

CARBONMILL PLAZA

4505 Ameritech Dr. | South Bend, IN 46628



Retail Space and ATM Pad for Lease and Outlots for Sale

Retail Space - Carbonmill Phase I and II

Building Size:	9,000 SF (Phase I)
Space for Lease:	1,500 SF - 2,000 SF (Phase I)
Build to Suit:	2,000 - 20,000 SF (Phase II)
Land:	5 acres (Est. 1.75 Acres Available)
Lease Rate:	\$13.50 PSF NNN + CAM

Outlots

List Price:	Pad 1 - \$300,000*
	Pad 2 - \$350,000*
	Pad 3 - \$350,000*

ATM Pad Site

Lease Rate:	\$800 per Month + \$100 Common Area Charge
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*With shared parking already in place.

Details:

1,500 SF - 2,000 SF suite with drive-thru available for lease. Join Brunos Pizza, El Arriero Mexican Restaurant, Grid Iron Wine & Spirits, Low Bobs Express and Taco Bell in Carbonmill Plaza I a 9,000 SF multi-tenant center. Build-to-suit space is available from 2,000 SF up to 20,000 SF (Carbonmill Plaza II), which will run north/south on the site.

There are three outlots/pad sites available ranging from 0.30 of an acre to 1.75 acres and the ATM Pad site is 1.25 acres.

There is ample onsite shared parking, high visibility and traffic counts and good daytime population nearby in Blackthorn Corporate Office Park and the several industrial/business parks that take advantage of the almost immediate access to the US 20/31 ByPass and I 80/90 Toll Road. Restrictions on proposed use of out-lots, see listing agent.

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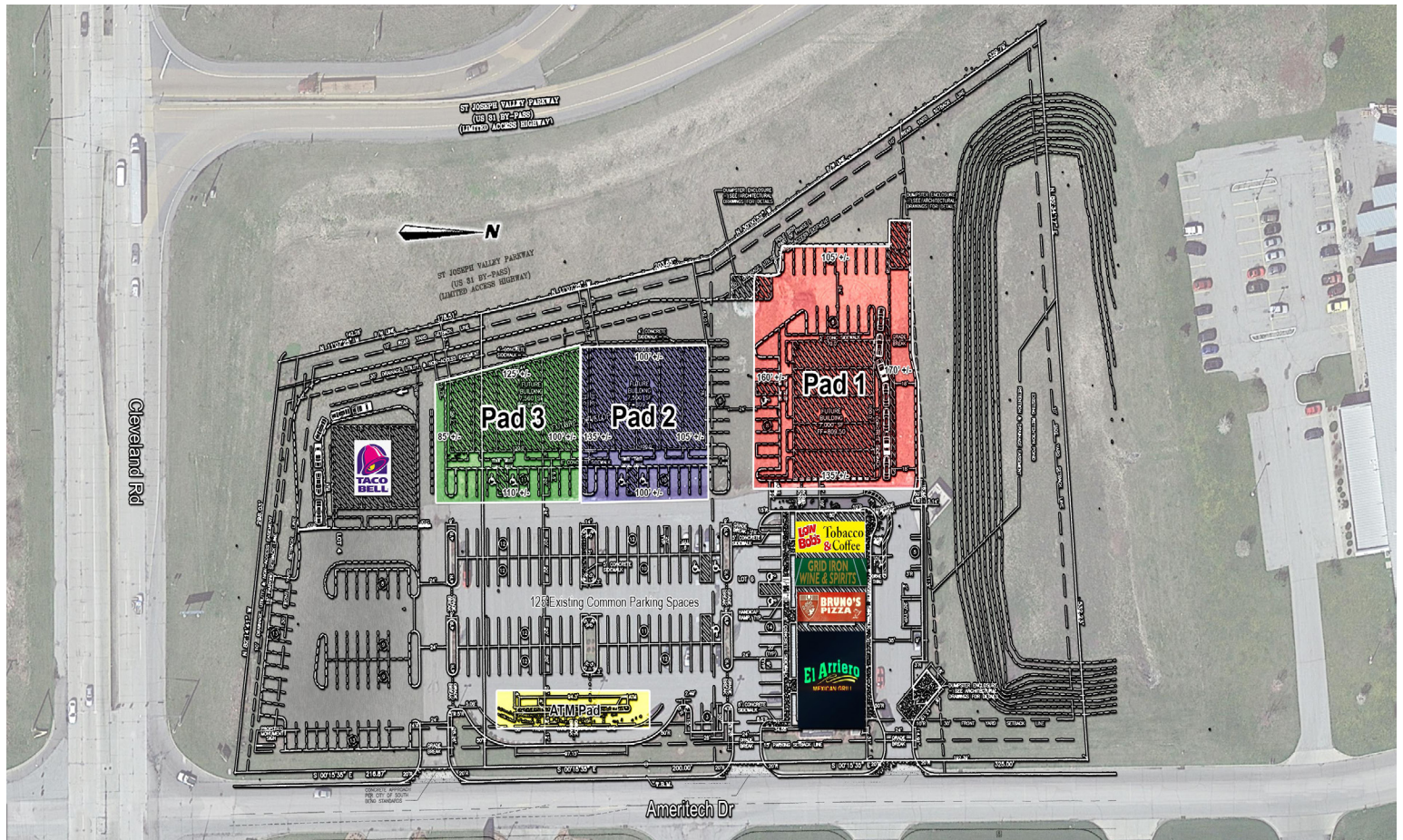
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SITE PLANS

