

SALE

INDUSTRIAL/LAND



7151 US 31 S



7151 US 31 S, SOUTH BEND, IN 46614

PROPERTY HIGHLIGHTS

- 1,500+/- feet frontage on US 31
- High traffic counts on US-31 & SR 933
- 37.74+/- additional acreage for development opportunities
- Income producing land

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,838,000 |
| Lot Size: | 37.74 Acres |
| Building Size: | 8,581 SF |

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 530 | 21,649 | 98,579 |
| Total Population | 1,267 | 56,611 | 259,226 |
| Average HH Income | \$77,547 | \$57,219 | \$51,341 |

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BRADLEYCO.COM



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LOCATION INFORMATION

| | |
|------------------|----------------------|
| Street Address | 7151 US 31 S |
| City, State, Zip | South Bend, IN 46614 |
| County | Saint Joseph |

BUILDING INFORMATION

| | |
|------------------------|----------|
| Building Size | 8,581 SF |
| Ceiling Height | 14 ft |
| Minimum Ceiling Height | 12 ft |
| Number of Floors | 1 |
| Year Built | 1970 |
| Construction Status | Existing |
| Condition | Good |
| Roof | Metal |
| Free Standing | No |

Sale Price

\$1,838,000

PROPERTY INFORMATION

| | |
|------------------|--|
| Property Type | Industrial |
| Property Subtype | Office Showroom |
| Zoning | Light Industrial |
| Lot Size | 37.74 Acres |
| APN # | 71-13-02-401-001.000-002 71-13-02-351-008.000-001 71-13-02-401-002.000-002 |

PARKING & TRANSPORTATION

| | |
|--------------------------|---------|
| Parking Type | Surface |
| Number of Parking Spaces | 15 |

UTILITIES & AMENITIES



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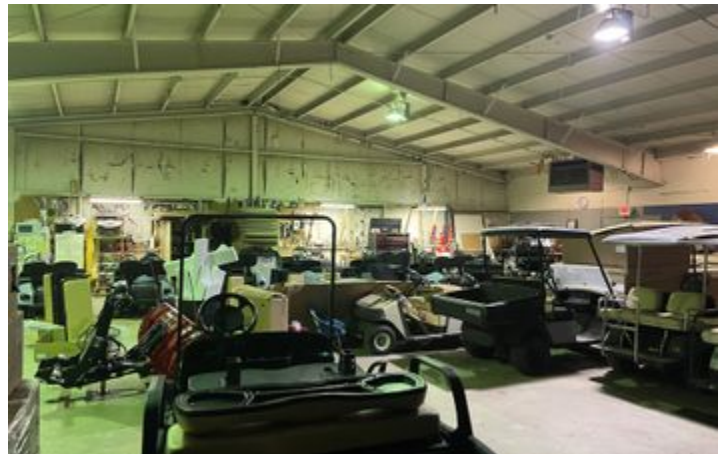


ADDITIONAL PHOTOS

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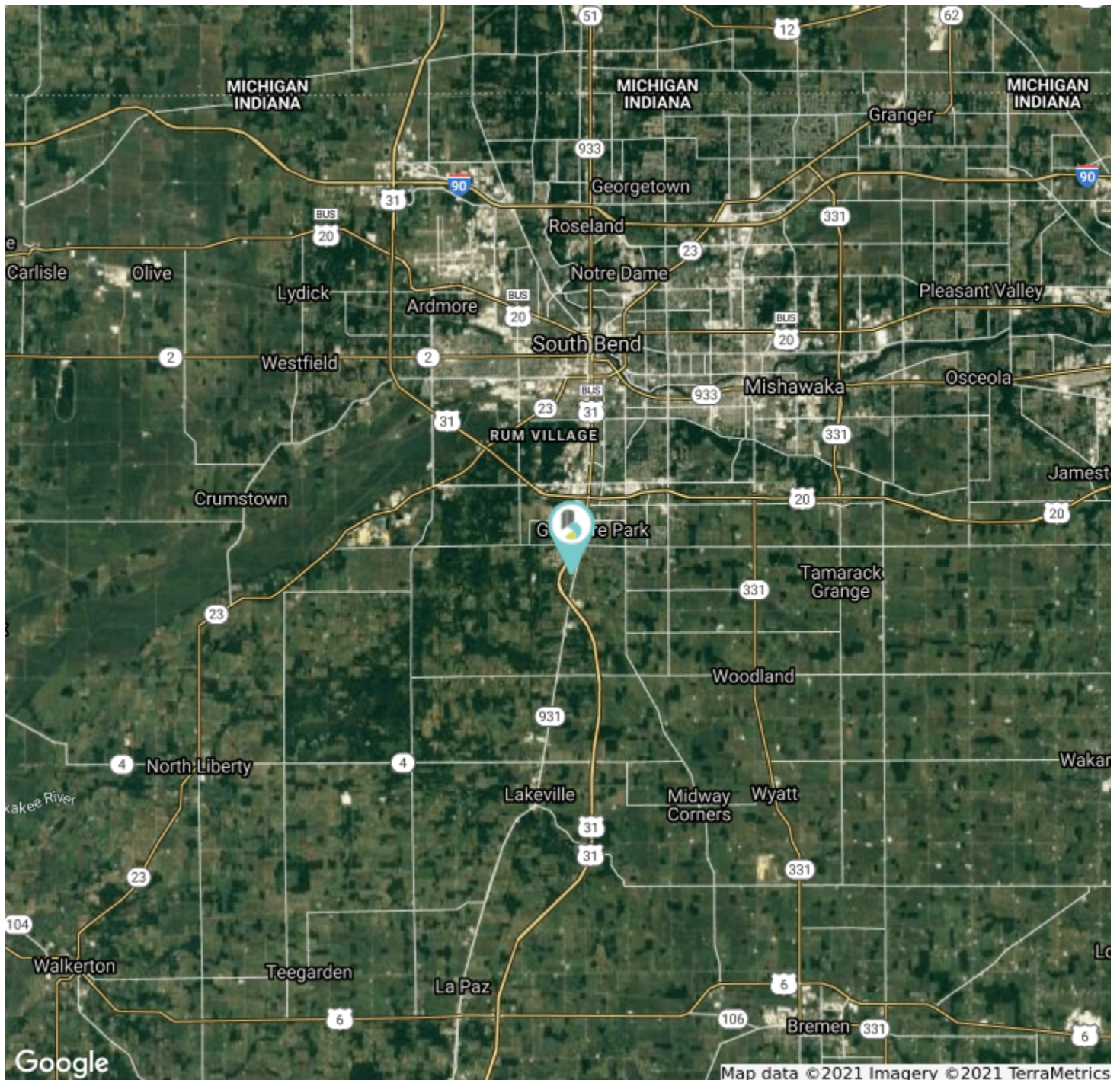
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