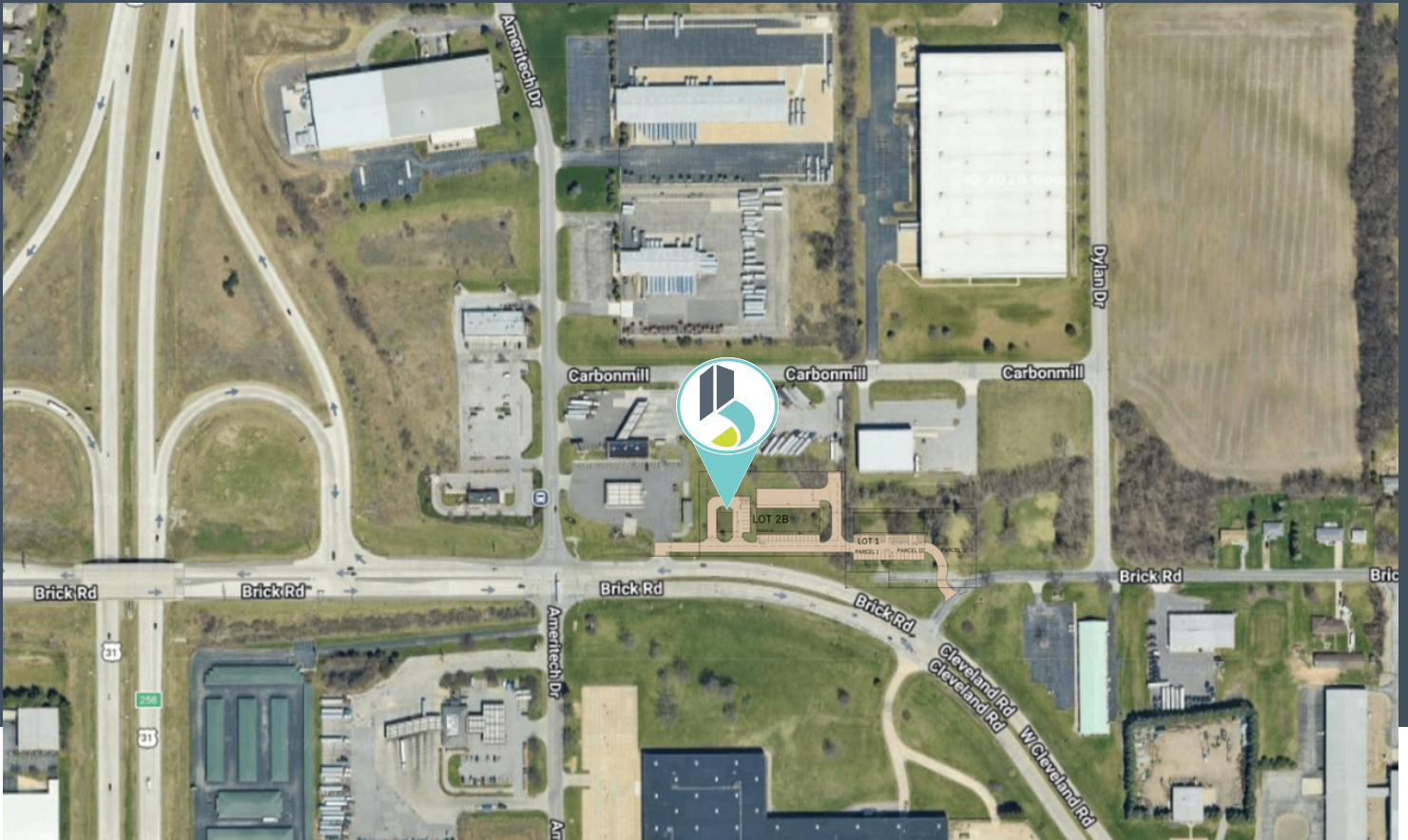


For Lease

Retail Drive-Thru Land for Lease



23931 Brick Rd

South Bend, IN, 46628

Highlights

- Available for Land Lease or Build-to-Suit - Call for Pricing
- Excellent Drive-thru location next to well performing Speedway with shared Ingress and Egress
- Site can accommodate up to a 2,500 SF building with a single or double drive thru
- Prime location at the interstate 80/90 and US 20 and 31 interchange
- Great access and visibility at light intersection
- Over 18,000 vehicles per day
- Broker Disclosure: A real estate licensee holds a beneficial interest in this property

