

LEASE

RETAIL



1517 S MICHIGAN ST



1517 S MICHIGAN ST, SOUTH BEND, IN 46613

PROPERTY OVERVIEW

The rear suite of the 1517 S Michigan St property is available for lease. The 3,679 SF space features a 12' overhead door, 11.5' clear height, floor drain, heat, and private restroom. The property has a dedicated surface parking lot with 13 spaces, along with street parking and rear alley access. The surrounding corridor is home to a variety of auto-related businesses, including sales lots, salvage yard, car washes, mechanics, and detailers. The front portion is occupied by Fisher Auto Parts.

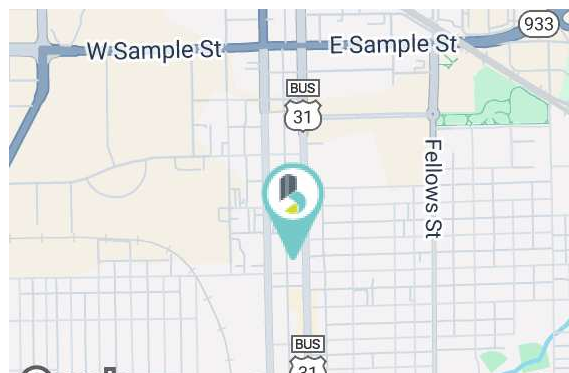
PROPERTY HIGHLIGHTS

- Separate 3,679 SF rear suite available for lease
- Space is accessible via a 12' overhead door and has a floor drain
- Lease type is NNN; tenant reimburses taxes and insurance (\$1.08/SF) and pays their own utilities
- The Fisher Auto Parts space is NOT available for lease

LEASE RATE

\$3.95 SF/YR (NNN)

Available SF:	3,679 SF
Zoning:	Neighborhood Center
Utilities:	Municipal water & sewer
Traffic Counts:	15,135 VPD (Michigan St)



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