



# 321-325 S. Main St.

South Bend, IN 46601

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	674 SF
Building Size:	25,596 SF
Zoning	CBD

## Property Overview

The Hibberd Building, located in South Bend's Central Business District, is a historic mixed-use property offering flexible retail and office spaces. Its prime location near restaurants, shops, and residential developments makes it an ideal choice for businesses seeking visibility and accessibility in downtown South Bend.

## Property Highlights

- 674 SF former bakery space for lease
- Recently renovated retail space with new HVAC, bathroom, equipment etc.
- Kitchen equipment and tenant improvement allowance available
- Lower level space/storage available
- Rooftop deck with views of Four Winds Field available for special events
- Commercial tenants include the largest Aveda salon group in Michiana, Shive Hattery, Bend Yoga, and South Bend Brew Works.
- Estimated operating expenses = \$5.97/SF

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**Legend**

Available
Unavailable

**Lease Information**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	674 SF	Lease Rate:	\$17.50 SF/yr

**Available Spaces**

Suite	Tenant	Size	Type	Rate
105A	Available	674 SF	NNN	\$17.50 SF/yr



AREA OVERVIEW



14 Apartment Units



Traffic Count  
10,077 AADT (Main St.)



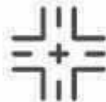
Adjacent to Four Winds  
Field: 5,000 avg. attendance  
for 70 home games



Located in the Heart of  
Downtown South Bend



Abundant Proximal  
Parking



Visibility from Main St.,  
Western Ave. & Lafayette Blvd.



Phase I of a Redevelopment  
that includes Retail,  
Residential, & Restaurants



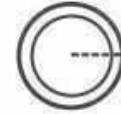
Phase I:  
\$6.5 Million Project



Minutes away from the  
University of Notre Dame



30,000± Daytime  
Population within 1-mile



Destination to Live,  
Work, and Play

