

LEASE

RETAIL



4921 W WESTERN AVE

DRONE VIDEO



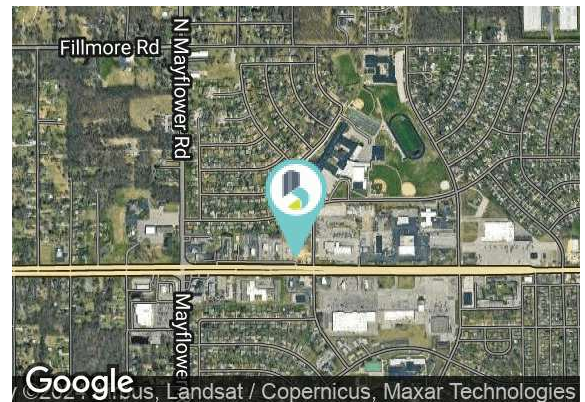
4921 W WESTERN AVE, SOUTH BEND, IN 46619

PROPERTY HIGHLIGHTS

- New retail development with 1,500 - 3,794 SF available, anchored by Starbucks
- Ample parking provided for both employees and visitors
- Positioned at a signalized intersection with traffic counts exceeding 13,668 VPD
- The space is currently in shell condition designed to accommodate a variety of floor plans and businesses
- Subject to deal terms, landlord will deliver the space in white box condition with additional tenant improvement dollars available
- One mile from the US 20 and SR 2 interchange

LEASE RATE	\$29.00 - 32.00 SF/YR (NNN)
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Available SF:	1,500 - 3,794 SF
Lot Size:	0.97 Acres
Building Size:	6,225 SF



