



4105 S MICHIGAN ST, SOUTH BEND, IN 46614

PROPERTY OVERVIEW

The Carl Kay Memorials site is available for sale, totaling just under 1-acre on a three parcel site with frontage on high-traffic S Michigan St. The property features a 2,464 square foot structure with associated parking, and has two additional parcels available as part of a redevelopment. The property is utility served and zoned for immediate redevelopment, and sits on the main thoroughfare connecting Downtown South Bend with the south side of South Bend. The property is located in the Ireland Rd submarket, the major commercial node servicing the south side of the County, with a plethora of national retailers and QSRs nearby.

PROPERTY HIGHLIGHTS

- Site is poised for redevelopment
- Access points from the north, west, and east
- Existing structure on improved lot with two additional parcels that can be developed
- Site is serviced by utilities and zoned to allow for myriad commercial uses
- Location in dense retail corridor with proximate access to the US-20 Bypass

SALE PRICE

\$1,000,000

Lot Size:	0.99 Acres
Building Size:	2,464 SF
Zoning:	Commercial
Traffic Counts:	16,791 VPD (S Michigan St)
Utilities:	Municipal water & sewer
Taxes:	\$5,969.7

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LAND



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SOUTHSIDE RETAILERS

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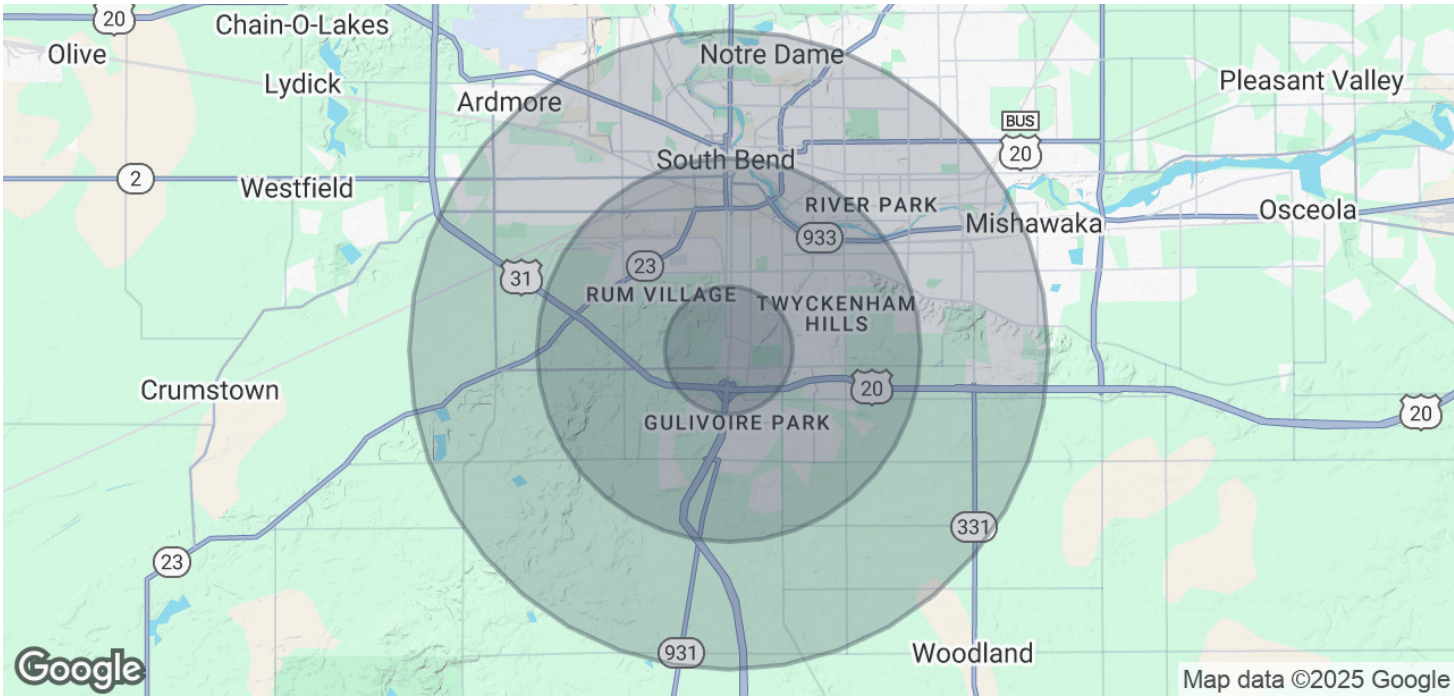
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SALE