Lease Rate	Call for Pricing
Site Size	0.5 to 1.9 AC
Building Size	Up to 2,500 SF
Zoning	Commercial (drive thru entitled)
Traffic Count	18,813 VPD

Matt Wetzel
Senior Vice President
mwetzel@bradleyco.com
574.970.9006

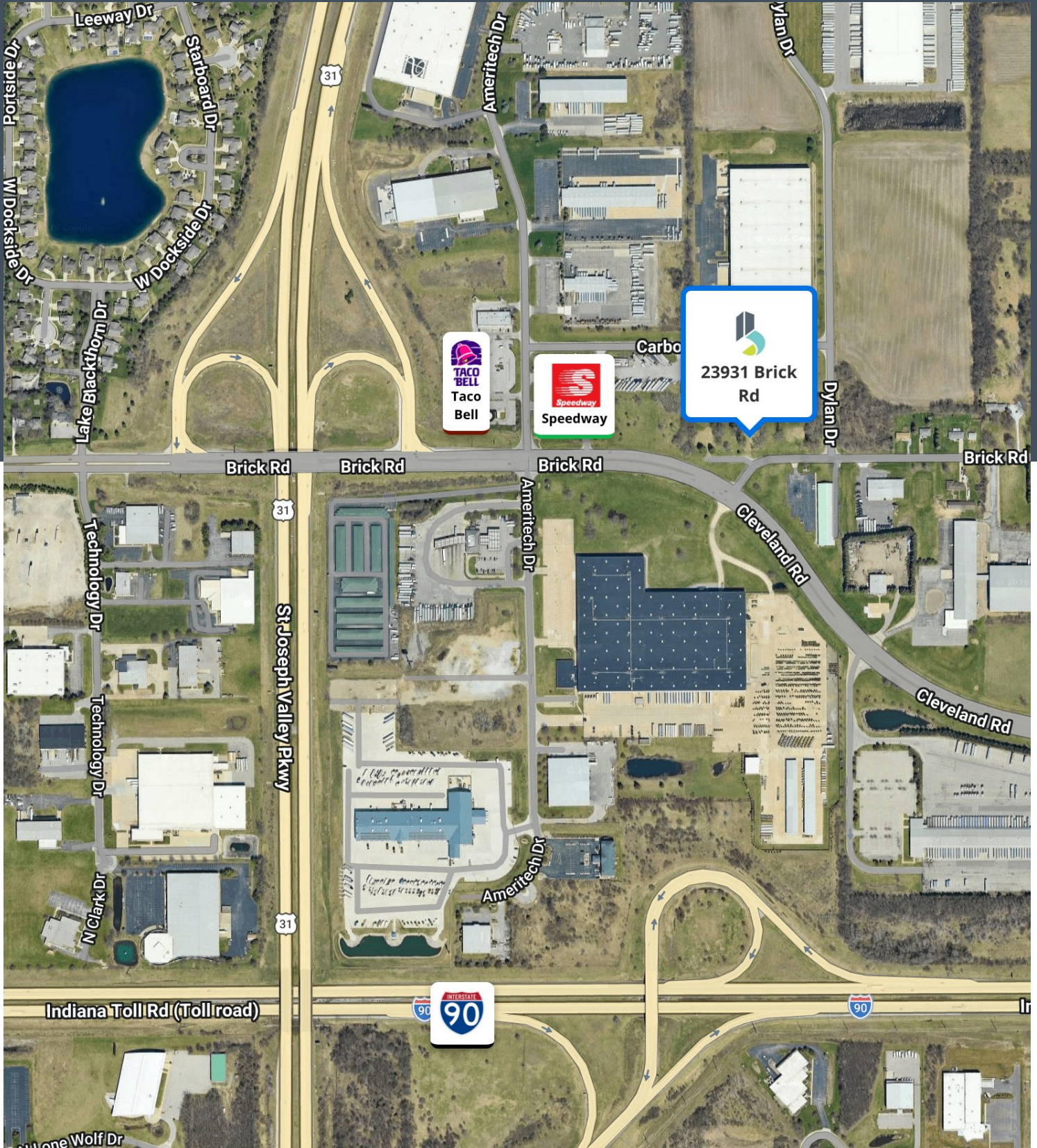
Brendan Bradley
Senior Broker
bbradley@bradleyco.com
574.850.4927

