

Retail/Office For Lease



321-325 S. Main St.

South Bend, IN, 46601

The Hibberd Building, located in South Bend's Central Business District, is a historic mixed-use property offering flexible retail and office spaces. Its prime location near restaurants, shops, and residential developments makes it an ideal choice for businesses seeking visibility and accessibility in downtown South Bend.

Property Highlights

- 674 SF former bakery space for lease
- 2,817 SF office space available for lease
- Historical building recently renovated to Class A retail and residential development
- Lower level space/storage available
- Rooftop deck with views of Four Winds Field available for special events
- Commercial Tenants include the largest Aveda salon group in Michiana, Bend Yoga, and South Bend Brew Works
- Onsite dedicated parking available for tenants of the Hibberd for a fee
- Estimated operating expenses = \$9.27/SF

| | |
|------------|-------------------------|
| Lease Rate | \$14.00 - \$17.50 (NNN) |
|------------|-------------------------|

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|----------|----------------|
| Leasable | 674 - 2,817 SF |
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|--------------------|-----------|
| Building Size (SF) | 25,596 SF |
|--------------------|-----------|

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|--------|-----|
| Zoning | CBD |
|--------|-----|

| | |
|---------------|-------------------------|
| Traffic Count | ADT 9,656 (S. Main St.) |
|---------------|-------------------------|

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Retailer Map

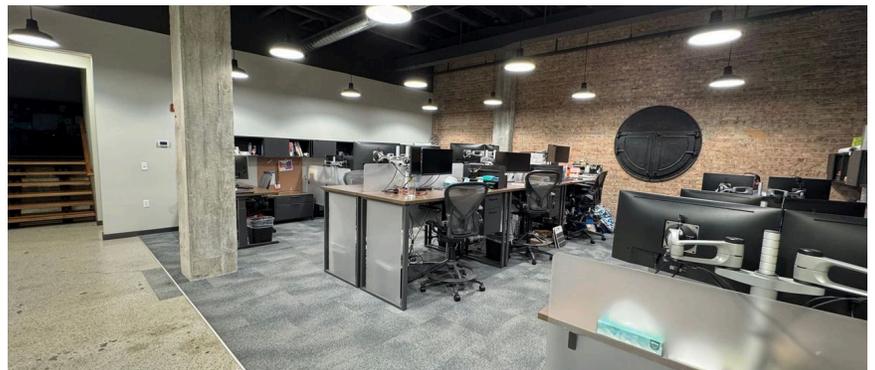
| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| Population | 8,831 | 92,837 | 185,321 |
| Total Population | 3,641 | 30,390 | 67,555 |
| Total person per HH | 2.4 | 3.1 | 2.7 |

*Number of Downtown Workers 18,132



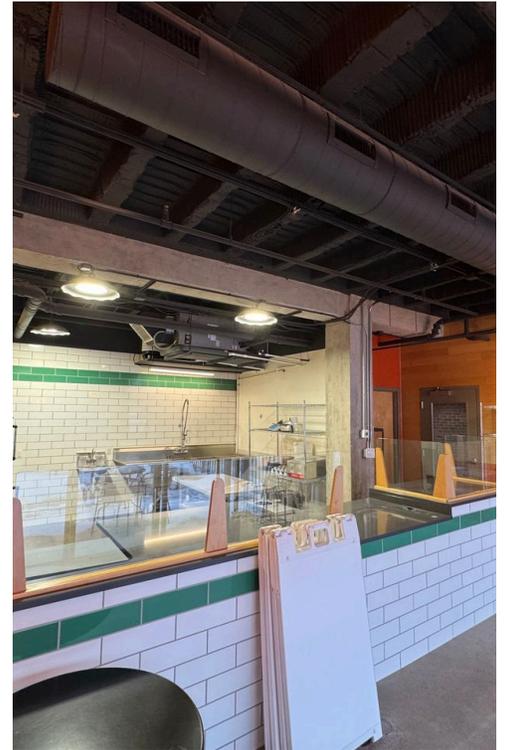
Suite 103 & 104

321-325 S. Main St. South Bend, IN 46601



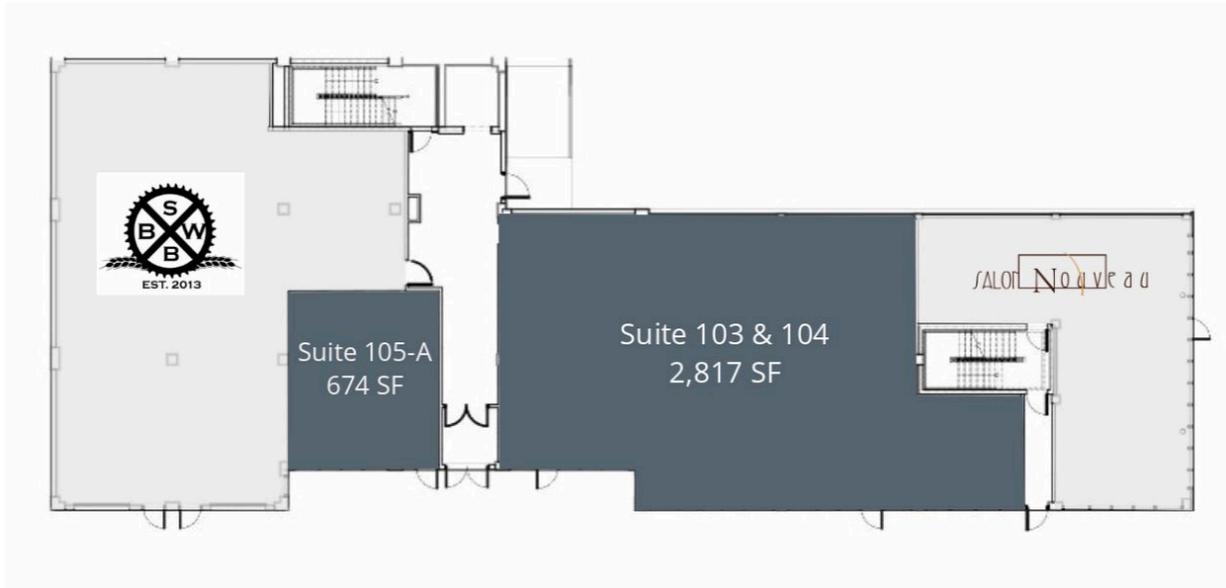
Suite 105-A

321-325 S. Main St. South Bend, IN 46601



Floor Plan

Address



| Spaces | Lease Rate | Space Size | Lease Type |
|-----------------|-----------------|------------|------------|
| Suite 103 & 104 | \$14/SF/Year | 2,817 SF | NNN |
| Suite 105-A | \$17.50/SF/Year | 674 SF | NNN |

Area Overview

321-325 S. Main St. South Bend, IN 46601

AREA OVERVIEW



14 Apartment Units



Traffic Count
10,077 AADT (Main St.)



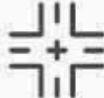
Adjacent to Four Winds
Field: 5,000 avg. attendance
for 70 home games



Located in the Heart of
Downtown South Bend



Abundant Proximal
Parking



Visibility from Main St.,
Western Ave. & Lafayette Blvd.



Phase I of a Redevelopment
that includes Retail,
Residential, & Restaurants



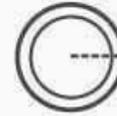
Phase I:
\$6.5 Million Project



Minutes away from the
University of Notre Dame



30,000± Daytime
Population within 1-mile



Destination to Live,
Work, and Play

