

SALE/LEASE



OFFICE

505 - 515 N LAFAYETTE BLVD



Virtual Walk-through

Virtual Walk-through

505 - 515 N LAFAYETTE BLVD, SOUTH BEND, IN 46601

PROPERTY OVERVIEW

505-515 N Lafayette Blvd is a medical office building comprised of a traditional office structure connected to a converted residential home by a breezeway. Combined, the space offers over 11,000 square feet of office space, with dedicated surface parking and close proximity to the Beacon medical campus. At the corner of N Lafayette Blvd and W Marion St, the property is in the heart of major redevelopments. The Beacon Medical Tower to the north will bring 300,000 square feet of medical, retail, office, and residential space. To the south and east, the Madison Lifestyle District will reimagine several city blocks, bringing 240 new apartments, a hotel, and 40,000 square feet of commercial space. Don't miss out on this great opportunity to bring your business downtown ahead of the next great phase of South Bend development.

PROPERTY HIGHLIGHTS

- 515 N Lafayette Blvd offers 7,820 SF of medical space including medical exam rooms, private offices, break areas, and reception
- 505 N Lafayette Blvd offers 3,480 SF of recently updated traditional office space within a 6,320 SF building, including private offices, conference rooms, and open areas; plus basement and attic space for extra storage
- Situated amidst significant redevelopment initiatives, these properties offers strategic positioning within the transforming landscape of downtown South Bend
- Includes abundant surface parking

BUSINESS RELOCATING

SALE PRICE	\$1,485,000
LEASE RATE	\$15.00 SF/YR (NNN)
Available SF:	14,140 SF
Building Size:	14,140 SF
Zoning:	Neighborhood Center
Year Built:	505 N Lafayette - 1916 515 N Lafayette - 1976
Real Estate Taxes:	\$16,131.58 (\$1.14/SF)

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505 N. LAFAYETTE BOULEVARD, SOUTH BEND, IN 46601

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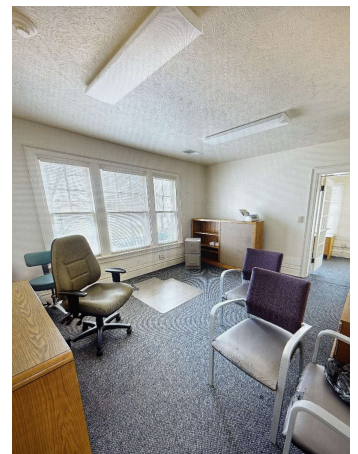
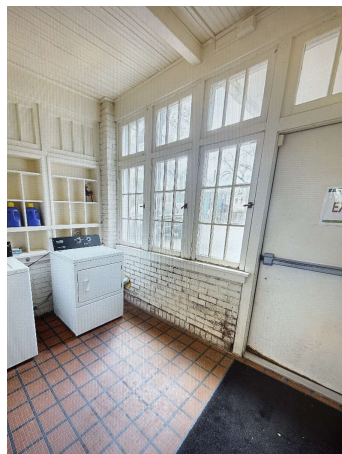
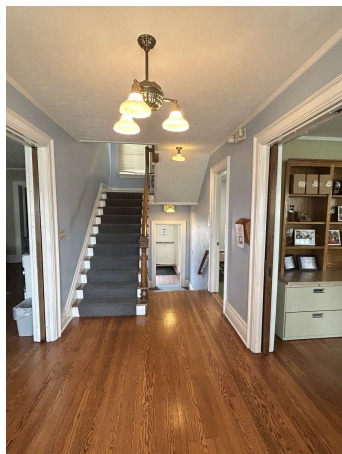
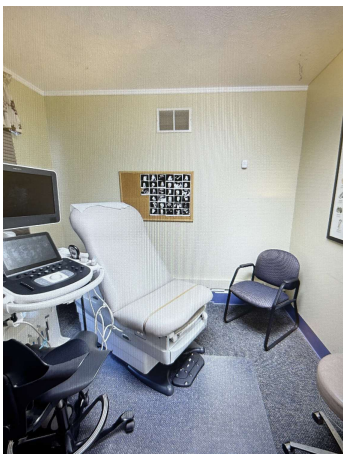
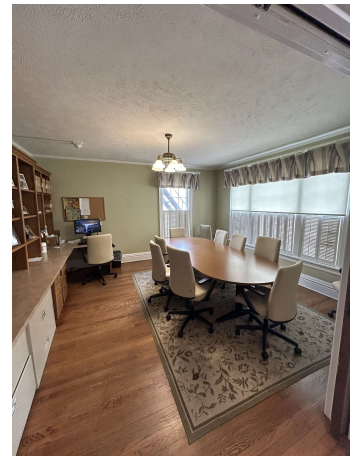


