

SALE

LAND



370 I PORTAGE RD



370 I PORTAGE RD, SOUTH BEND, IN 46628

PROPERTY OVERVIEW

A 6-acre out lot of the former Walmart Supercenter is available for sale. The former store is being transformed into a self-storage facility with 157,736 square feet of storage units available. The out lot presents the opportunity for commercially zoned municipal acreage in a high traffic commercial corridor with proximity to local amenities. The site is benefited by two ingress and egress points, adjacent high-volume retail QSRs, and a gas station on the southeast corner of the property. The site sits 20 minutes away from the New Carlisle developments, including the \$11 billion AWS facility and \$3.5 billion GM-Samsung EV battery plant.

PROPERTY HIGHLIGHTS

- Prime location in major corridor driving commercial and residential traffic on South Bend’s northwest side
- Retail pad site opportunities available
- Access to main commercial corridors, highways, and interstates
- Regional developments driving demand for housing opportunities

SALE PRICE	\$2,150,000
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Lot Size:	6 Acres
Zoning:	Commercial
Traffic Counts:	17,380 VPD
Water/sewer:	Municipal



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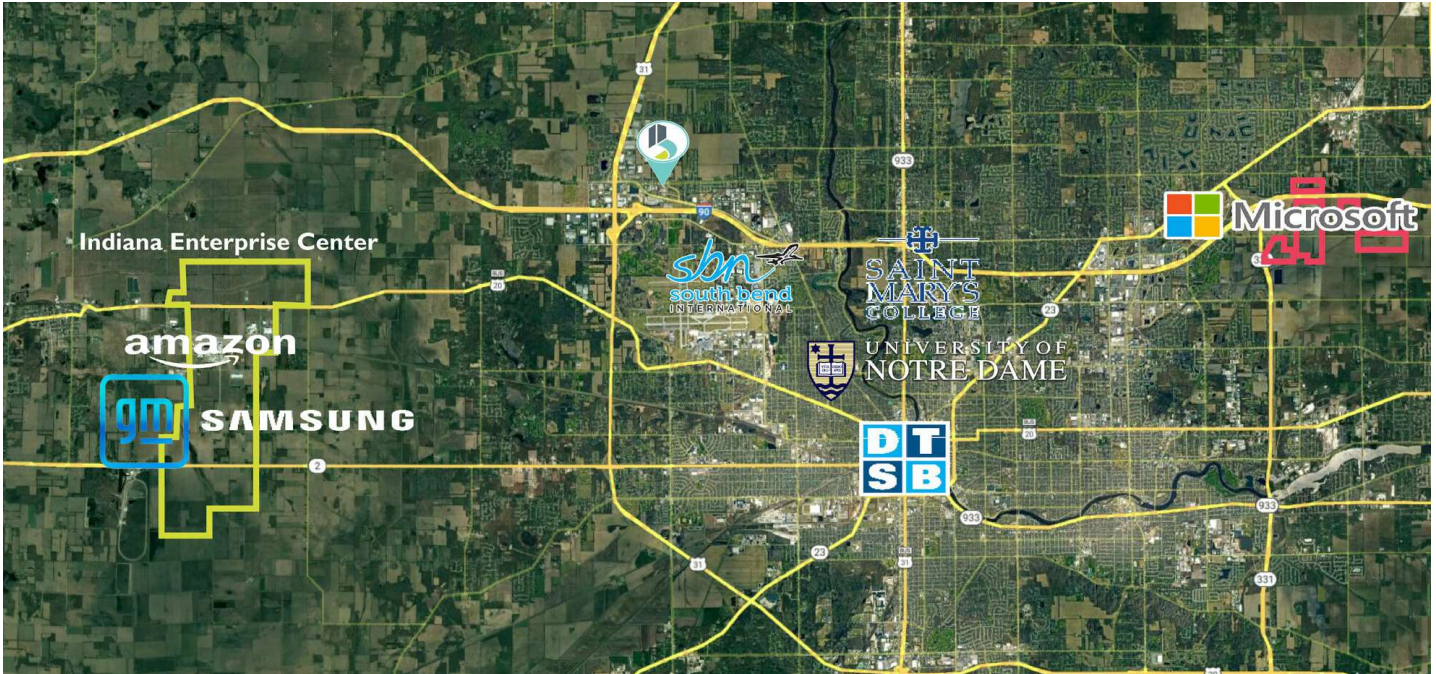
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NEW DEVELOPMENTS

Samsung GM EV Battery Plant - Samsung and GM are partnering on a battery plant in the Indiana Enterprise Center (New Carlisle),. The \$3.5 billion project will be constructed on a 680 acre site and aim to create 1,600 jobs.