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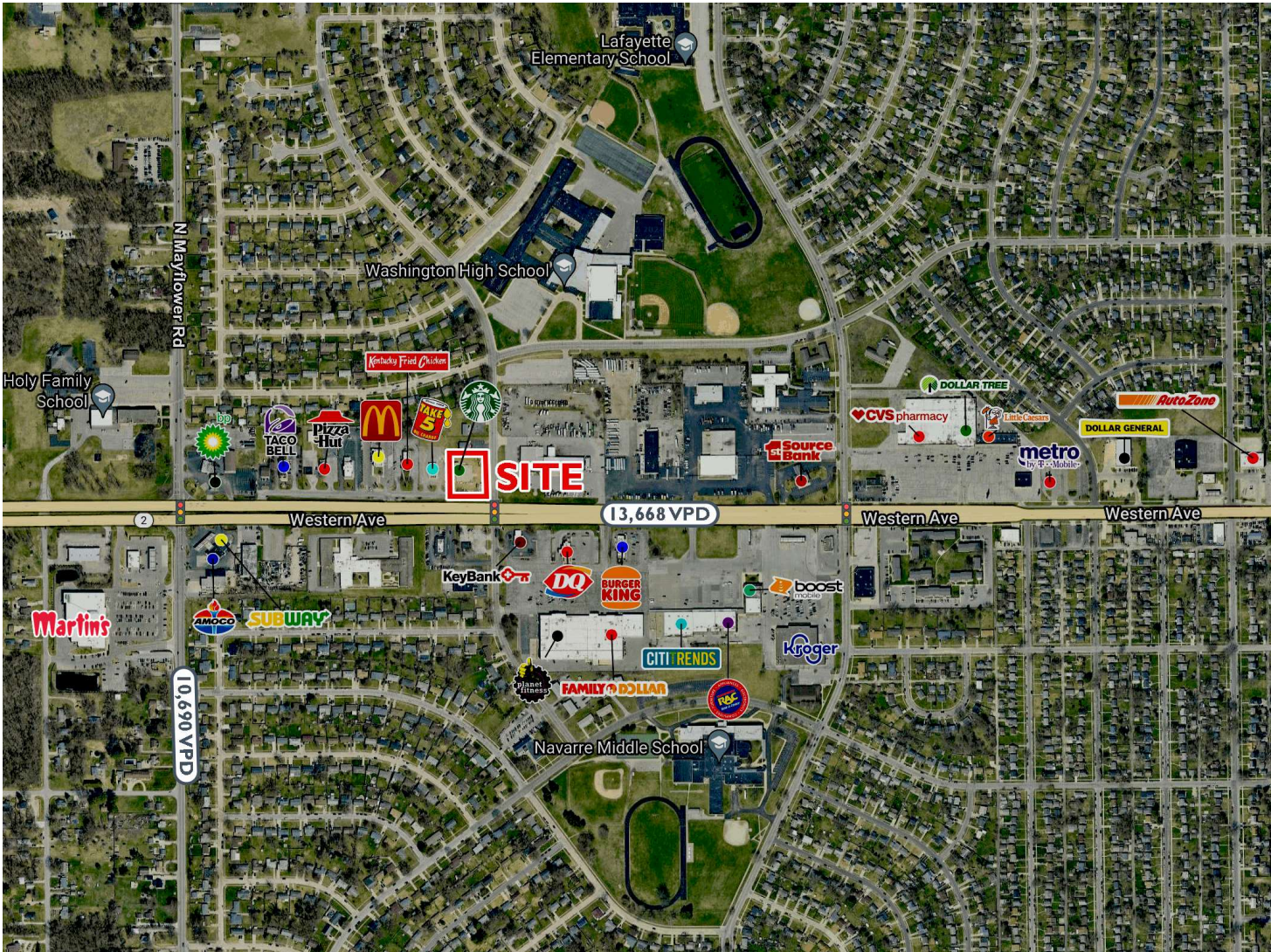
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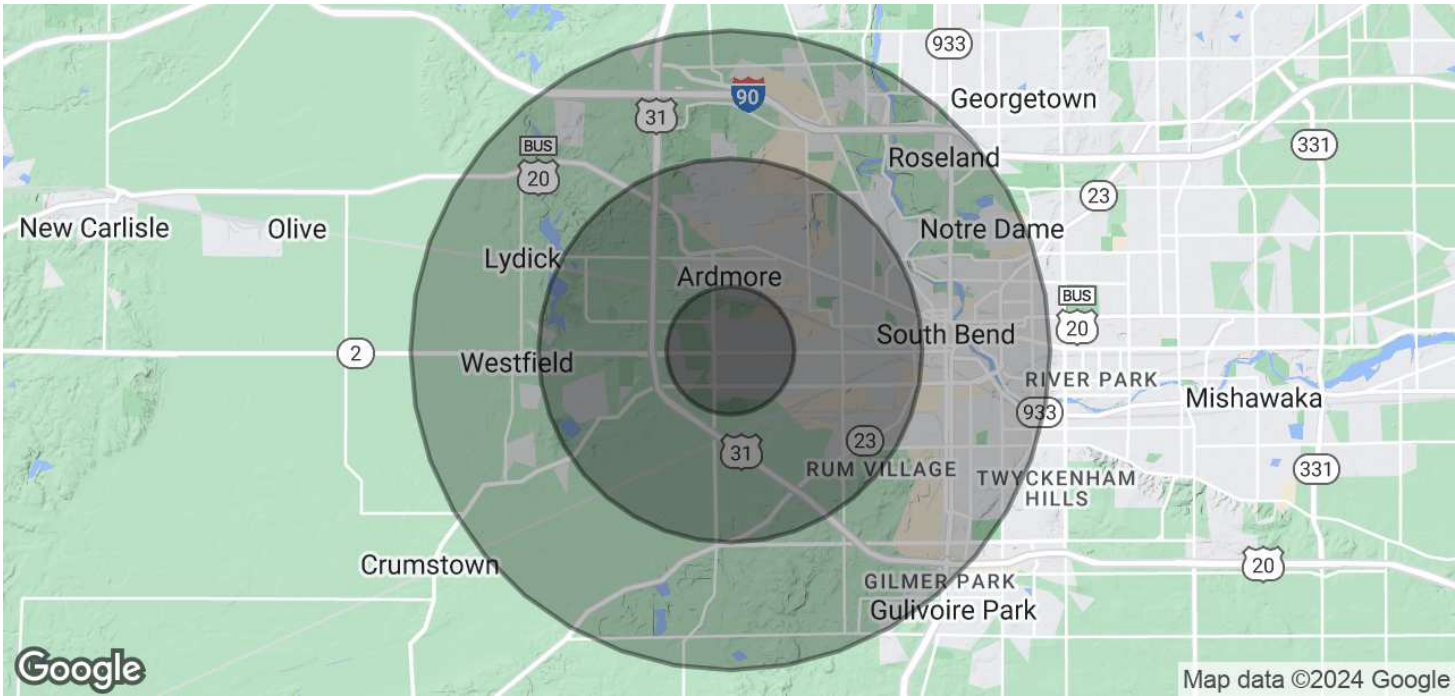


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,432	39,454	104,709
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,417	14,396	38,197
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$58,809	\$56,481	\$70,730
Average House Value	\$115,366	\$125,120	\$177,414

