

## 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

<b>SALE PRICE</b>	<b>\$1,000,000</b>
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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



4105 S MICHIGAN ST, SOUTH BEND, IN 46614

SALE

LAND



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# SOUTHSIDE RETAILERS

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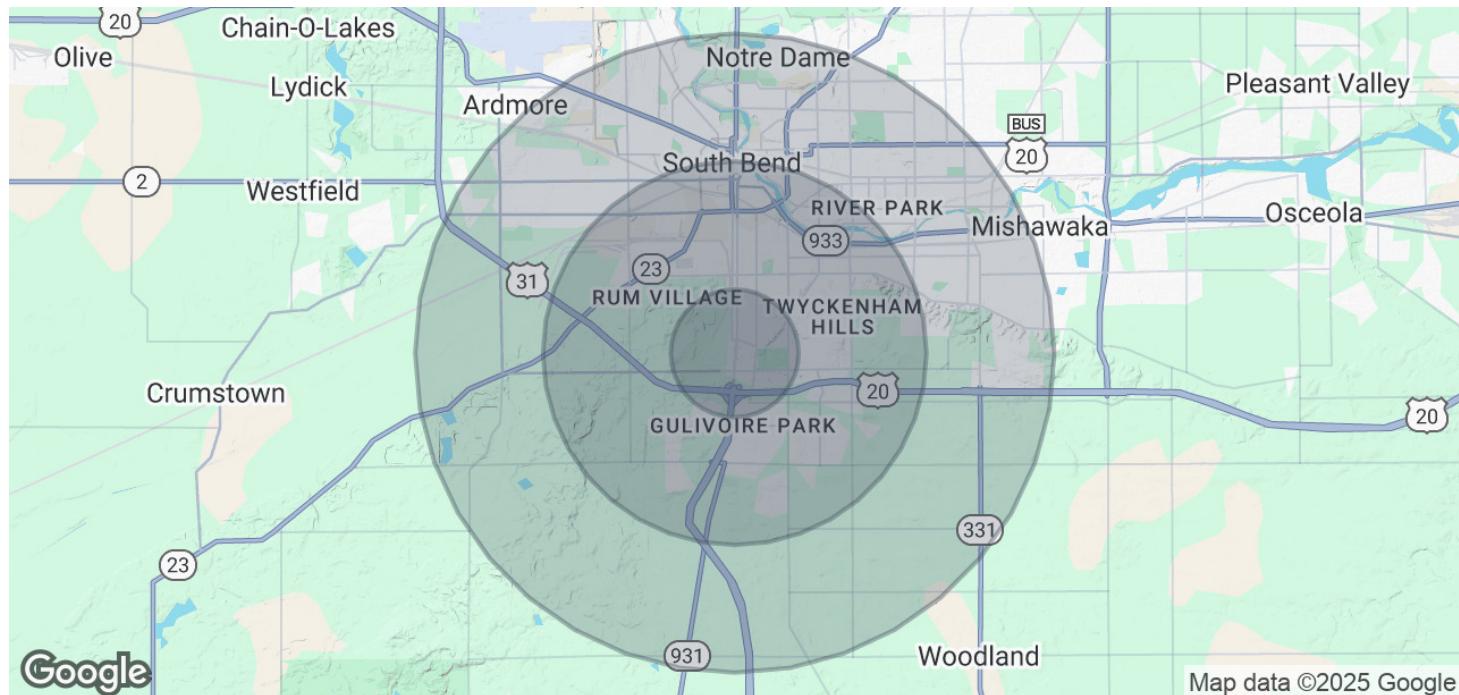
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,544	49,157	129,734
Average Age	39	39	38
Average Age (Male)	37	38	37
Average Age (Female)	40	40	39

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***GREG PINK**

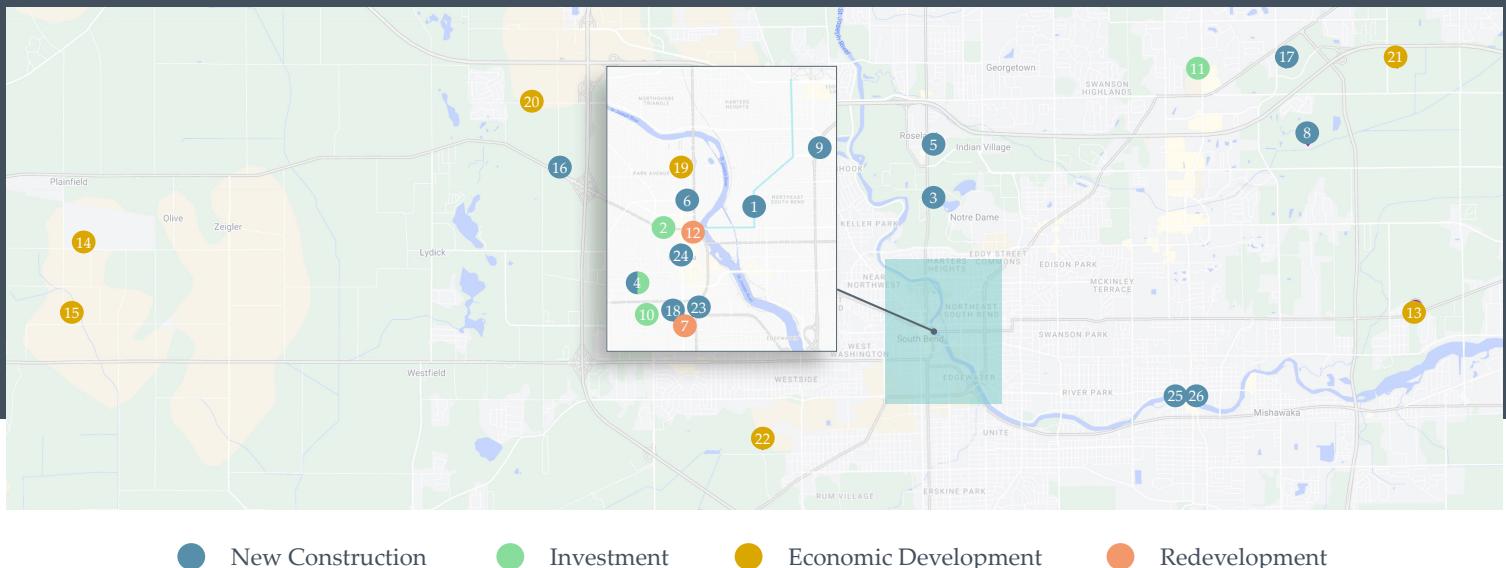
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# St. Joe County 2025 Growth & Development

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

