



3617 McKinley Ave.

South Bend, IN 46615

Property Highlights

- 2,500 SF office/retail building available for lease/sale
- Features 4 private offices, conference room, reception desk, open work area, break room, bank vault, and fireplace.
- Abundant on-site parking including some covered spaces
- New LED lighted sign with excellent visibility along McKinley Hwy.
- Available basement storage space if required
- Well-positioned in the center of St. Joseph County, attracting residents from all primary trade areas
- Excellent visibility with available drive-thru

Sale Price:	\$495,000
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,590 SF
Lot Size:	0.79 Acres
Building Size:	2,590 SF

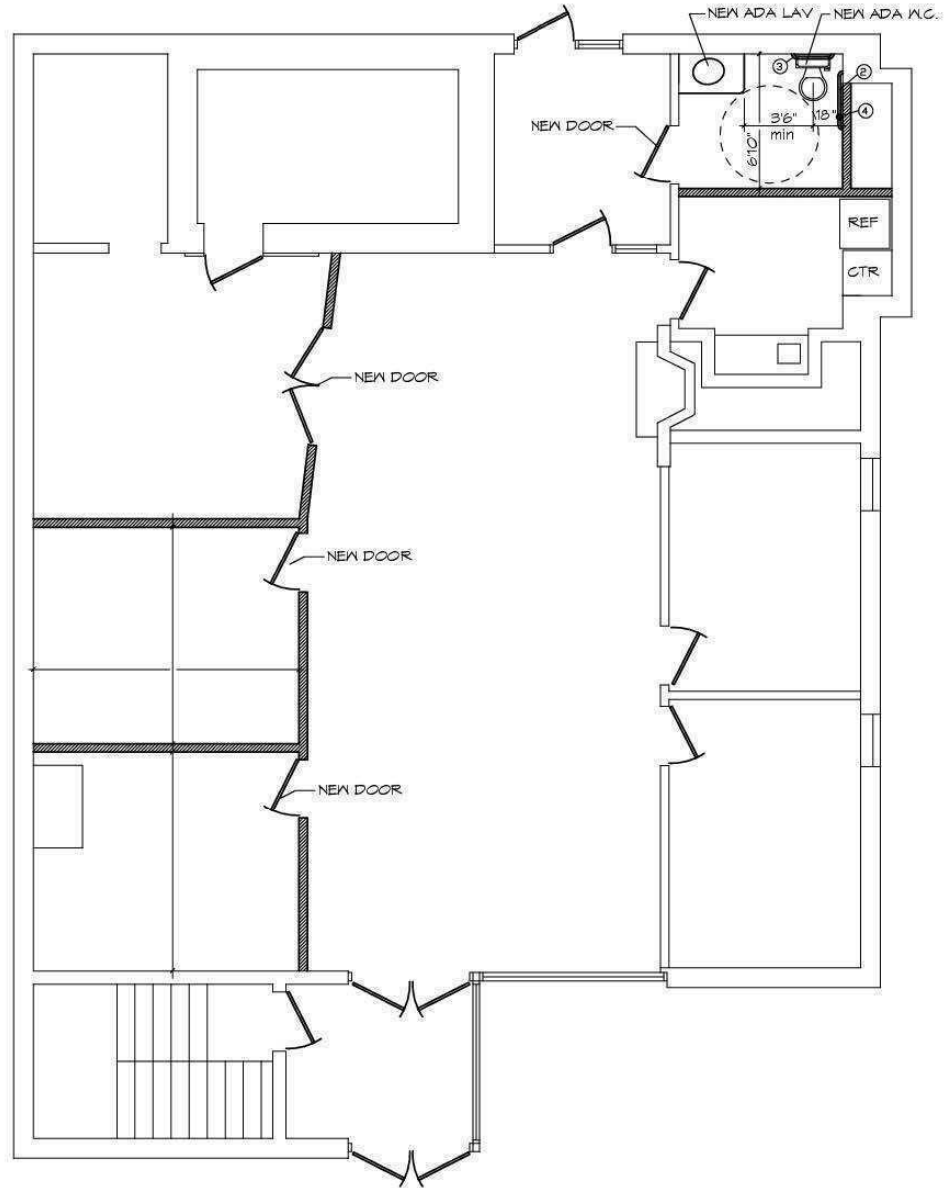
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Demographics	1 Mile	3 Miles	5 Miles
Total population	87,762	175,843	238,453
Total households	35,430	69,271	92,678
Average HH income	\$59,329	\$47,980	\$51,694

Google

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