

LEASE



OFFICE/FLEX

5521 W. CLEVELAND RD.



5521 W. CLEVELAND RD., SOUTH BEND, IN 46628

#### PROPERTY HIGHLIGHTS

- Excellent location on Cleveland Road in South Bend's northwest commercial area with great access to the I-90 Indiana Toll Road and US 31 bypass
- Proximal to new Amazon data centers and GM/Samsung EV battery plant developments
- 11,020 SF building constructed in 1996 with 4,000 SF of recently updated office space available for lease including private offices, open office areas and kitchen
- Large open area provides flexibility for different uses, including those with showroom needs
- Storage area with an overhead door
- Ample onsite surface parking
- Visibility from the highly trafficked Cleveland Road
- Join Central Irrigation Supply who occupies the adjacent flex industrial space

#### LEASE RATE

**\$15.00 SF/YR (MG)**

Available SF:	4,000 SF
Lot Size:	3.15 acres
Traffic Count:	12,220 AADT



#### BRADLEY COMPANY

112 W. Jefferson Blvd., Suite 300  
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#### DAN SKODRAS

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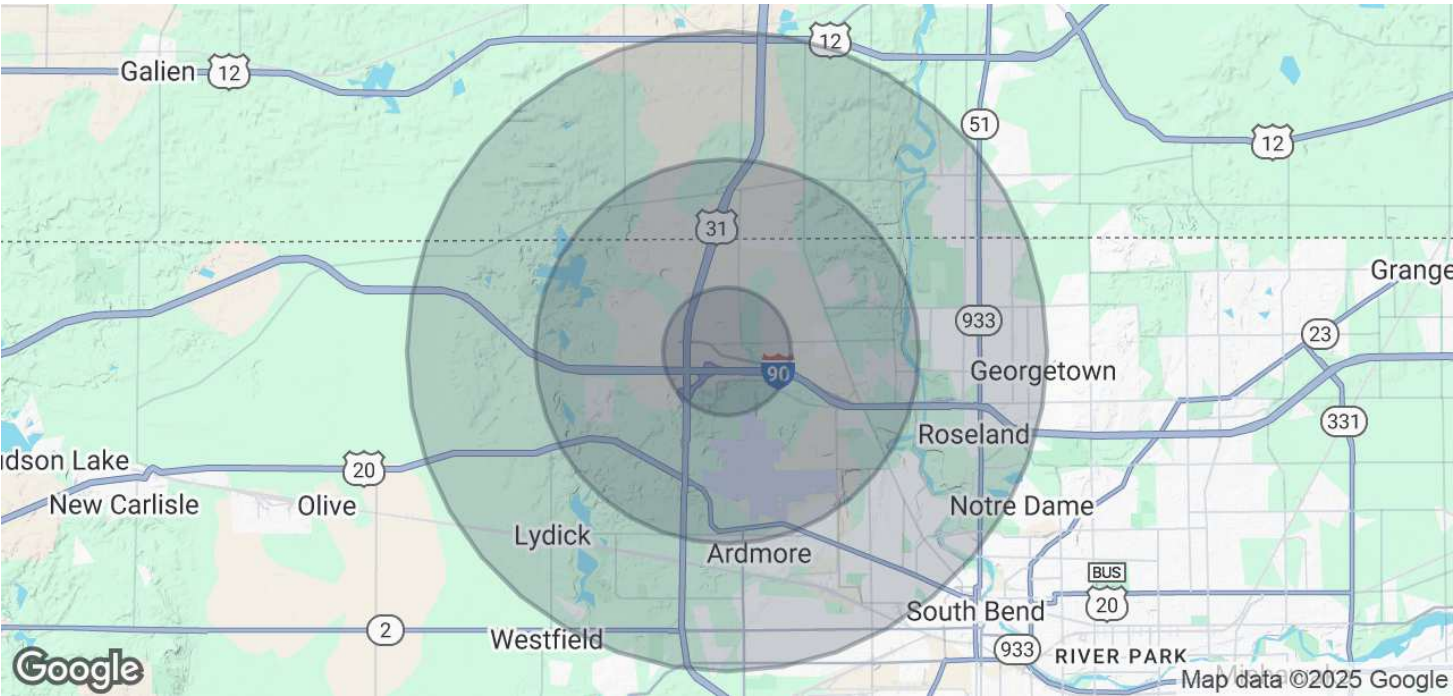


# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	669	12,661	60,374
Average Age	45.2	44.2	37.0
Average Age (Male)	45.4	42.1	35.6
Average Age (Female)	44.7	46.4	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	265	5,834	25,607
# of Persons per HH	2.5	2.2	2.4
Average HH Income	\$111,306	\$74,911	\$60,734
Average House Value	\$202,553	\$166,985	\$119,087

