



1405 Portage Ave.  
South Bend, IN 46616



#### PROPERTY DESCRIPTION

#### High Visibility Corner Northwest of Downtown South Bend

#### •GAS AND LIQUOR RESTRICTIONS, PARTIAL C-STORE RESTRICTION•

0 Setbacks

Densely populated, foot traffic area.

For Restaurant, Grocery store, coffee shop, nail and  
beauty saloon / Dentist / Physical therapy / Insurance  
agency or real estate office use

#### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	9,300 SF
Lot Size:	0.64 Acres

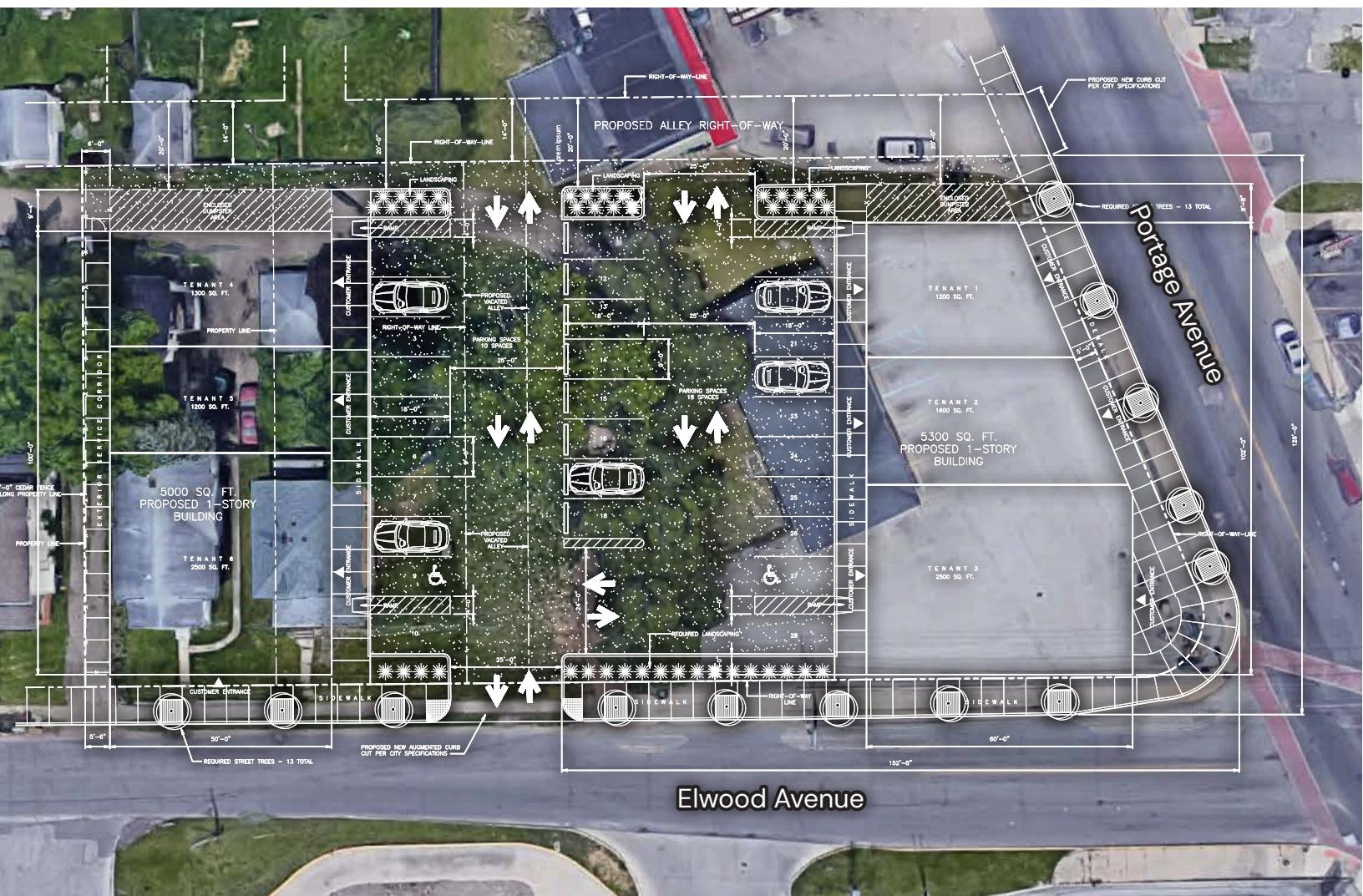
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,749	30,505	68,170
Total Population	13,070	73,561	153,232
Average HH Income	\$58,442	\$52,587	\$55,775





