

SALE/LEASE



RETAIL/RESTUARANT

THE BUCKET



1212 S IRONWOOD DR, SOUTH BEND, IN 46615

PROPERTY HIGHLIGHTS

- **Established Community Favorite:** A beloved restaurant location in South Bend, serving the community for years and known for its picturesque views of the St. Joseph River.
- **Scenic Riverside Patio and Bar:** Features a spacious outdoor patio on the St. Joseph River, complete with a riverside bar.
- **Extensive Recent Upgrades:** Over \$135k invested in recent renovations including modern kitchen equipment, furniture and paint, enhanced fire suppression and electrical systems, and a new plumbed outdoor bar.
- **Versatile Purchase or Lease Options:** Seller is open to various arrangements including lease, rent-to-own, or seller financing, etc., providing flexibility for different operator strategies.
- **Opportunity for Additional Revenue:** Adjacent rental house available for purchase, offering potential for additional income or property expansion.
- **Ready for Immediate Operation:** The property is well-equipped and updated, making it a turnkey solution for immediate business operation.

SALE PRICE

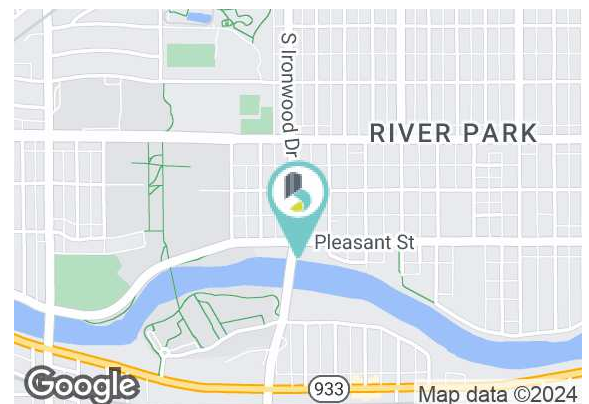
\$725,000

LEASE RATE

CONTACT BROKER FOR DETAILS

Available SF:

3,364 SF



BRADLEY COMPANY

112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

JOHN JESSEN

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BRADLEYCO.COM



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RETAIL

LOCATION INFORMATION

Building Name	The Bucket
Street Address	1212 S Ironwood Dr
City, State, Zip	South Bend, IN 46615
County	St Joseph

BUILDING INFORMATION

Building Size	3,364 SF
Number of Floors	2
Year Built	1970
Year Last Renovated	2022
Number of Buildings	1
Frontage	River

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	Neighborhood Center
Lot Size	0.38 Acres
Parcel	71-09-17-152-002.000-026

