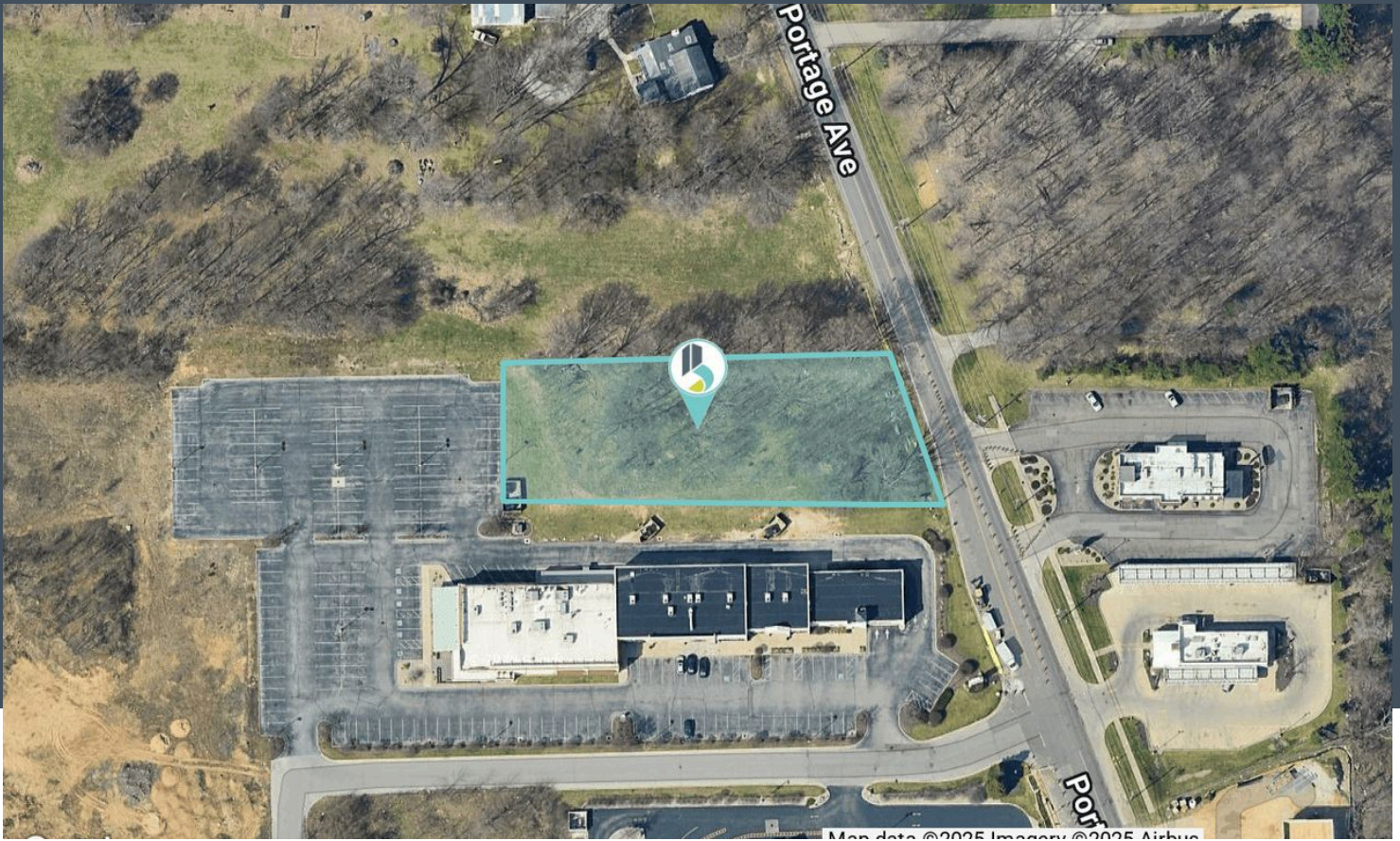


Land For Sale



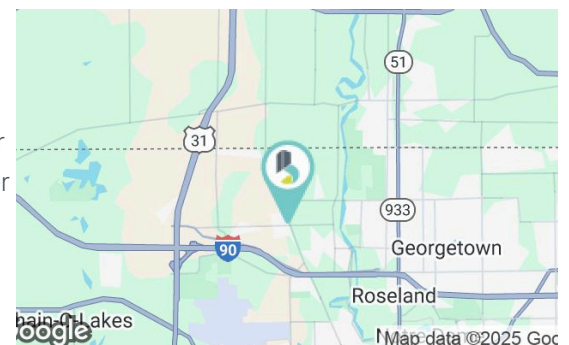
Portage Road Pad Site

Portage Rd. South Bend, IN 46628

Property Highlights

- Potential for cross easement access from Cubesmart Self Storage and shared parking
- All utilities are to the site
- Acreage is useable. Retention/drainage is incorporated into the adjacent development
- Perfect location for a freestanding restaurant or small multi tenant retail building
- Located on the rapidly growing northwest side of South Bend on Portage Road just north of CubeSmart Self Storage and Clocktower Lane Retail Center
- New market entries include KFC across the street and Jimmy John's on Meijer outlot and Chick-fil-a just south of the property.