ADDITIONAL PHOTOS

505 - 515 N LAFAYETTE BLVD, SOUTH BEND, IN 46601

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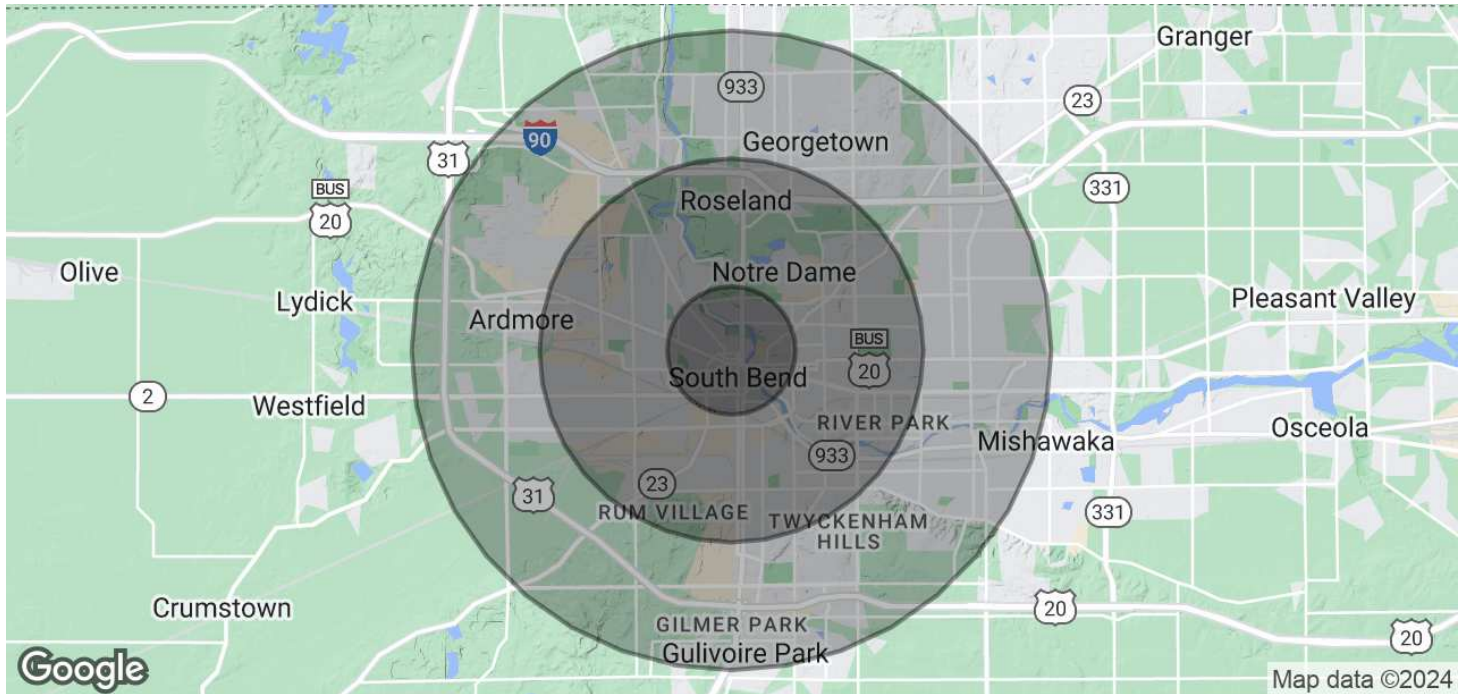


DEMOGRAPHICS MAP & REPORT

505 - 515 N LAFAYETTE BLVD, SOUTH BEND, IN 46601

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OFFICE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,332	89,592	170,104
Average Age	35.5	33.1	36.0
Average Age (Male)	34.4	31.6	34.5
Average Age (Female)	36.1	34.6	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,039	37,821	76,000
# of Persons per HH	1.9	2.4	2.2
Average HH Income	\$65,594	\$51,251	\$54,530
Average House Value	\$95,269	\$89,483	\$100,206

2020 American Community Survey (ACS)

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South Bend

The City of South Bend, and DTSB especially, are committed to the revitalization, growth, development, and safety of the Downtown community. Today, we are seeing higher levels of investment, activity, and commitment than we have in years. Local investors with a real passion for our community are buying up properties to redevelop or revamp. Various civic organizations are creating programs to incentivize local ownership, development, small businesses, and façade work. Major players, such as Memorial Hospital, are pouring money into major redevelopments that will have a tangible impact on the economy of our area. On the leisure and entertainment side, initiatives such as Art Beat, Frist Friday, and

Wine Walks all saw record attendance last year. More and more people are living, working, and playing in our Downtown, and our elected leaders make it a central goal to ensure the safety and enjoyment of all. In 2022, there were 800+ hours of safety patrols as part of a new initiative by DTSB Director Willow Wetherall. Security cameras are being installed in garages. There are programs in place to provide a companion to walk people to their cars late at night. Outreach Ambassadors spend their days meeting with the homeless population and ensuring both their comfort, safety, and health, while also keeping our streets clean and safe. It is an exciting time to be Downtown, and the future is only looking brighter and brighter.

Population
104,893

Total
Households
41,945

Median
Age
34

Total
Businesses
4,628

Commercial Developments

Four Winds Field

- The South Bend Cubs welcomed over 300,000 attendees this summer, with an average of 4,915 per game.
- Andrew Berlin is investing in an upper deck that will add 2,500 additional seats. The city and state are partnering on this project, recognizing the impact it will have.

South Shore

- Though still undecided, there is a big push to bring the South Shore downtown, creating a faster connection between DTSB and Chicago and paving the way for more residential and commercial (re)development. The conversation being had at all shows the faith that many key stakeholders have in our downtown.

Beacon Medical Tower

- Beacon is developing a 10-story, \$232 million, 300,000 SF patient tower at their Memorial campus with an estimated completion date of 2026.
- This project will result in 500 additional jobs and 50% larger rooms for patients.
- “The District” adds 240 urban housing units, first-class hotel, office space, retail, and 950 structured parking spaces.

Library

- SJCPD invested \$36 million in an expansion and renovation of the downtown branch to create a community center and event space.