LEASE

IIO E CALLANDER ST





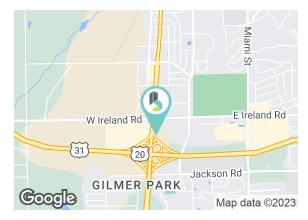
PROPERTY OVERVIEW

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)		



BRADLEY COMPANY

112 W. Jefferson Blvd., Suite 300 South Bend, IN 46601 574.237.6000

MATT WETZEL

Vice President 574.970.9006

BRENDAN BRADLEY

Broker 574.261.2284 mwetzel@bradleyco.com bbradley@bradleyco.com



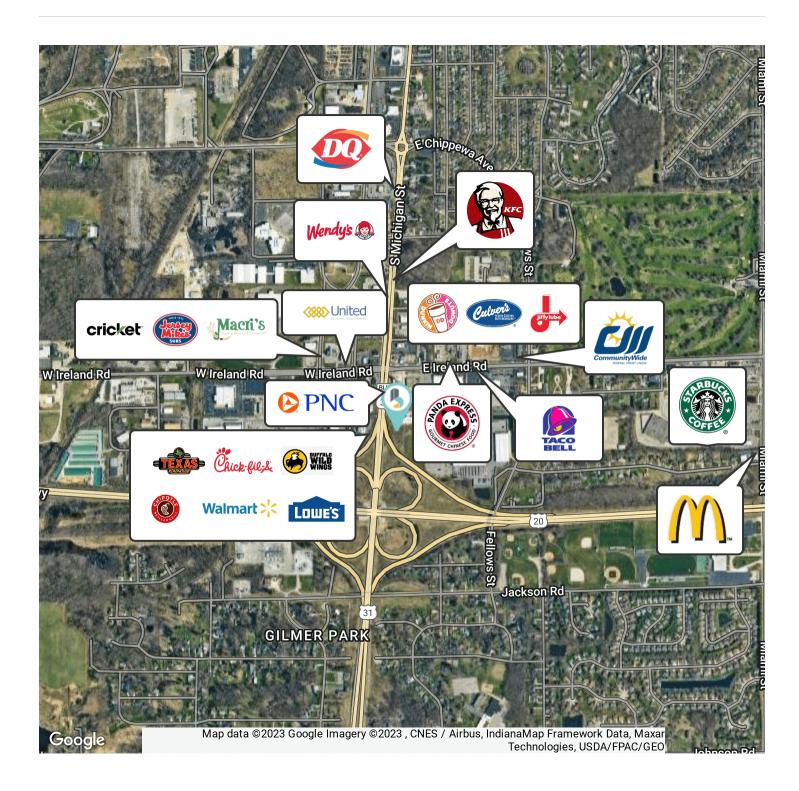


RETAILER MAP

110 E CALLANDER ST, SOUTH BEND, IN 46614

LEASE

LAND



MATT WETZEL

Vice President 574.970.9006 mwetzel@bradleyco.com

BRENDAN BRADLEY Broker

574.261.2284 bbradley@bradleyco.com

©2023 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



DEMOGRAPHICS MAP & REPORT

110 E CALLANDER ST, SOUTH BEND, IN 46614

LEASE

LAND



POPULATION	I 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	I 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
0			

* Demographic data derived from 2020 ACS - US Census

MATT WETZEL

Vice President 574.970.9006 mwetzel@bradleyco.com

BRENDAN BRADLEY

Broker 574.261.2284 bbradley@bradleyco.com

©2023 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.