CARBONMILL PLAZA

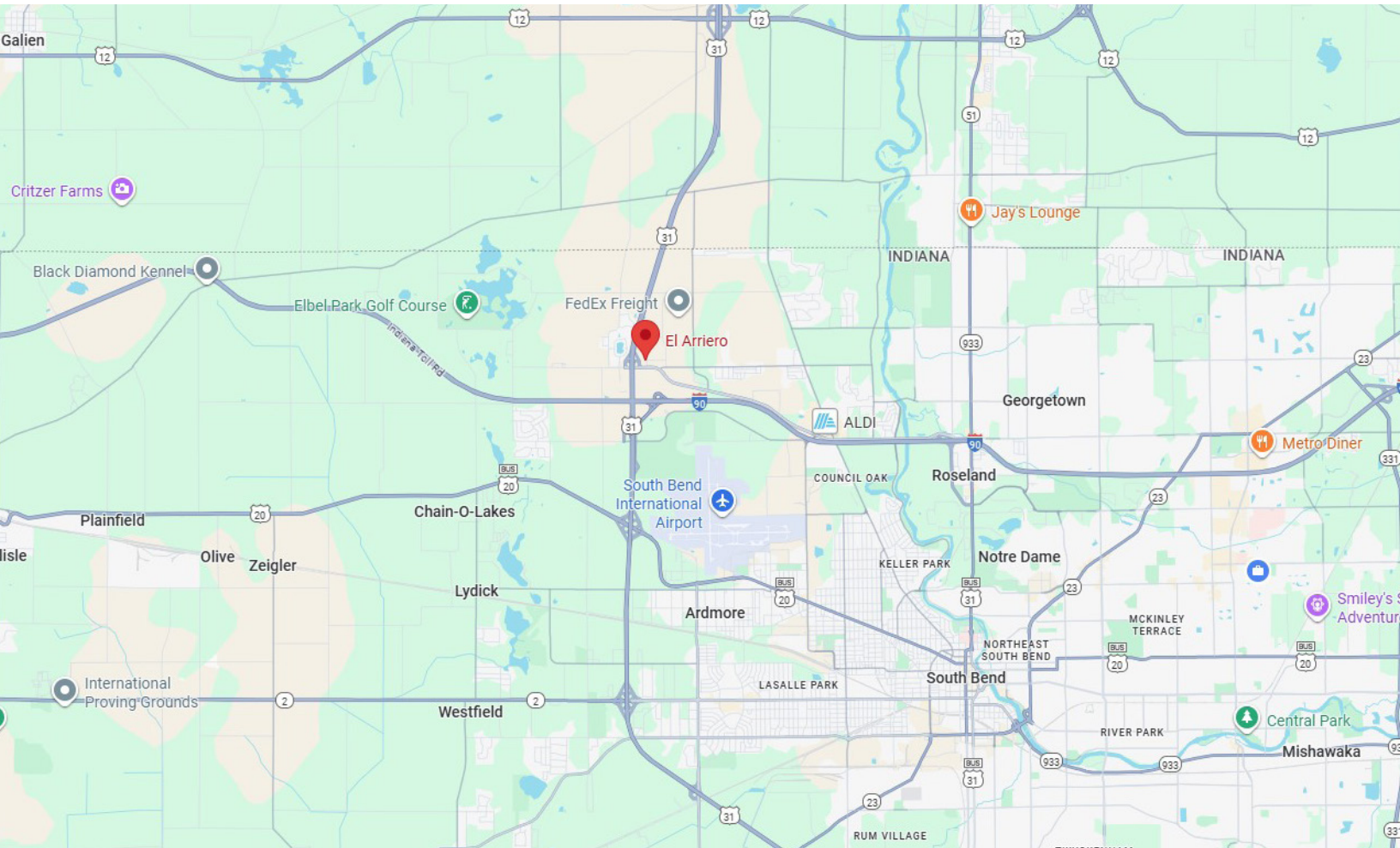
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LOCATION OVERVIEW

