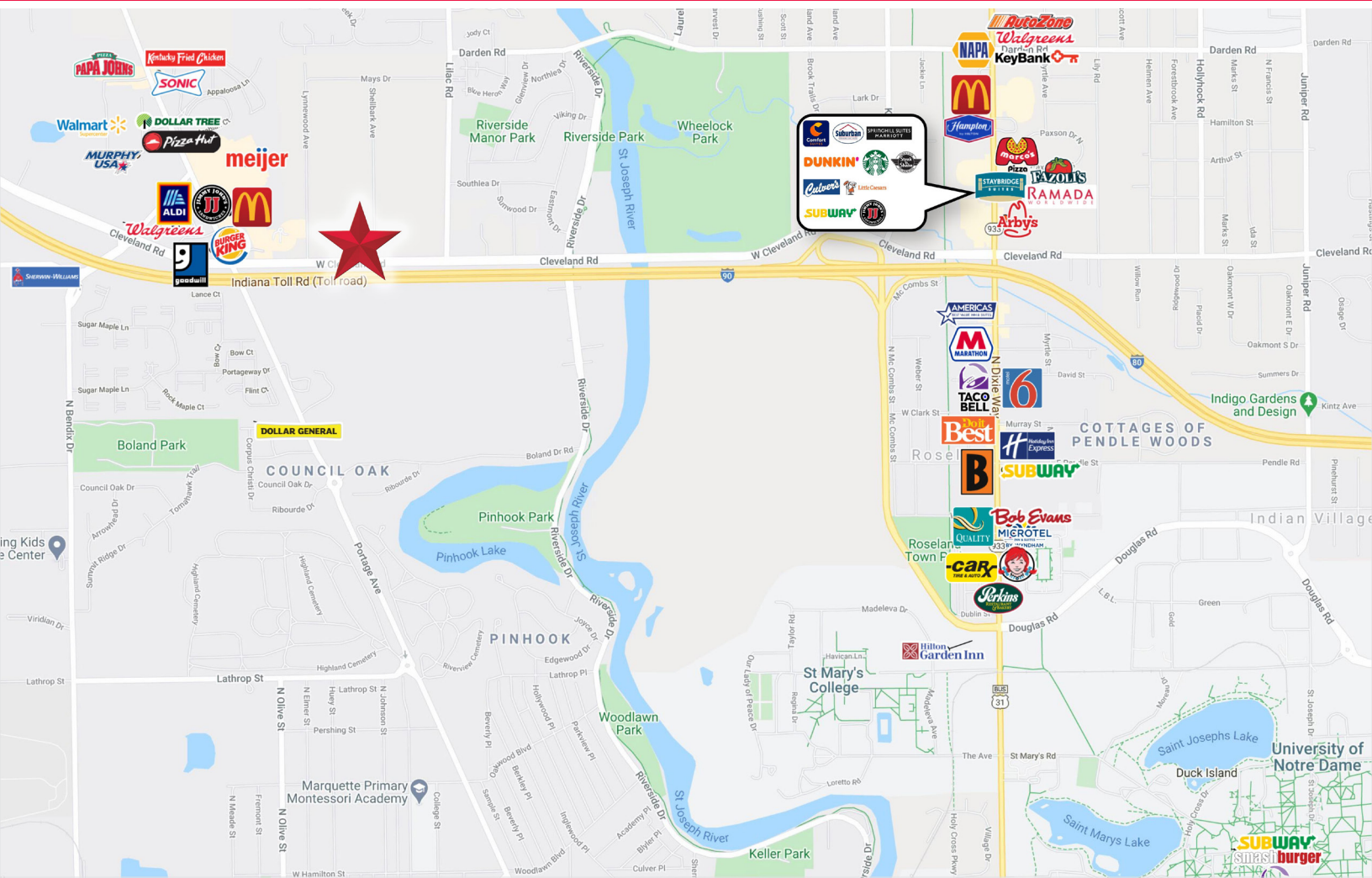
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Convenient Access to I-80/90 Toll Road, High Traffic Counts on Cleveland Rd.



Location

Located on Cleveland Road in South Bend, IN, this property is in the developing Northwest commercial area near Portage Road retail centers. Convenient access to the I-80/90 Toll Road, SR 933 and US 31. The property has good visibility with 20,535 cars daily on W. Cleveland Rd.

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,842	45,619	118,267
NUMBER OF HOUSEHOLDS	2,346	16,377	45,928
AVERAGE HOUSEHOLD INCOME	\$63,544	\$65,350	\$68,053

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