

OFFICE BUILDING FOR LEASE

2628 S. Michigan St. | South Bend, IN 46614



Great Corner Office Location With High Visibility on Michigan Street

Building: 3,539 SF
Land: 0.13 Acres
Year Built: 1968
Parking: Private parking at the rear of the building
Reduced Lease Rate: \$10.00 (~~\$12.00~~) PSF NNN

[VIEW PROPERTY ONLINE](#)

Details:

A nicely finished office building with front door visibility. The multiple private offices and open areas are conducive to many different business types. The space offers a break room, conference room, private offices, and a full basement for storage.

The property is in an excellent location at the corner of S. Michigan Street and Irvington Avenue with signage and visibility from a high traffic thoroughfare in South Bend.



NAI Cressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [X](#) [f](#) [v](#)

200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

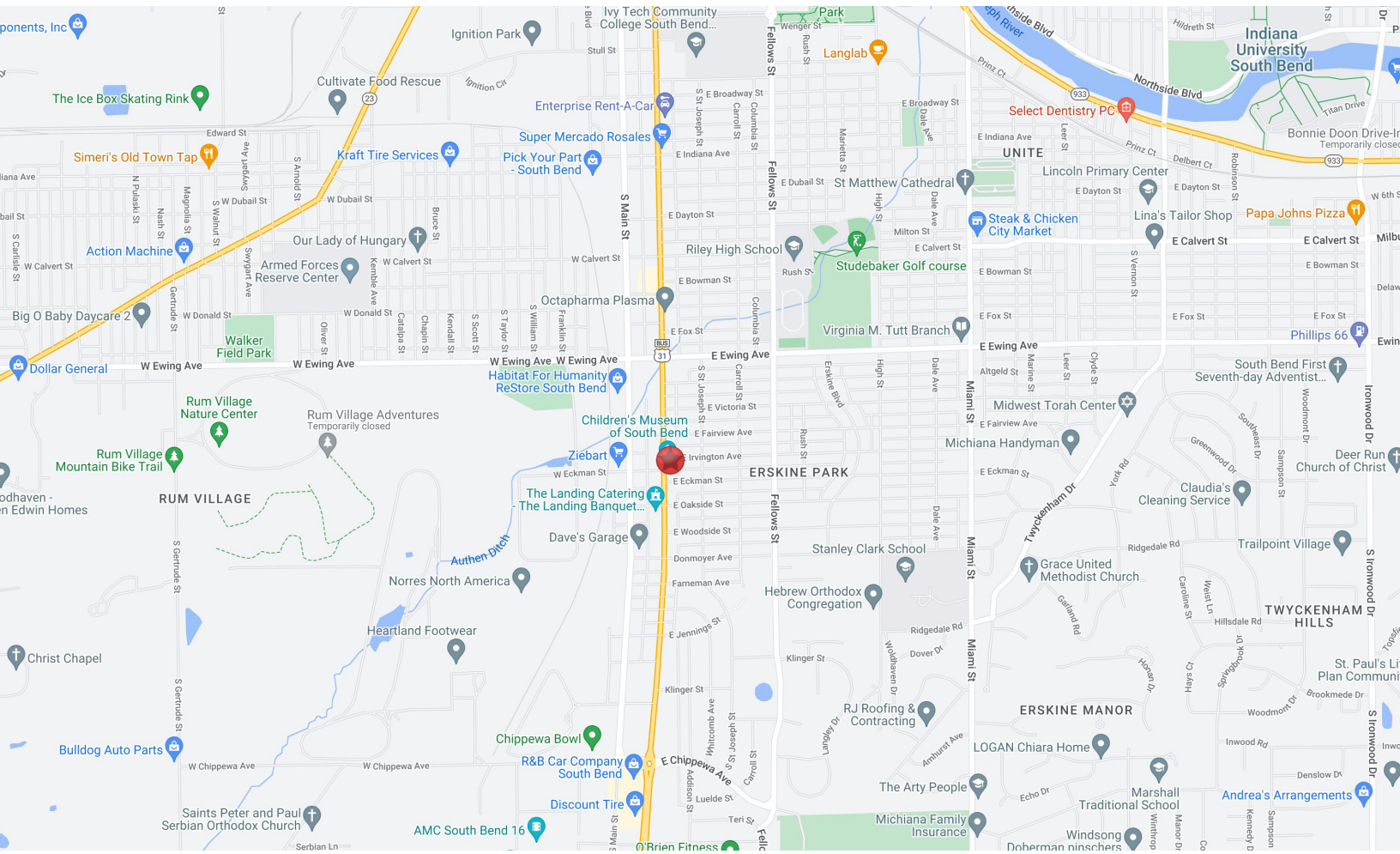
Shawn Todd
Senior Broker/Business Broker
574.485.1520
stodd@cressy.com