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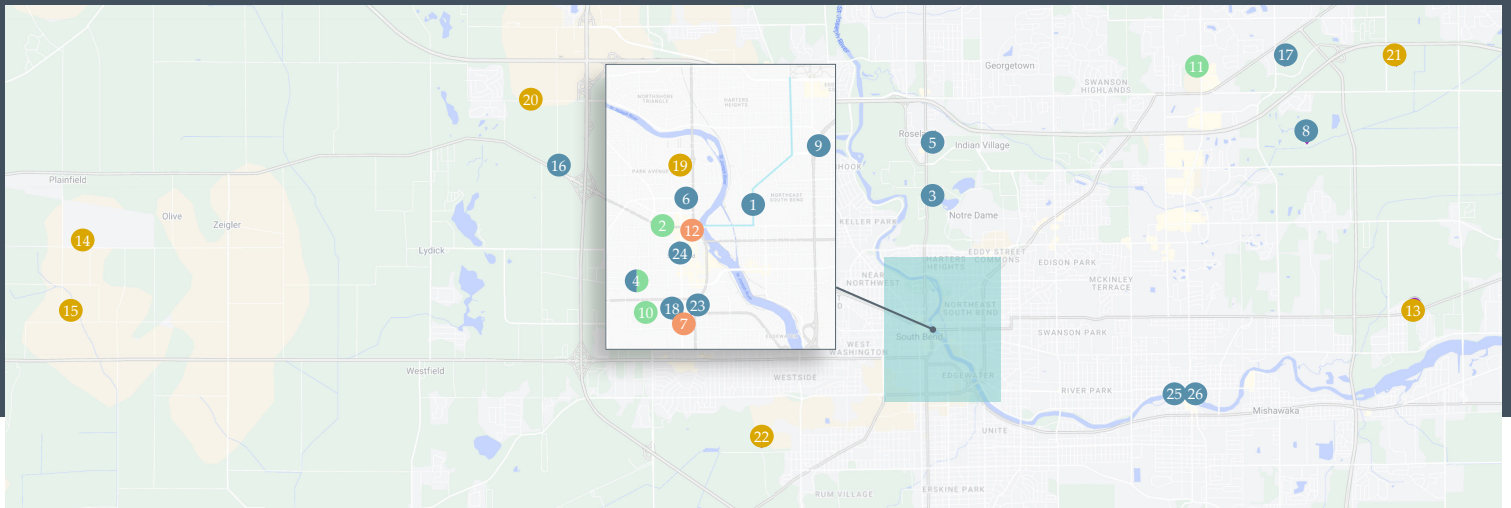
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,544	49,157	129,734
Average Age	39	39	38
Average Age (Male)	37	38	37
Average Age (Female)	40	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,975	19,647	51,858
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$69,114	\$76,954	\$71,909
Average House Value	\$138,286	\$183,556	\$189,377

Demographics data derived from AlphaMap

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● New Construction
 ● Investment
 ● Economic Development
 ● Redevelopment

St. Joe County 2025 Growth & Development

- | | |
|-----------------------------------------|--------------------------------------------|
| 1 Walkway from Notre Dame to South Bend | 14 AWS building |
| 2 ND DTSB Tech Talent Hub | 15 GM Chip Plant |
| 3 Notre Dame Solar Field | 16 Indiana Dinosaur Museum |
| 4 Diocese of Fort Wayne / South Bend | 17 Springs at Mishawaka |
| 5 Northern Edge Project | 18 Diamond View Apartments |
| 6 Madison Lifestyle District | 19 Beacon Tower Expansion |
| 7 Momentum Hub | 20 Lippert After Market Fulfillment Center |
| 8 Mishawaka Fieldhouse | 21 Microsoft Data Center |
| 9 Five Corners | 22 Verbio Plant Expansion |
| 10 Four Winds Field Expansion | 23 The Monreaux |
| 11 Grandview Expansion | 24 Aloft |
| 12 Morris Performing Arts Renovations | 25 The Avalon |
| 13 AM General | 26 The Mill |