PARKING

Surface Parking	30
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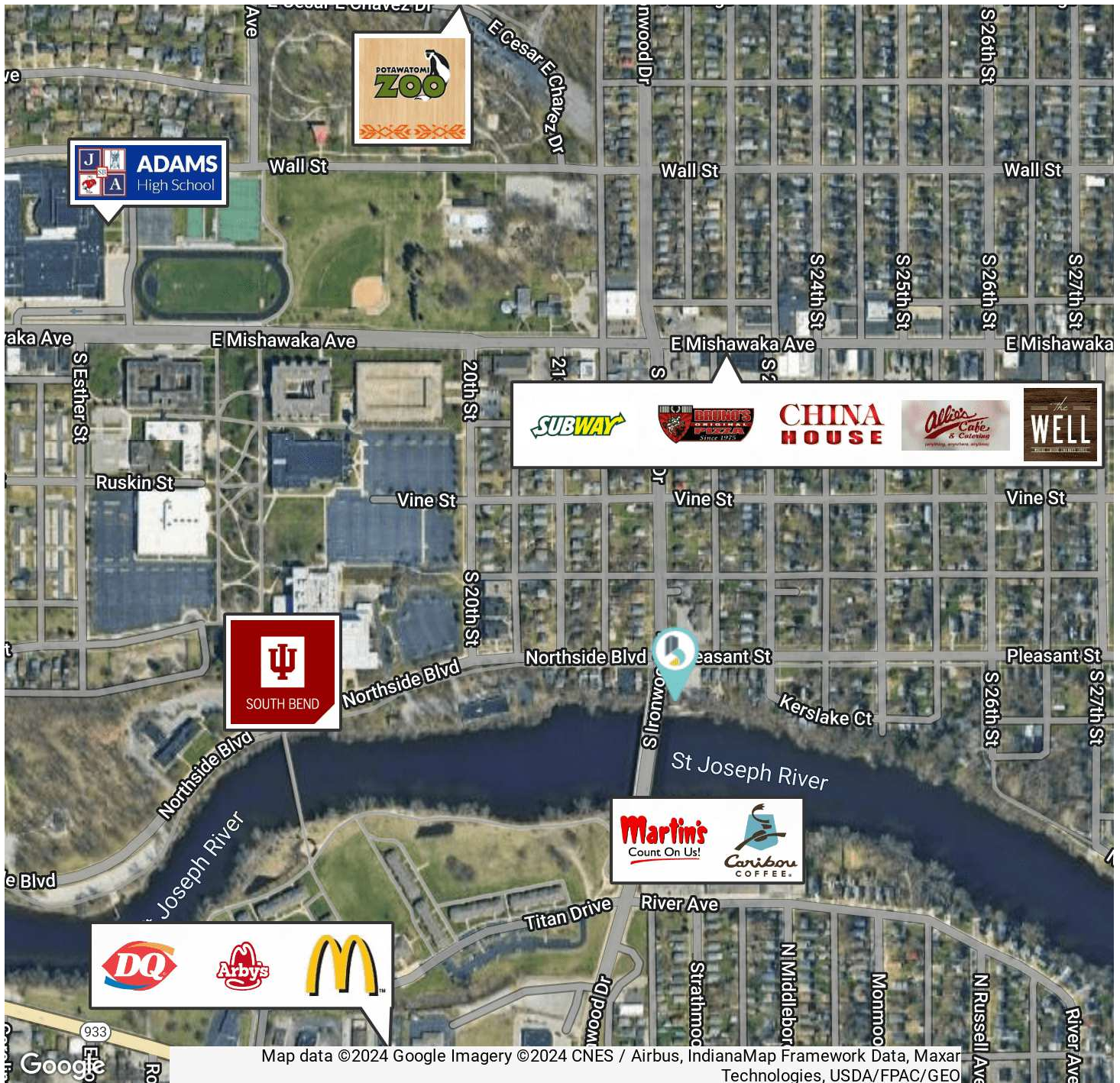
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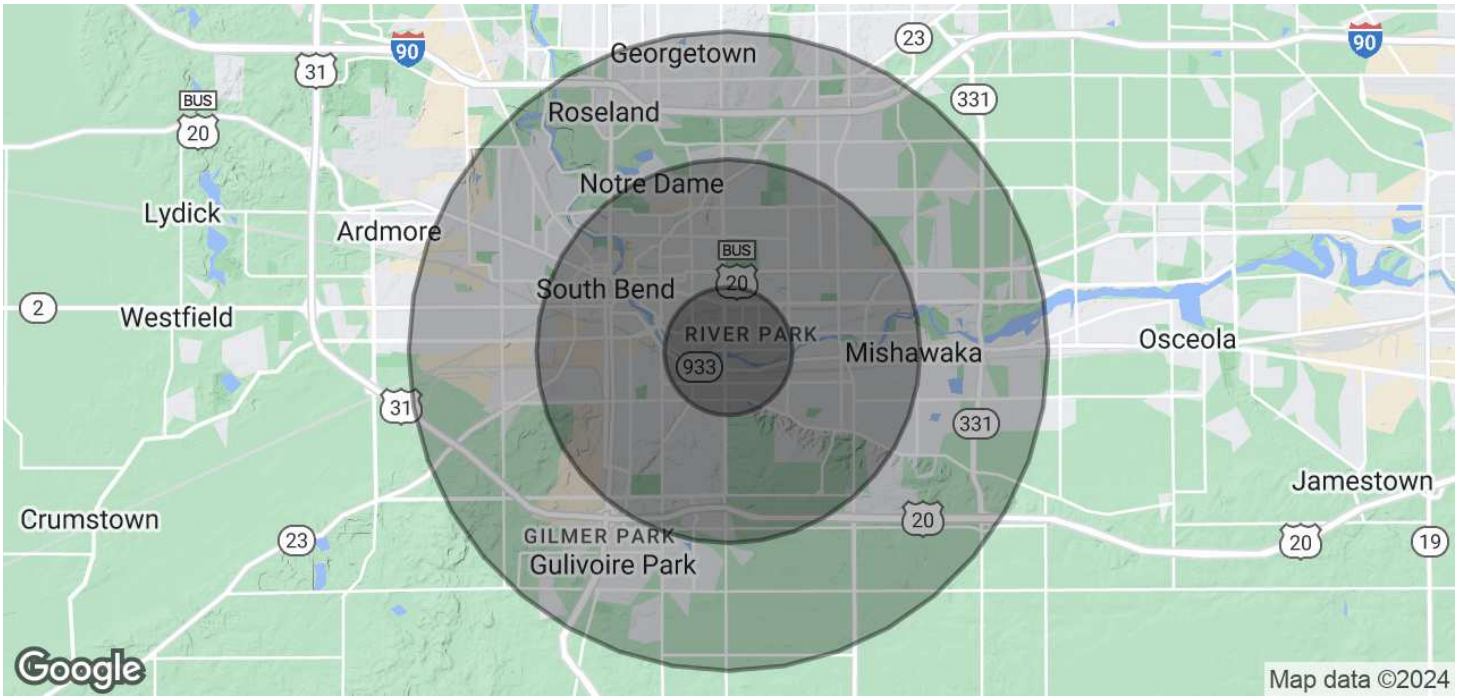


DEMOGRAPHICS MAP & REPORT

1212 S IRONWOOD DR, SOUTH BEND, IN 46615

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RETAIL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,148	92,931	167,337
Average Age	33.9	35.9	35.8
Average Age (Male)	32.2	33.9	34.3
Average Age (Female)	34.4	37.4	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,757	43,543	74,839
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$52,140	\$51,720	\$54,385
Average House Value	\$80,283	\$93,464	\$99,381

* Demographic data derived from 2020 ACS - US Census

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