AWS Data Center - Amazon Web Services is investing \$11 billion into a data center campus in the Indiana Enterprise Center (New Carlisle). The project will consist of four 216,000 square foot buildings and create 1,000 new jobs.

Microsoft Data Center - Microsoft acquired 939 acres on the northeast side of St Joseph County to build a data center. The project will create more than 300 jobs and aim to attract other development in the area.

Beacon Patient Tower & Main St Development - Beacon Health is constructing a new 10-story, \$232 million patient tower on the Memorial Hospital campus. The 300,000 square foot facility will expand hospital beds and services and create an additional 500 jobs. Great Lakes Capital is redeveloping the 300 and 400 blocks of Main St downtown into a \$150 million mixed-use project bringing in 200 apartments, a hotel, retail, office space, and parking.

Notre Dame Downtown Tech Hub - The University of Notre Dame, with a grant from the Lilly Endowment, acquired the former South Bend Tribune building to create a tech and innovation hub. This accompanies their acquisition of surrounding properties that signals more investment and redevelopment downtown.

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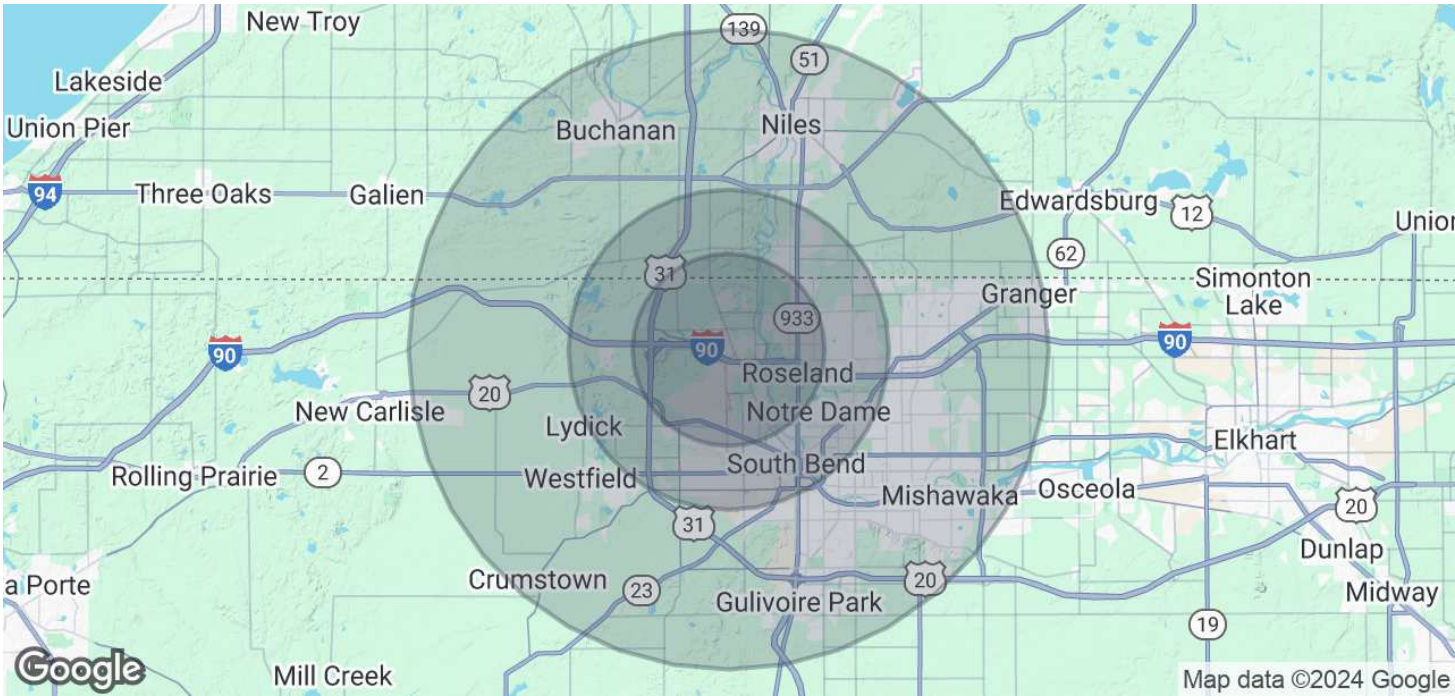


DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	32,257	104,302	272,059
Average Age	39	38	40
Average Age (Male)	39	37	39
Average Age (Female)	40	39	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	12,724	38,943	109,149
# of Persons per HH	2.5	2.7	2.5
Average HH Income	\$78,178	\$78,568	\$86,695
Average House Value	\$193,745	\$202,873	\$223,081

Demographics data derived from AlphaMap

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