

SALE



RETAIL/INDUSTRIAL

2411 SOUTH MAIN STREET



2411 SOUTH MAIN STREET, SOUTH BEND, IN 46614

PROPERTY OVERVIEW

2411 S Main St, the former Habitat for Humanity Re-Store, is available for purchase. The 15,814 square foot building has been well maintained and features wide bay retail floor space with grade level door and dock access to warehouse area. The 2.53 acre-site is improved by a large, recently sealed and striped, parking lot, along with secure fenced outdoor storage accessing the southern end of the building.

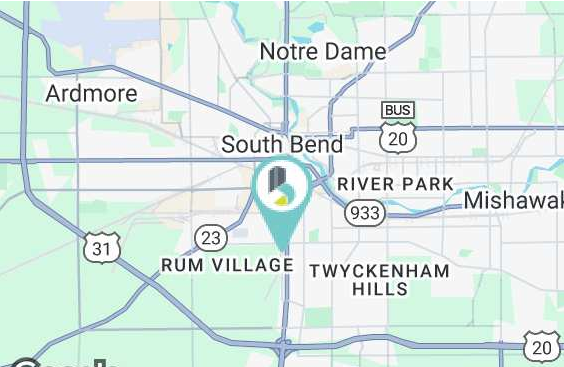
PROPERTY HIGHLIGHTS

- Recently improved parking lot with over 100 spaces
- 0.45 acre fenced storage with dock and overhead door access
- Wide column spacing in well maintained main open space, ideal for flex industrial or retail usage
- Site sits at a signalized intersection with multiple ingress/egress points from both W Ewing Ave & S Main St
- Opportunity to carve an outlot at signalized intersection (contact broker for details)

SALE PRICE	\$915,000
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Lot Size:	2.53 Acres
Building Size:	15,814 SF
Zoning:	Commercial

Traffic Counts:	11,676 VPD (Main St) 7,035 VPD (Ewing Ave)
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Sale Price **\$915,000**

PROPERTY INFORMATION

Property Type	Retail/Industrial
Property Subtype	Warehouse/Free standing retail
Zoning	Commercial
Lot Size	2.53 Acres
APN #	71-08-24-102-002.000-026 71-08-102-001.000-026
Real Estate Taxes	Currently tax exempt entity

LOCATION INFORMATION

Street Address	2411 South Main Street
City, State, Zip	South Bend, IN 46614
County	St Joseph

BUILDING INFORMATION

Building Size	15,814 SF
Office space	1,000 SF
Ceiling Height	13.5' clear
Year Built	1970
Year Renovated	2011
Docks	(2) 8'
Overhead Doors	(2) 10'
Bays	26'x26' column spacing
Sprinkler	Wet sprinkler system

UTILITIES AND AMENITIES

Parking Spaces	132
Power	1200 amp
HVAC	Gas forced heat units and A/C
Utilities	Municipal water and sewer
Gas	NIPSCO
Other	<ul style="list-style-type: none"> •Outside storage •Four curb cuts



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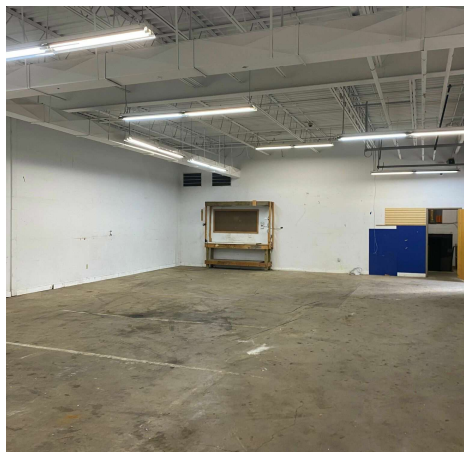
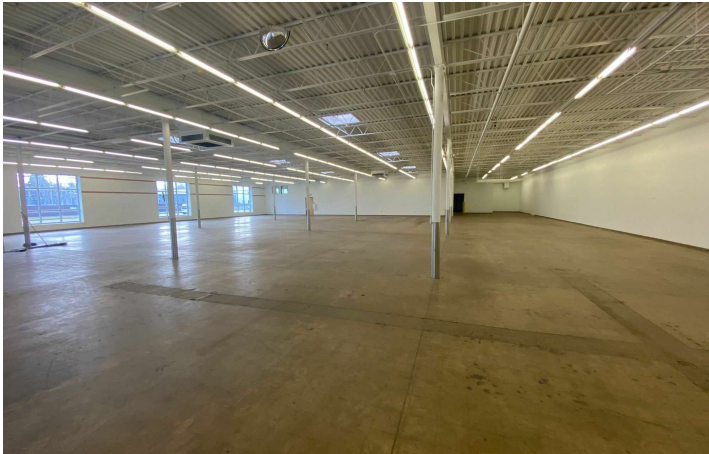
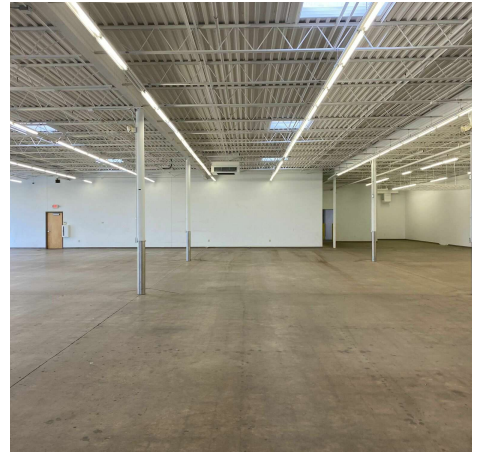
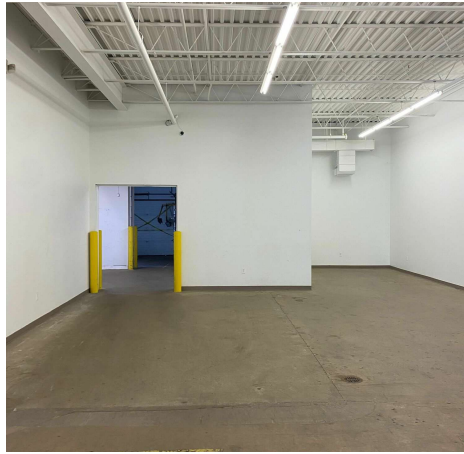