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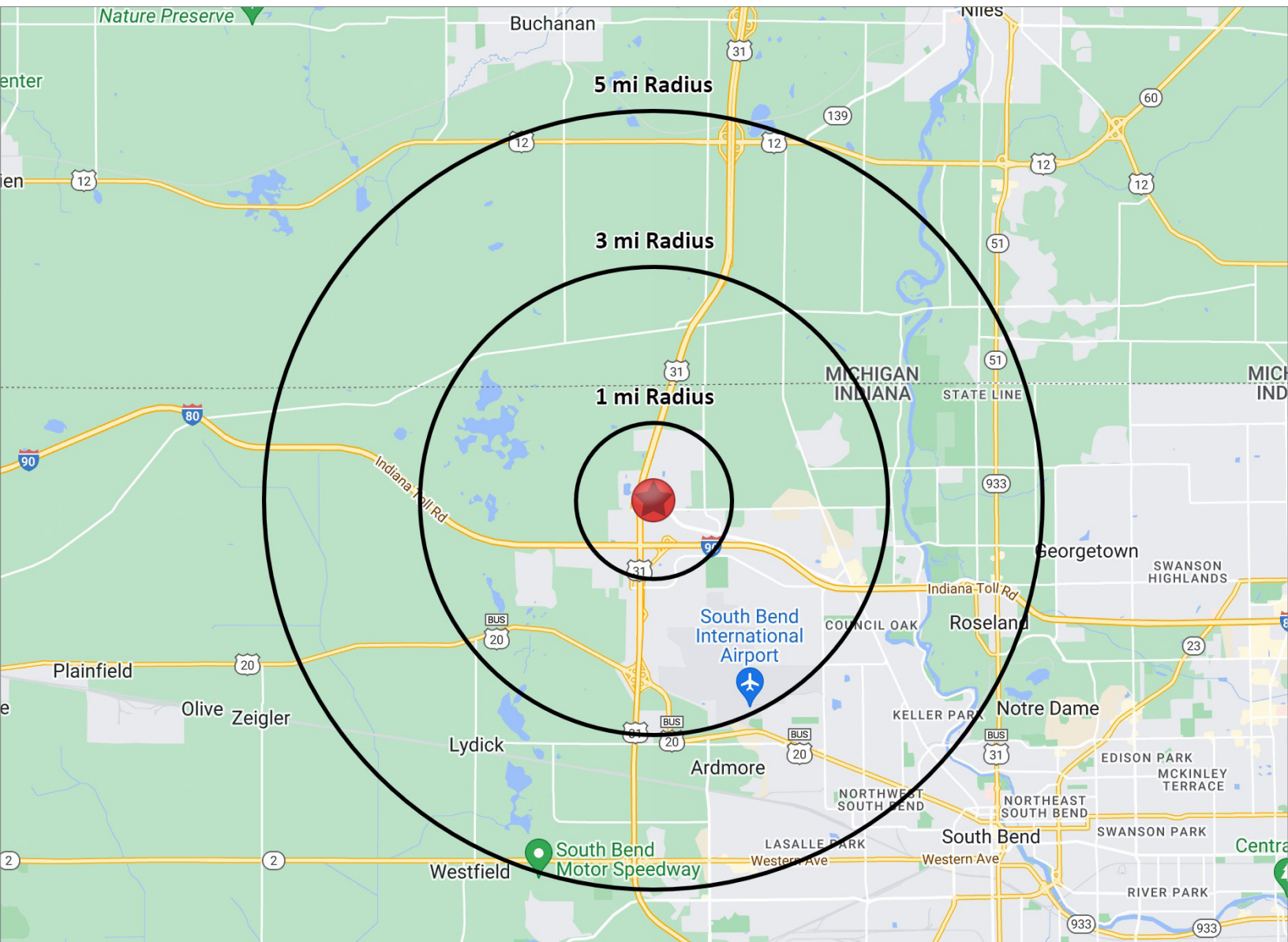
- Carbonmill Plaza is located at a lighted intersection at the northwest corner of Brick Road and Ameritech Drive on the northwest side of South Bend.
- The center has municipal utilities and abundant on-site surface parking.
- Carbonmill Plaza is contiguous to the entrance ramp of the US 20/31 Bypass which links to the I-80/90 Toll Road south of the property and I-94 to the north.
- The immediate locale consists of a significant working population, due to heavy industry and office operations in Blackthorn Corporate Park and the US 31 Industrial Park.



2025 DEMOGRAPHICS

CARBONMILL PLAZA

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POPULATION

1 MILE	752
3 MILE	10,790
5 MILE	48,250



NUMBER OF HOUSEHOLDS

1 MILE	257
3 MILE	4,622
5 MILE	18,848



AVERAGE HOUSEHOLD INCOME

1 MILE	\$134,818
3 MILE	\$99,189
5 MILE	\$86,737



MEDIAN HOME VALUE

1 MILE	237,550
3 MILE	238,241
5 MILE	179,748