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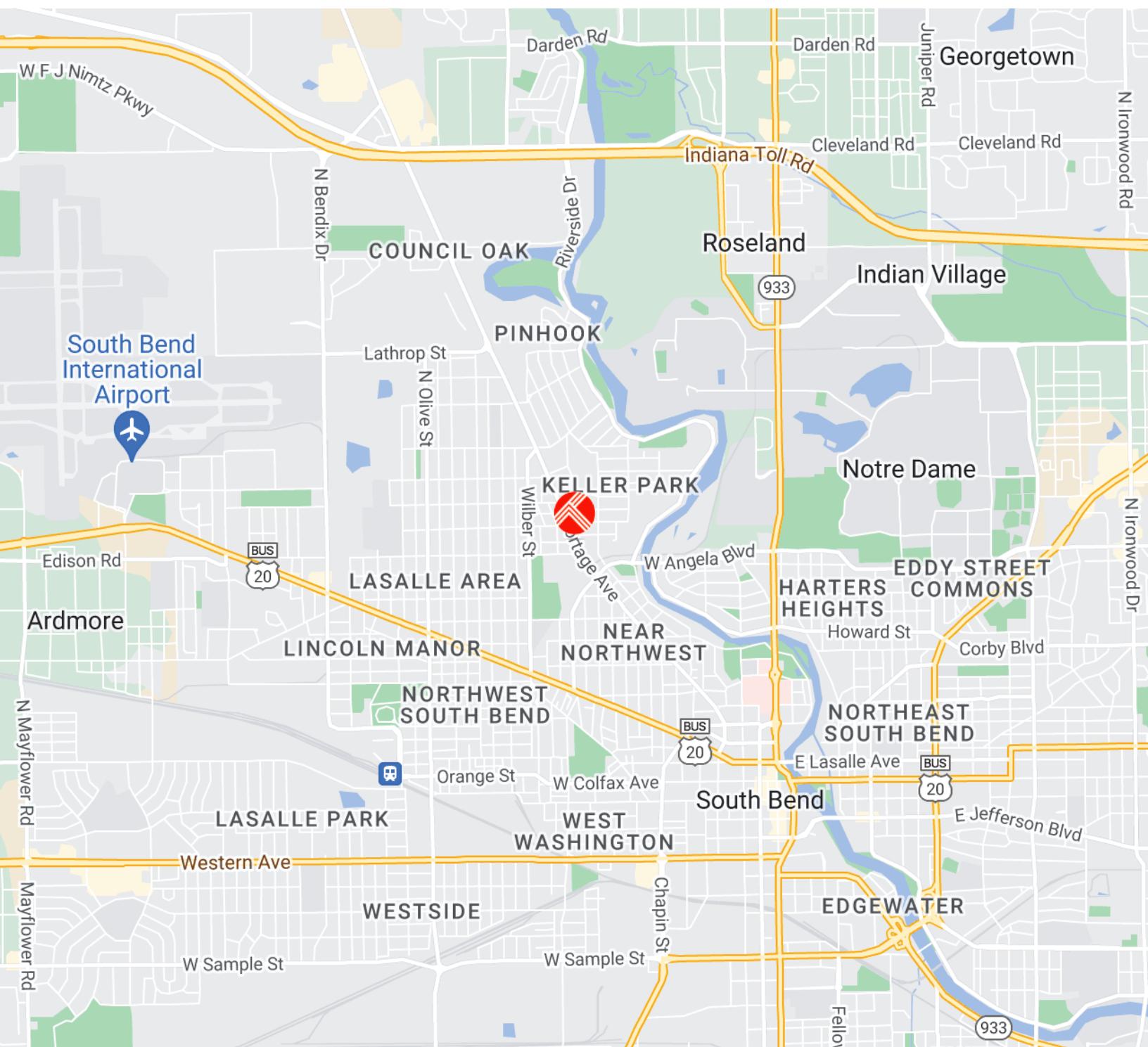
Proposed Site Plan