Greg Pink
Senior Vice President
bbradley@bradleyco.com
574.237.6004

www.bradleyco.com

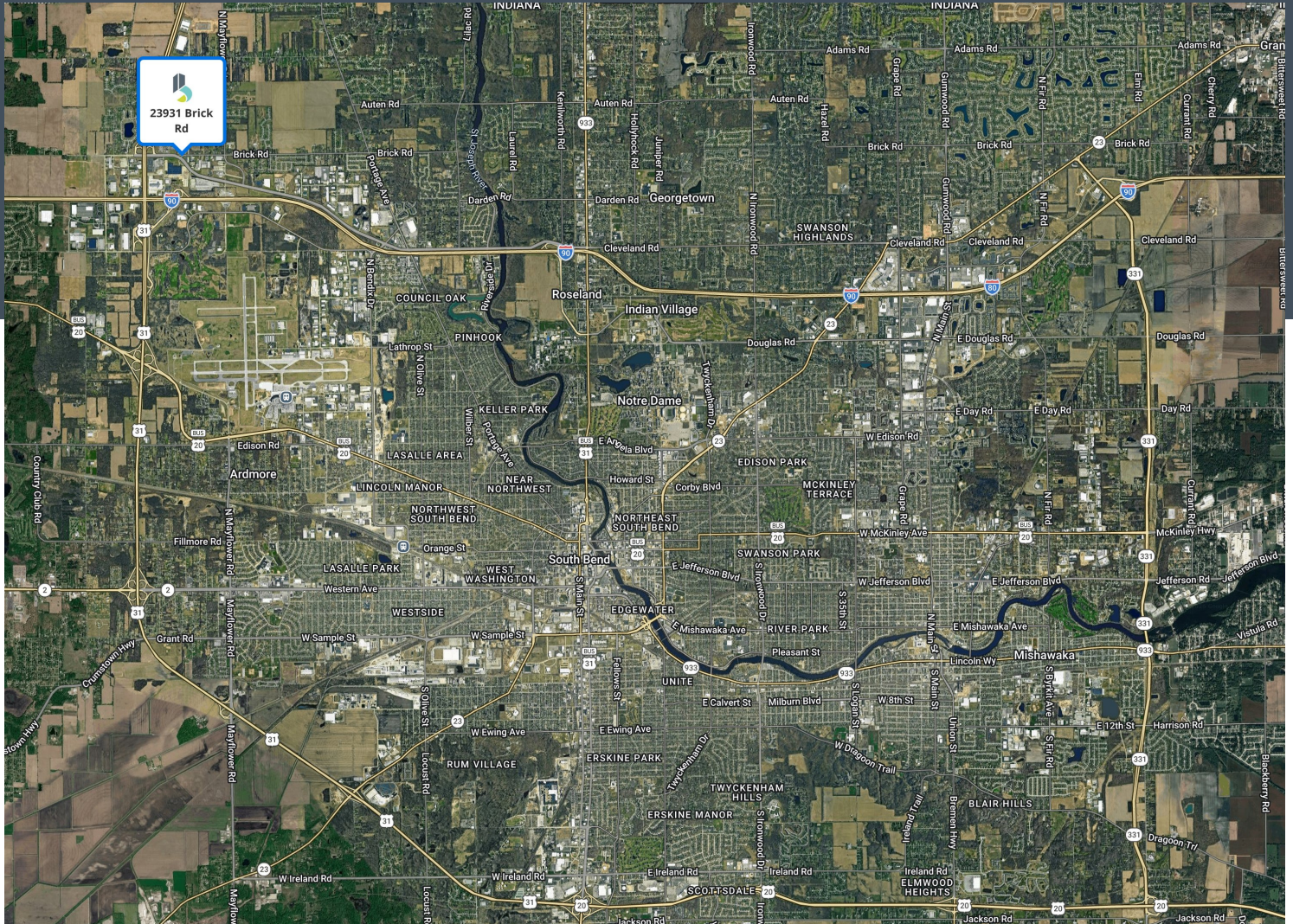
Aerial Map

23931 Brick Rd, South Bend, IN 46628



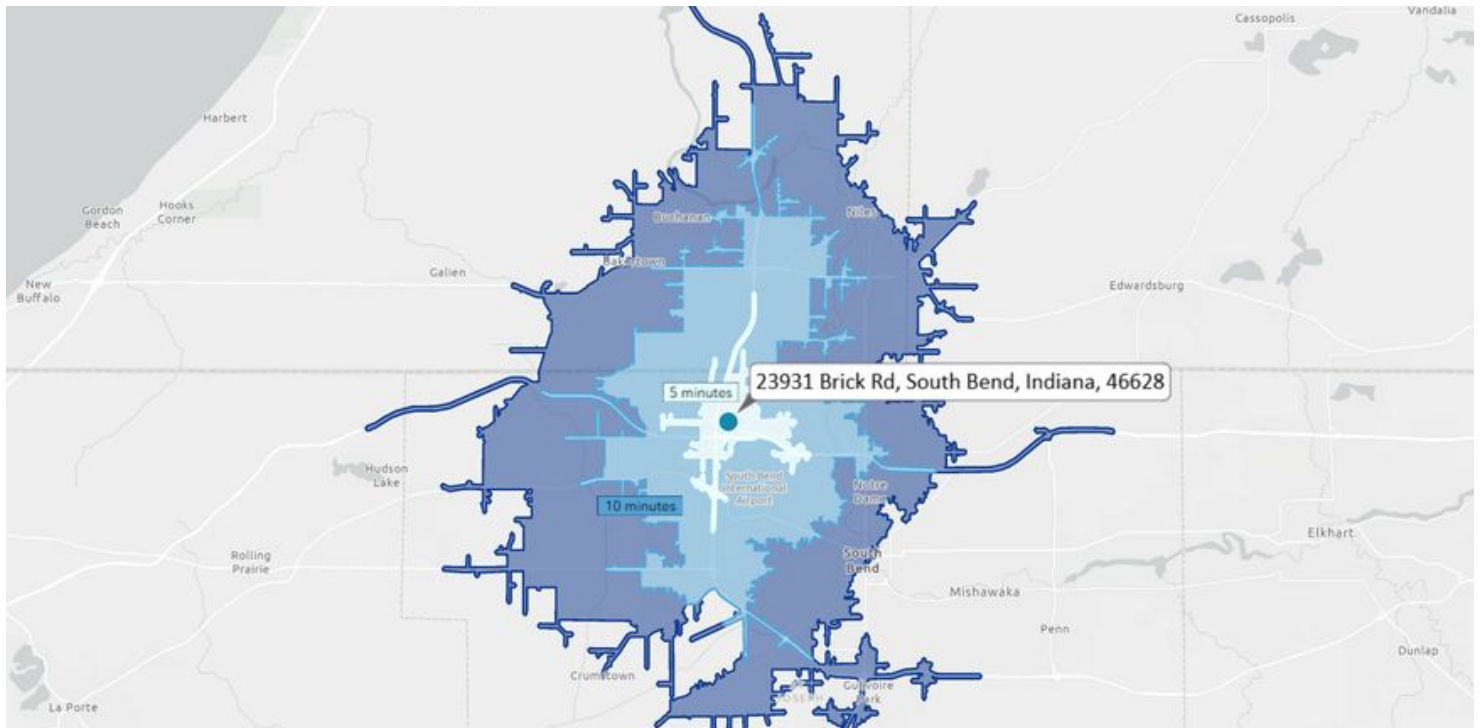
Regional Map

23931 Brick Rd, South Bend, IN 46628



Demographics

23931 Brick Rd, South Bend, IN 46628



Demographics

	5 Minutes	10 Minutes	15 Minutes
Total Population	1,771	35,386	86,395
Average Age	43.3	39.7	35.5
Average Age (Male)	42.9	38.7	35.1
Average Age (Female)	44.00	40.6	35.9
Total Households	794	14,729	32,950
# of Persons per HH	2.16	2.42	2.38
Average HH Income	\$103,587	\$84,870	\$83,665
Average House Value	\$282,037	\$237,853	\$237,532