2020 American Community Survey (ACS)

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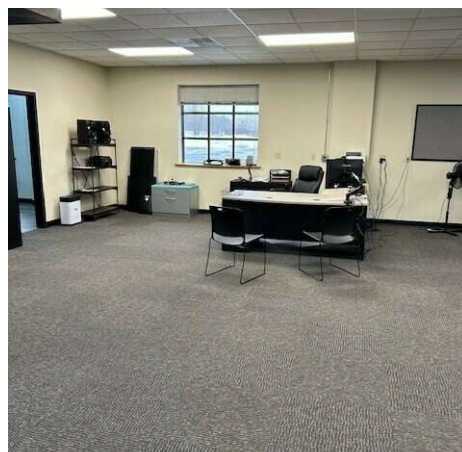


## ADDITIONAL PHOTOS

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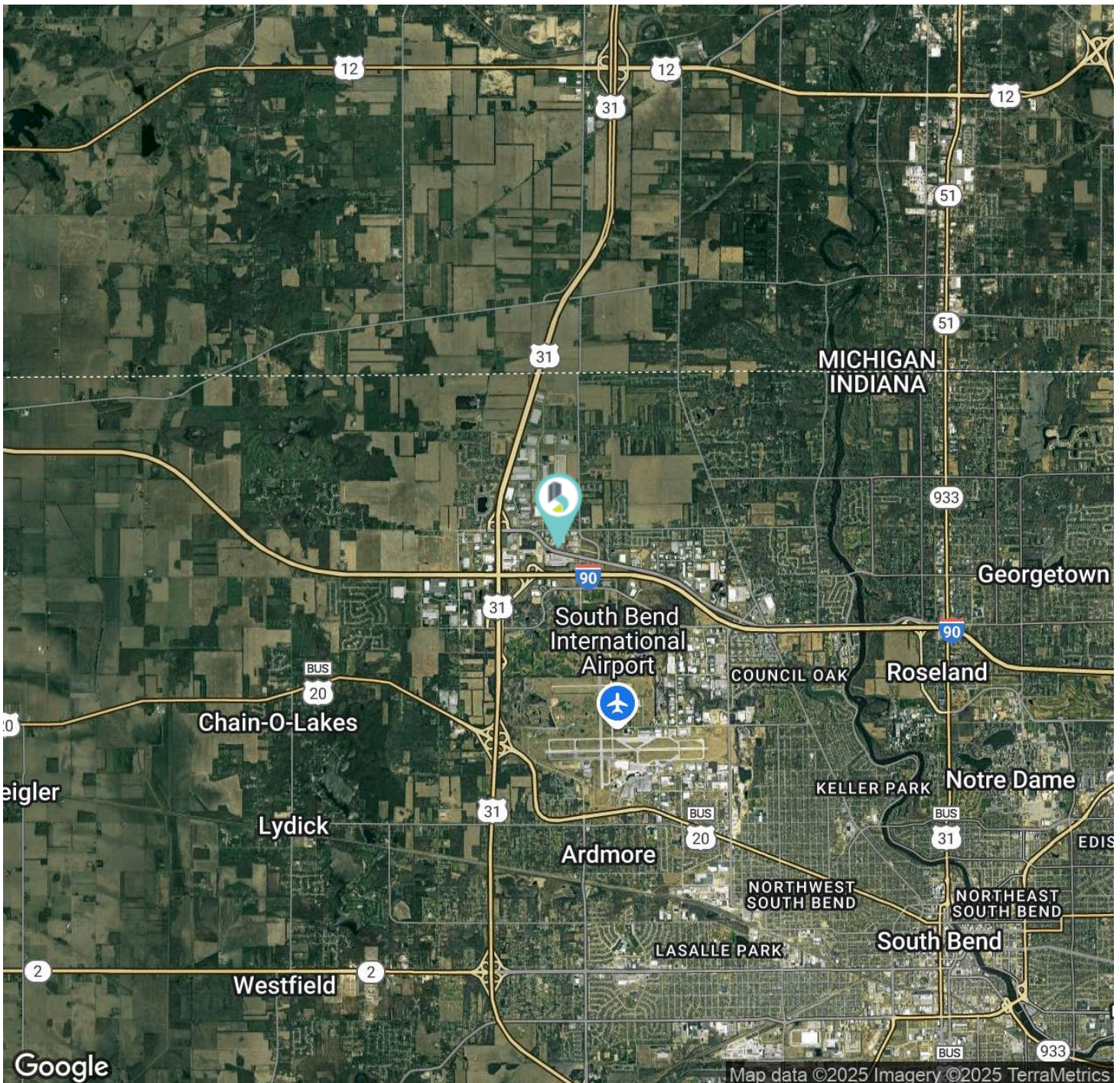




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