

LEASE

LAND



110 E CALLANDER ST



110 E CALLANDER ST, SOUTH BEND, IN 46614

PROPERTY OVERVIEW

The Ireland Rd retail corridor sees traffic counts in excess of 20,000 VPD and is home to major retailers such as Menards, Walmart, Martin’s, Lowe’s, and the QSR companies. This 0.37-acre site just south of the Holiday Inn benefits from shared access and parking, as well as the steady flow of traffic to the Menard’s and Holiday Inn lots.

PROPERTY HIGHLIGHTS

- Long-term ground lease opportunity with rate subject to tenant credit
- Opportunity to acquire a nearly half-acre lot in the high-traffic, high activity Ireland Rd retail corridor
- Great visibility from the US 20 exit onto S Michigan St
- Site is serviced by municipal utilities
- Shared parking and access with Holiday Inn

LEASE RATE UNDISCLOSED

Lot Size:	0.37 Acres
Zoning:	Commercial (South Bend)
Traffic Counts:	20,645 AADT (S Michigan St)



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RETAILER MAP

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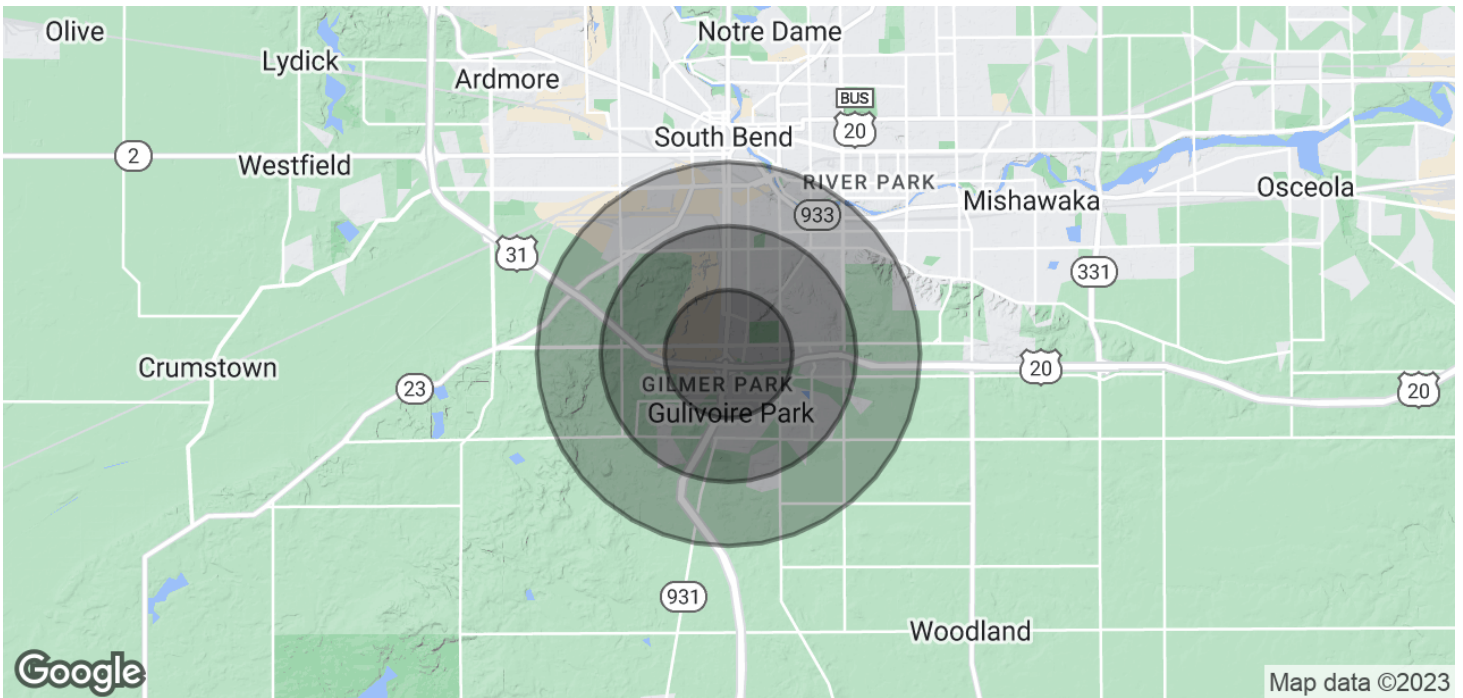


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,560	22,833	41,982
Average Age	41.3	39.7	37.5
Average Age (Male)	47.1	40.9	37.1
Average Age (Female)	37.3	38.8	37.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,132	9,880	17,921
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$55,515	\$62,621	\$56,077
Average House Value	\$105,300	\$111,444	\$97,869

* Demographic data derived from 2020 ACS - US Census

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