

Retail Space for Lease

4615 Miami St.
South Bend, Indiana 46614



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

In The Heart of a Major Retail Trade Area | Great Location with Easy Access



Snapshot

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

Property Details

Property 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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A Global Division of Cressy Commercial Real Estate

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Strong Demographic Trade Area | High Traffic Counts



Location

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.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNTS (AADT)
POPULATION	7,811	47,060	131,639	14,897 on Ireland Road, North of Property
NUMBER OF HOUSEHOLDS	3,396	18,758	50,444	11,200 on Miami St., North of Property
AVERAGE HOUSEHOLD INCOME	\$65,359	\$633,696	\$58,958	34,486 On US 20
MEDIAN HOME VALUE	\$126,909	\$118,881	\$114,777	

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