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Regional Map





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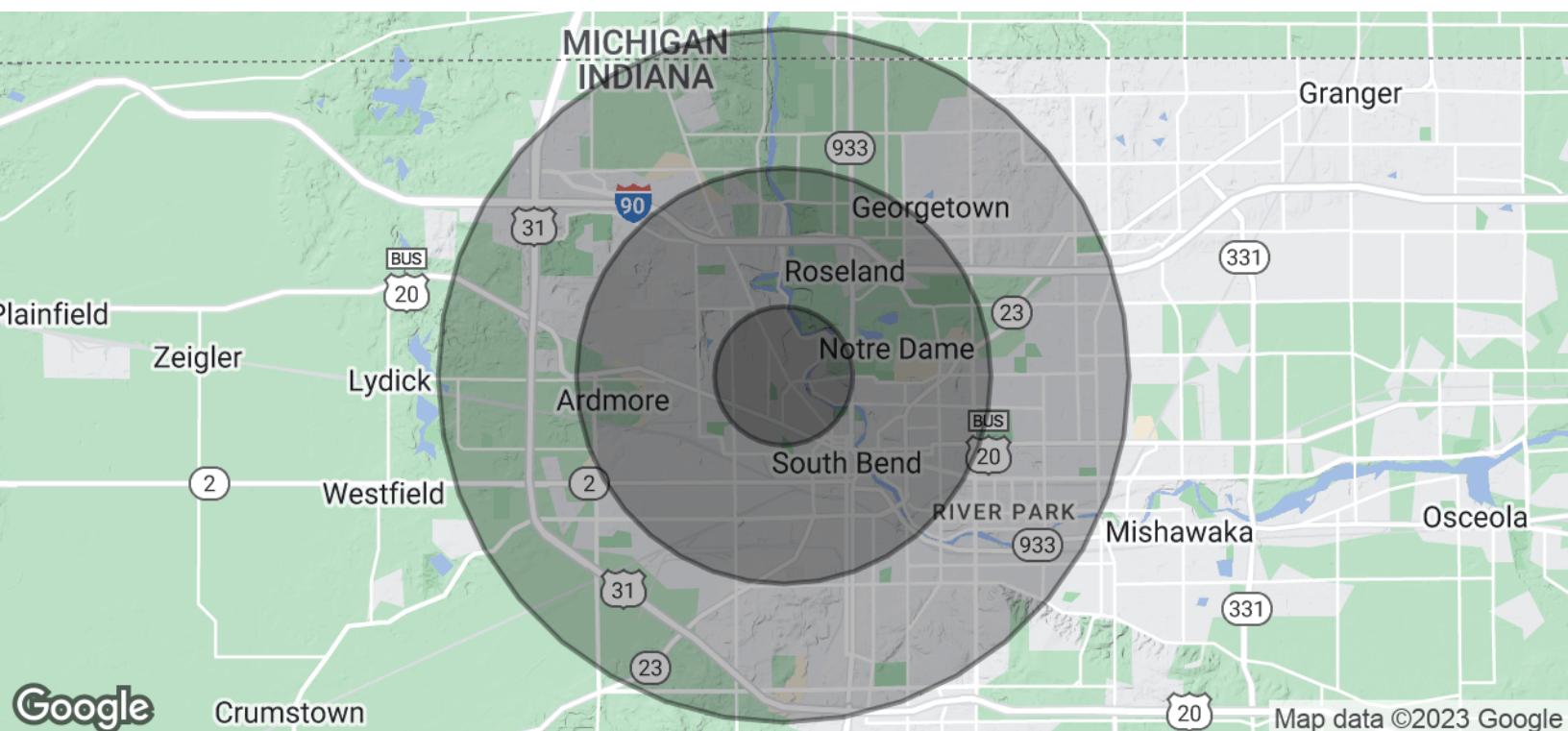
## Area Retailers





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## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,070	73,561	153,232
Average Age	30.2	33.1	36.3
Average Age (Male)	29.5	31.7	34.9
Average Age (Female)	30.9	35.0	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,749	30,505	68,170
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$58,442	\$52,587	\$55,775
Average House Value	\$84,560	\$95,600	\$102,782

\* Demographic data derived from 2020 ACS - US Census