Sale Price	\$335,000
Lot Size	± 1 AC
Zoning	C
Traffic Count	ADT 13,563 (Portage Ave)



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John Jessen
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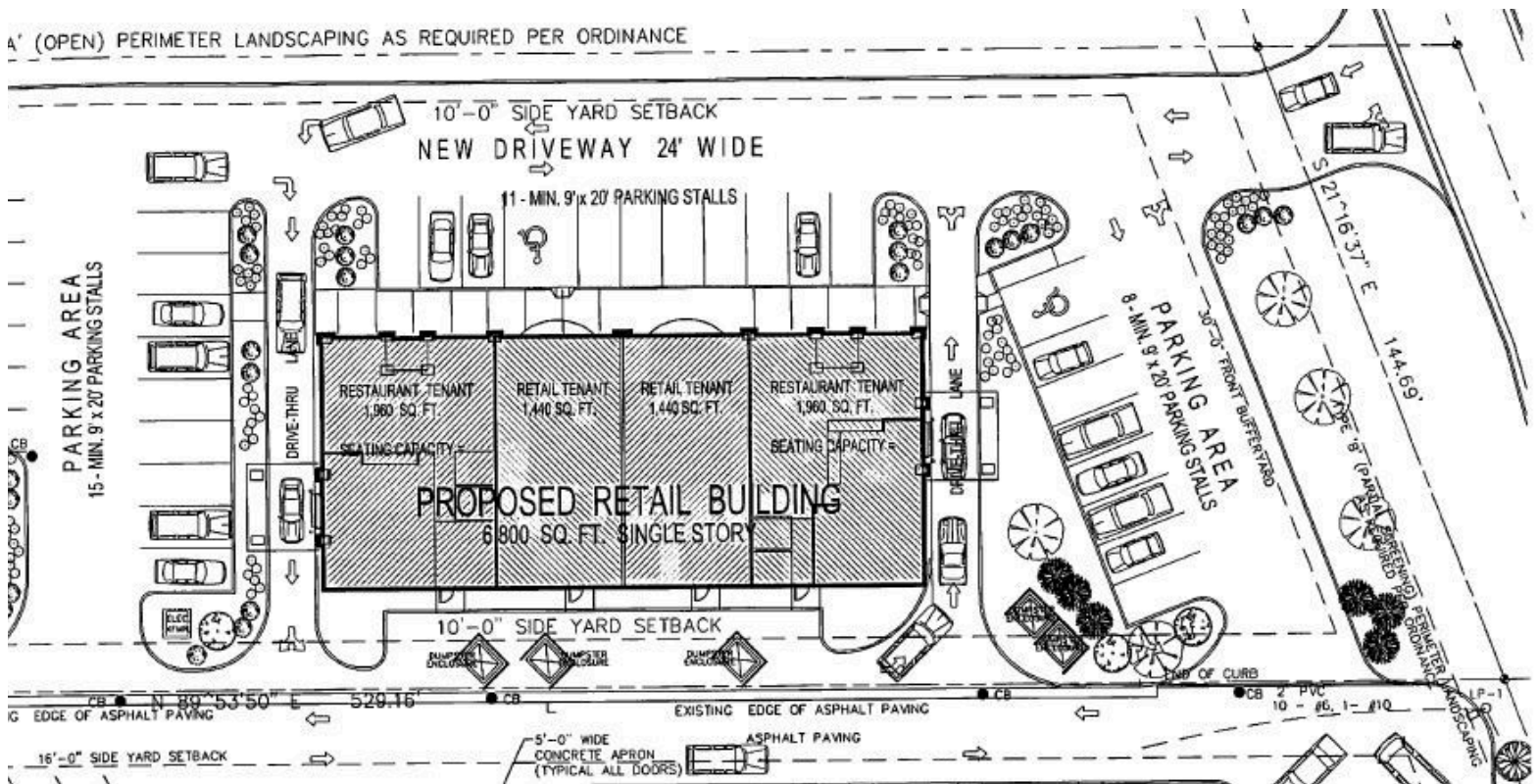
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Test Fit Site Plan

Portage Rd. South Bend, IN 46628

4' (OPEN) PERIMETER LANDSCAPING AS REQUIRED PER ORDINANCE



Retailer Map

