



# 237 N Doctor M.L.K. Jr Blvd,

South Bend, IN 46601

## Property Overview

Prime mixed-use building located in the heart of downtown South Bend. The property features modern multi-family apartments above street-level retail space, offering strong built-in foot traffic and excellent visibility along Dr. Martin Luther King Jr. Blvd.

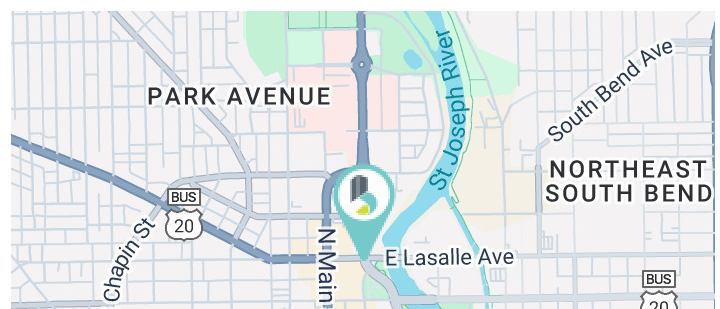
## Property Highlights

- 2 ground-floor suites available for lease - 1 former cafe and 1 move-in ready office space
- Prominent downtown location with steady pedestrian and vehicle traffic, located next door to the Morris Performing Arts Center
- Surrounded by residential, office, and civic developments
- Modern building with street parking and nearby public parking options
- Ideal for retail, service, or office users

### LEASE RATE

**\$16.00 SF/YR (NNN)**

Available SF:	783 - 1,280 SF
Lot Size:	0.25 Acres
Building Size:	97,536 SF
Traffic Count:	ADT 13,578 N Doctor M.L.K Jr Blvd.



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