



# Portage Rd.

South Bend, IN 46628

## Property Highlights

- 1± acre available
- Potential for cross easement access from Cubesmart Self Storage and shared parking
- All utilities are to the site
- Acreage is useable. Retention/drainage is incorporated into the adjacent development
- Perfect location for a freestanding restaurant or small multi-tenant retail building
- Located on the rapidly growing northwest side of South Bend on Portage Road just north of CubeSmart Self Storage and Clocktower Lane Retail Center
- New market entries include KFC across the street and Jimmy John's on Meijer outlot

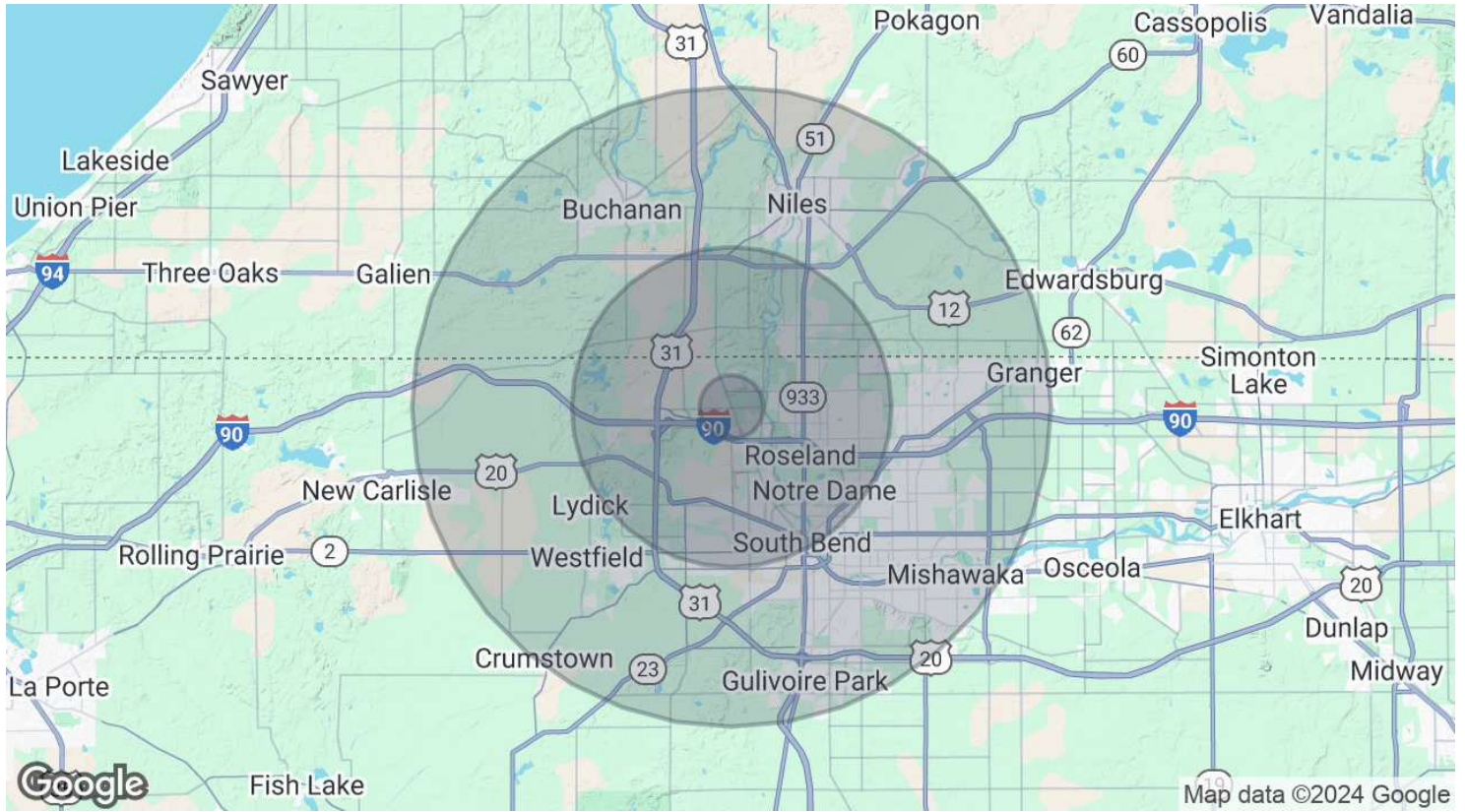
Sale Price:

\$335,000



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Population	1 Mile	5 Miles	10 Miles
Total Population	1,426	67,187	286,129
Average Age	41.1	36.8	36.1
Average Age (Male)	38.0	35.4	34.6
Average Age (Female)	41.8	38.1	37.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	604	23,745	107,701
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$65,904	\$51,014	\$53,967
Average House Value		\$119,056	\$143,355

2020 American Community Survey (ACS)