

Build-to-Suit Land for Lease

52885 SR 933 N

South Bend, Indiana 46637



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1.35 Acre Pad | Build-to-Suit

Rendering: Concept A



Rendering: Concept B



Snapshot

Building:	Up to 4,000 SF
Land:	1.35 Acres
Zoning:	C-Commercial
Lease Rate:	\$28.00 - \$32.00 PSF NNN

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

A Global Division of Cressy Commercial Real Estate

Property Details

This build-to-suit opportunity is located at the signaled intersection of Cleveland Rd. and SR 933 N. This property can support a stand alone QSR up to 4,000 SF is engineered for drive-through, or a multi-tenant building with suites ranging from 1,500 sq. ft. up to 4,000 sq. ft. and is surrounded by hotels, retail shops and restaurants on South Bend's north side and is minutes from the University of Notre Dame. Neighboring tenants are Dunkin, Jimmy Johns, T-Mobile, Little Caesars, Starbucks, FedEx and Gamestop. The development will allow for ample on-site parking with access on SR 933 N.

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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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002-1038-1304

002-1038-1305

002-1038-1306

002-1038-1307

002-1038-130701

002-1038-130705

VEHICULAR ENTRANCE

EXISTING ATM TO BE RELOCATED

EXISTING SIGNAGE

25,323
AVERAGE
DAILY
TRAFFIC
COUNT

EXISTING COMMERCIAL PROPERTY

HWY 933

R4903 HWY

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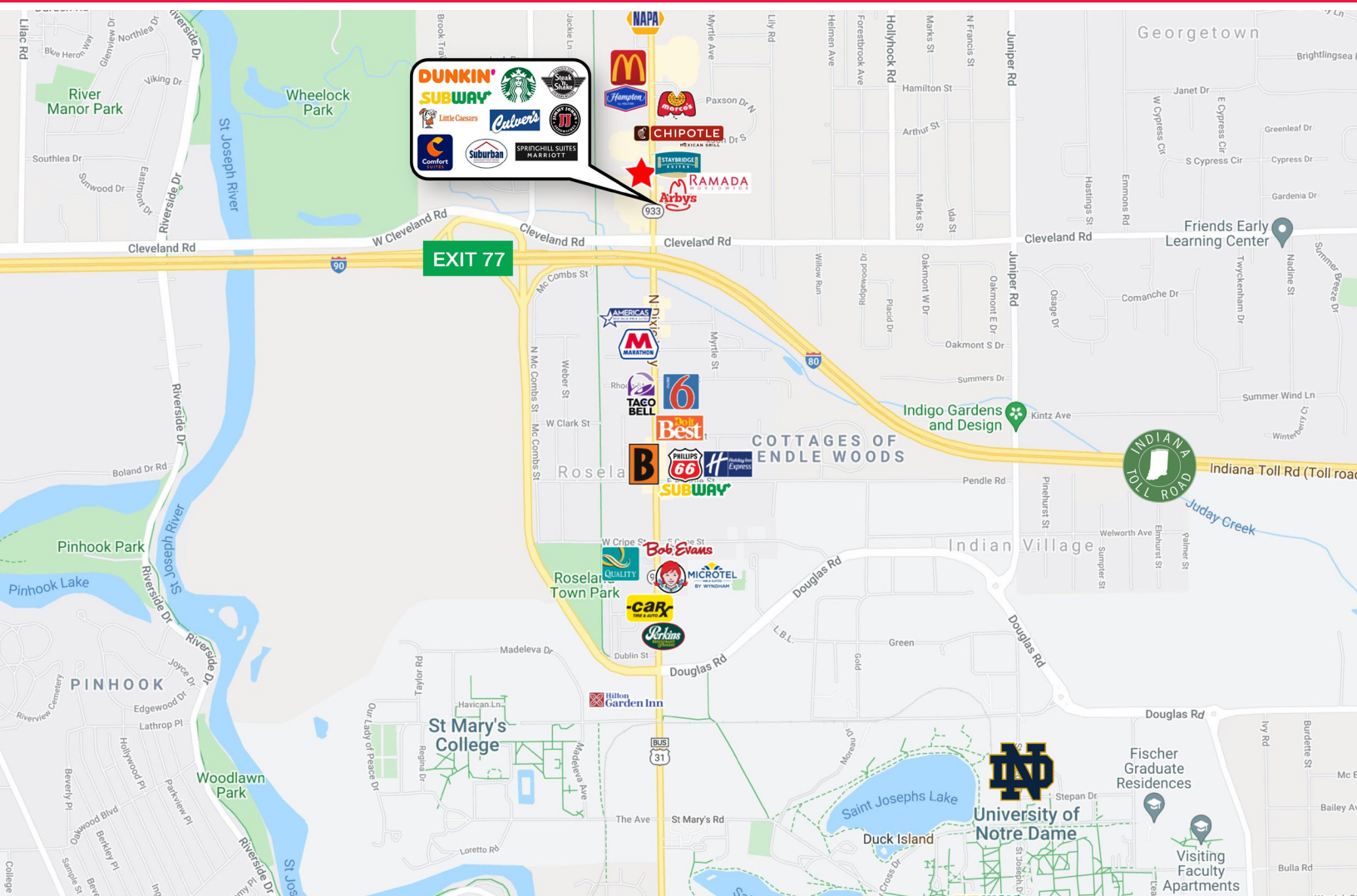
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NACressy

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Just Minutes From the University of Notre Dame



Location

52885 SR 933 N is located on the north side of South Bend at the busy intersection of Cleveland Rd. and SR 933. It is a few minutes north of the I-80/90 Toll Rd. Exit 77 and has strong day and evening traffic counts.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DAILY TRAFFIC COUNT
POPULATION	3,902	57,711	142,651	25,323 on SR 933 N 18,997 on Cleveland Rd.
NUMBER OF HOUSEHOLDS	1,674	20,937	55,152	
MEDIAN HOUSEHOLD INCOME	\$62,281	\$60,582	\$55,044	

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