

OFFICE SPACE FOR LEASE

3609 E Jefferson Blvd. | South Bend, IN 46615



Well Maintained Office Space for Lease on Jefferson Blvd. Ample Parking Available

Building Size:	4,545 SF
Available:	1,150 SF
Land:	0.42 Acres
Zoning:	NC - Neighborhood Center
Signage:	Monument
Lease Rate:	\$13.50 PSF Full Service

Details:

Multi-tenant office building just north of Jefferson Blvd. with 1 available suite for lease. The suite is 1,150 SF and features ample parking for both customers and employees. Great visibility on a high traffic corridor with monument signage available for tenants.

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NAI Cressy

P 574.271.4060 | F 574.271.4292 | CRESSY.COM
200 N. Church Street, Suite 200 | Mishawaka, IN 46544

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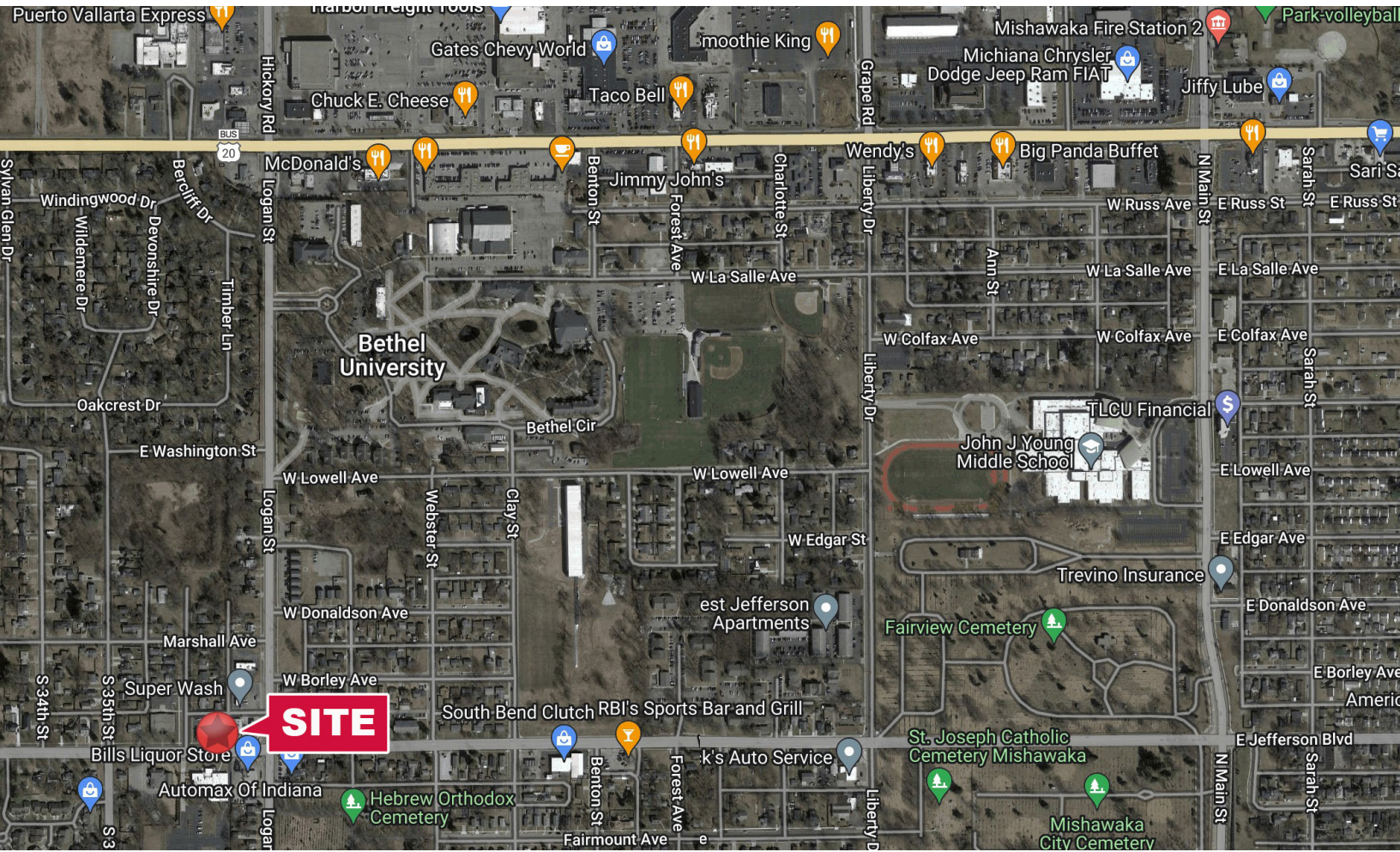
Samuel Cressy
Broker

