

# Office For Lease



## 52530 State Highway 933

South Bend, IN, 46637

### Property Highlights

- ±4,858 SF Freestanding Office/Retail Building – Former full service bank with functional layout
- Professional Office Layout – Multiple private offices, large open areas, break room, and restrooms
- Excellent Visibility & Access – Direct frontage on SR 933 with monument signage available
- Dedicated Parking Lot – Ample on-site parking for staff and customers



Lease Rate	\$16.75 (NNN)
Leasable	4,858 SF
Building Size (SF)	4,858 SF
Lot Size	0.77 Acres
Traffic Count	ADT 25,000 (SR 933)
Zoning	C

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# Retailer Map



Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,122	20,137	51,419
Total Population	4,960	55,315	130,465
Average HH Income	\$87,516	\$88,058	\$84,578

# Additional Photos

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