LOCATION OVERVIEW

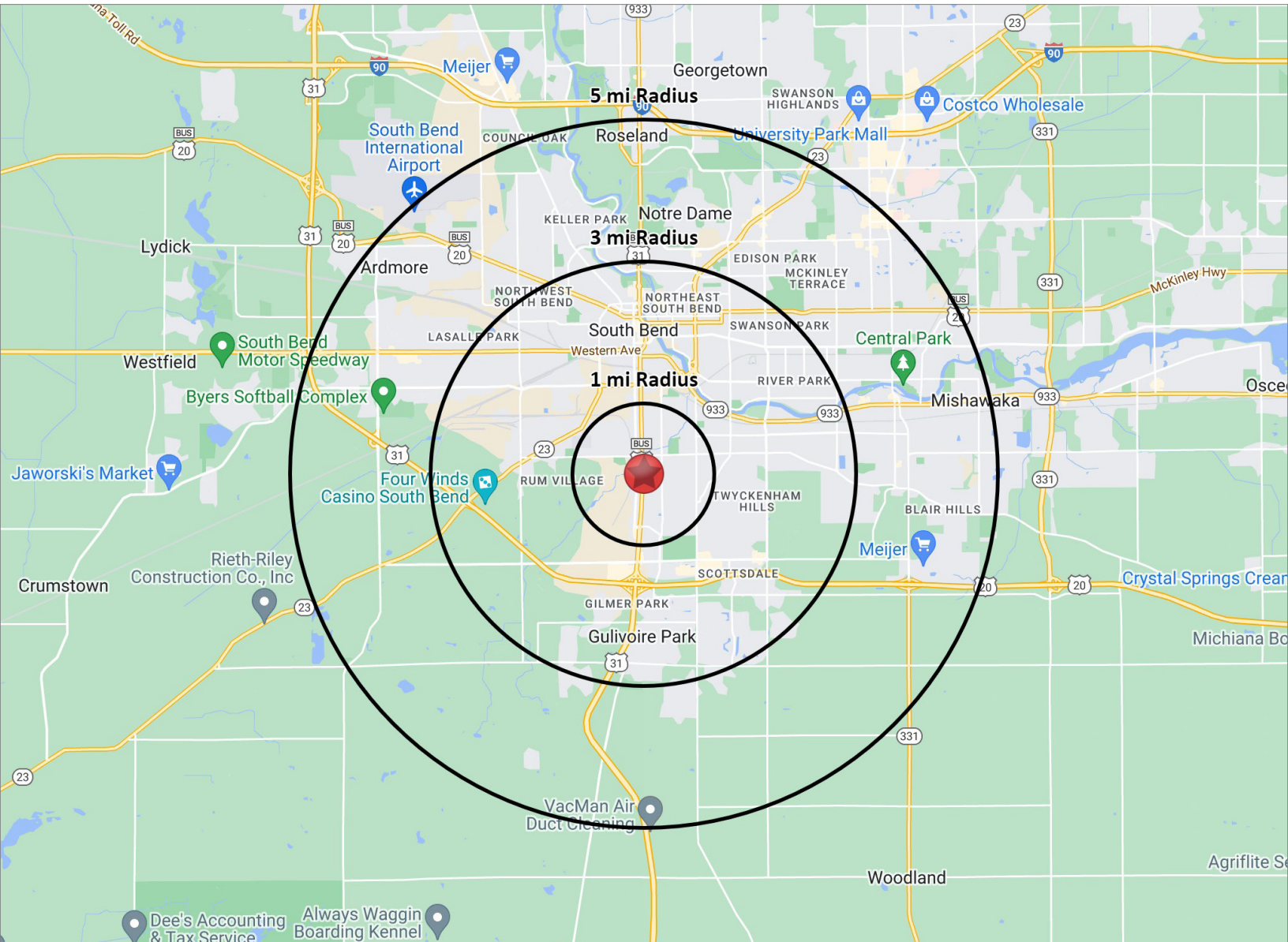
OFFICE BUILDING FOR LEASE

2628 S. Michigan St. | South Bend, IN 46614



- Located on the south side of South Bend, Michigan Street (US 31) has high traffic counts of approximately 15,000 vehicles daily for commuters and visitors entering and leaving the city of South Bend.
- Location is convenient to the US 31 Bypass which is 1.3 miles south, as well as the downtown Central Business District (CBD) which is 2 miles north.
- The property is surrounded by other commercial businesses and residential neighborhoods.





POPULATION

1 MILE	10,288
3 MILE	71,155
5 MILE	158,505



NUMBER OF HOUSEHOLDS

1 MILE	3,995
3 MILE	28,970
5 MILE	62,845



AVERAGE HOUSEHOLD INCOME

1 MILE	\$73,227
3 MILE	\$81,089
5 MILE	\$77,518



MEDIAN HOME VALUE

1 MILE	\$115,600
3 MILE	\$144,343
5 MILE	\$145,119