Demographics data derived from AlphaMap

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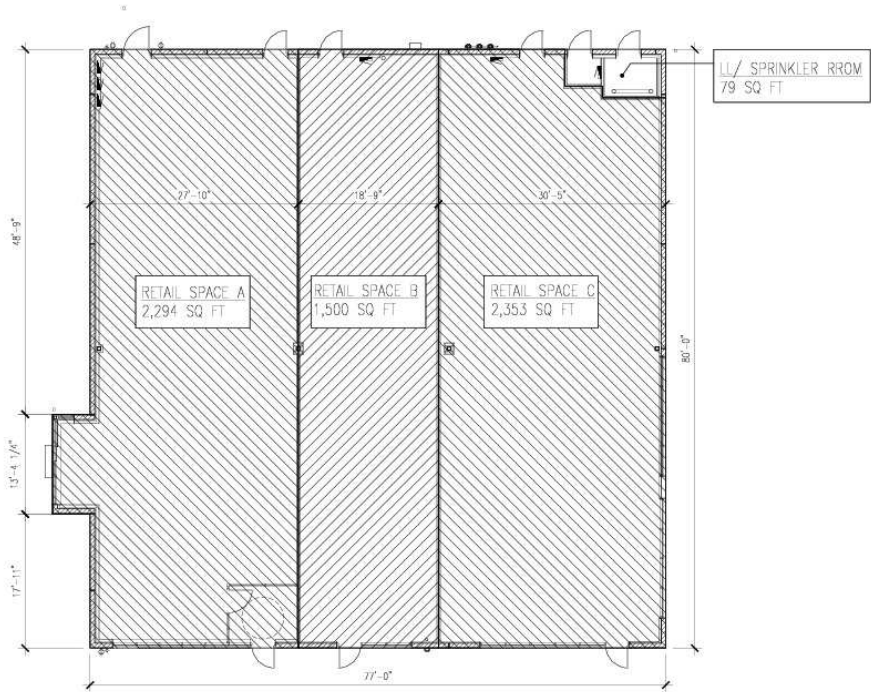
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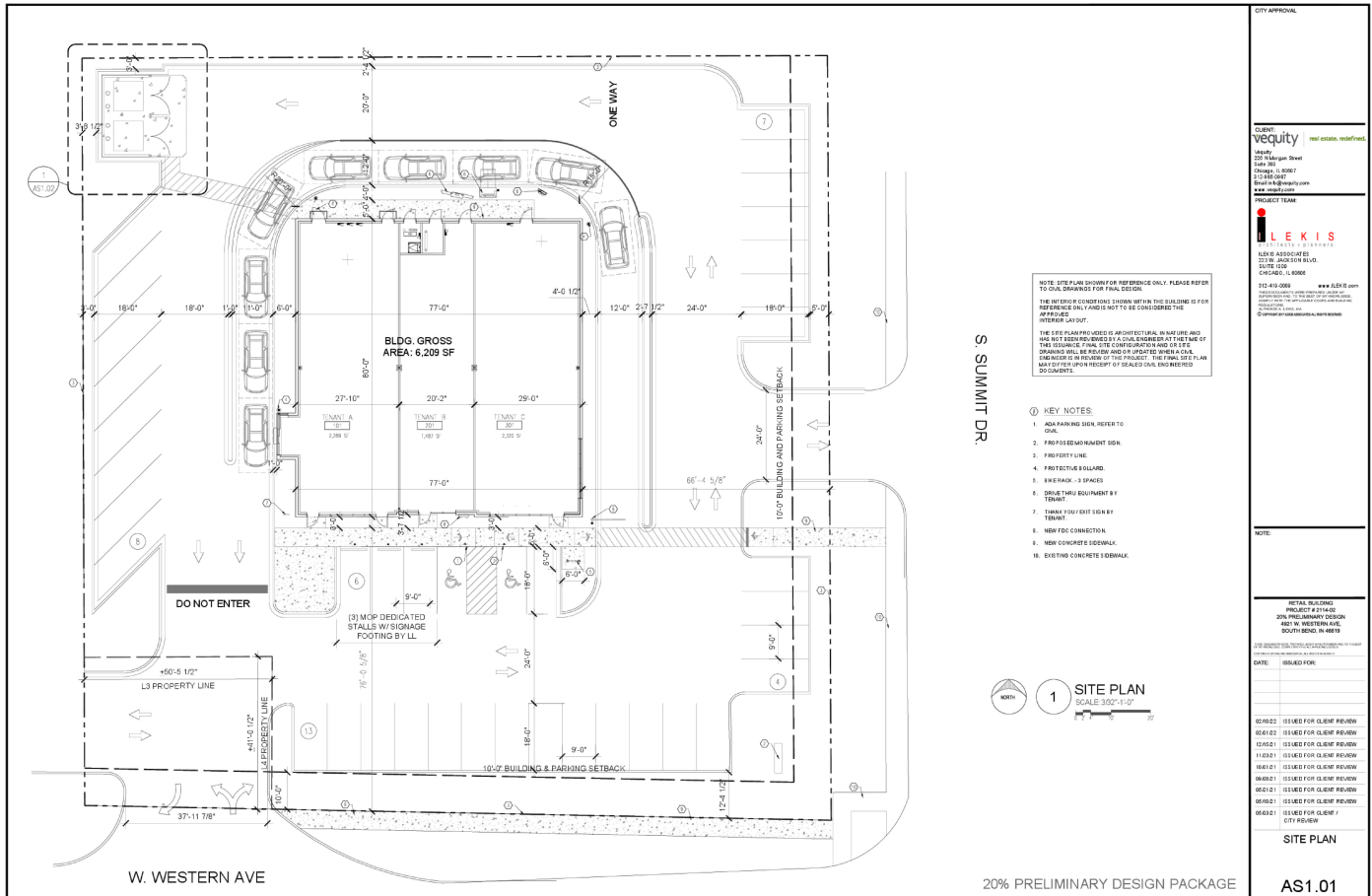
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