ADDITIONAL PHOTOS

241 I SOUTH MAIN STREET, SOUTH BEND, IN 46614

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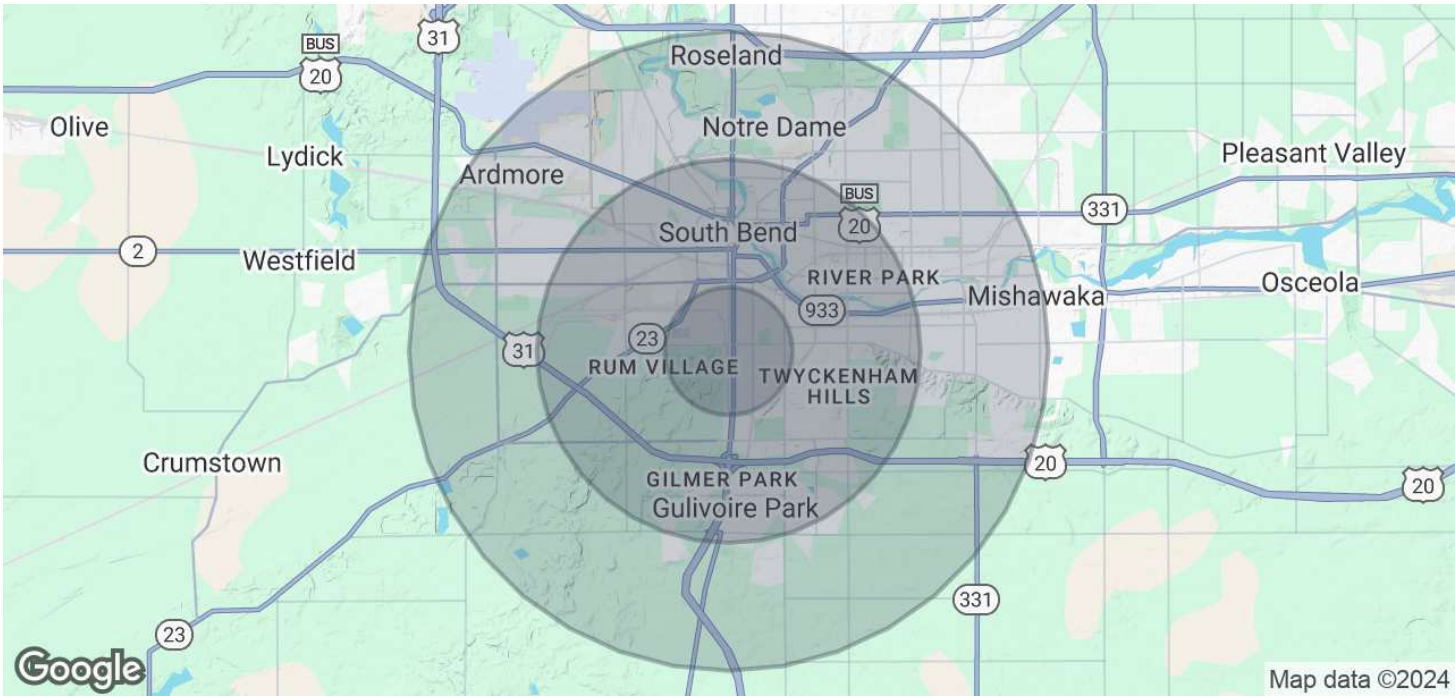


DEMOGRAPHICS MAP & REPORT

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RETAIL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,533	68,732	149,641
Average Age	35	38	38
Average Age (Male)	34	37	37
Average Age (Female)	36	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,908	27,527	58,829
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$64,064	\$75,987	\$70,392
Average House Value	\$118,370	\$191,828	\$186,611

Demographics data derived from AlphaMap

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