D 574.485.1556
scressy@cressy.com



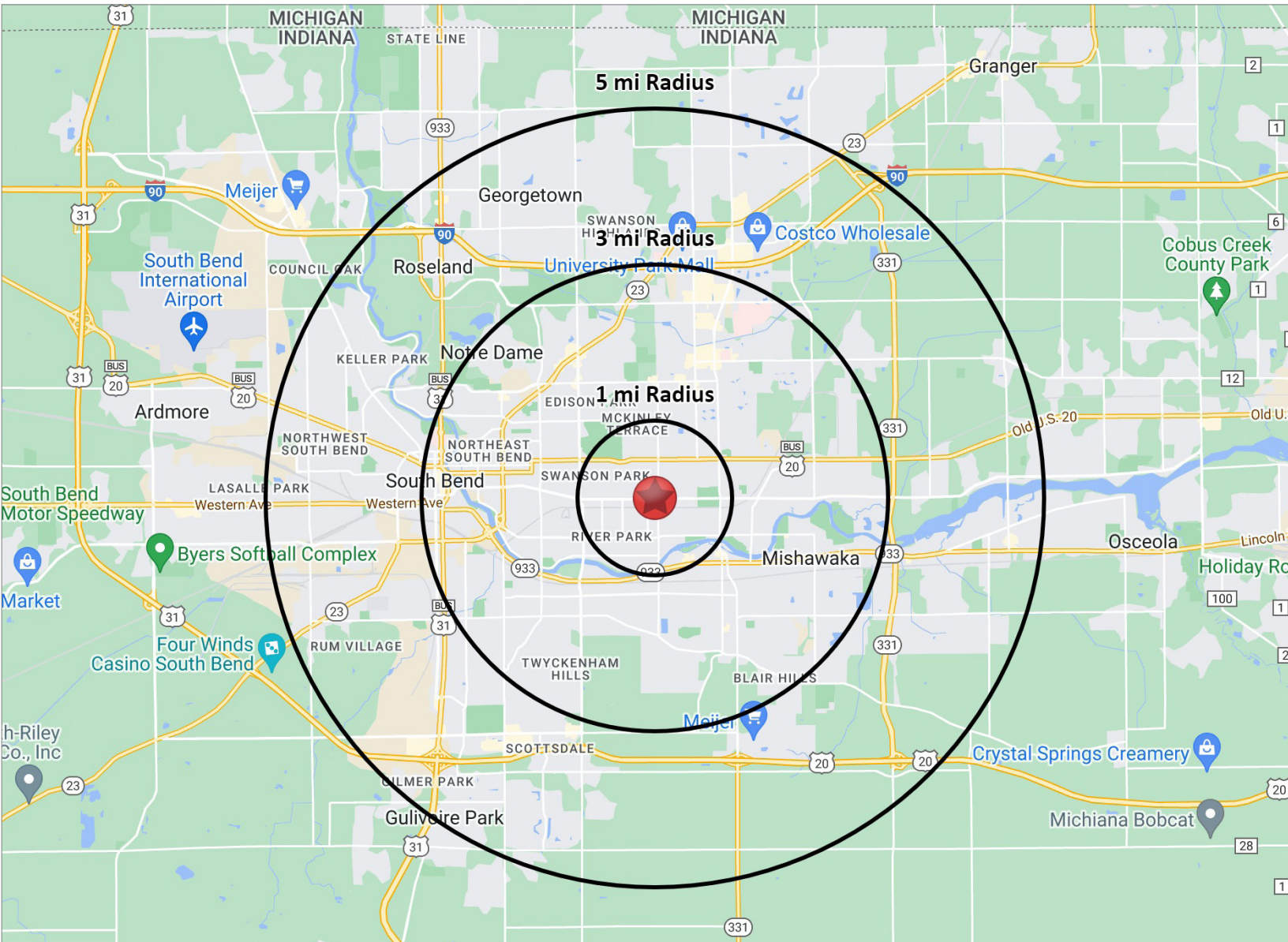
LOCATION OVERVIEW

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- This property is conveniently located near the corner of E. Jefferson Blvd. and Logan St.
- It offers easy access to Bethel University and the busy retail corridor on McKinley Ave./US 20.
- Downtown South Bend is only 2 miles and access to SR 331 is only 3 miles.





POPULATION

1 MILE	15,498
3 MILE	93,545
5 MILE	173,537



NUMBER OF HOUSEHOLDS

1 MILE	7,105
3 MILE	38,254
5 MILE	70,215



AVERAGE HOUSEHOLD INCOME

1 MILE	\$65,749
3 MILE	\$74,412
5 MILE	\$84,233



MEDIAN HOME VALUE

1 MILE	\$113,595
3 MILE	\$147,683
5 MILE	\$157,251