



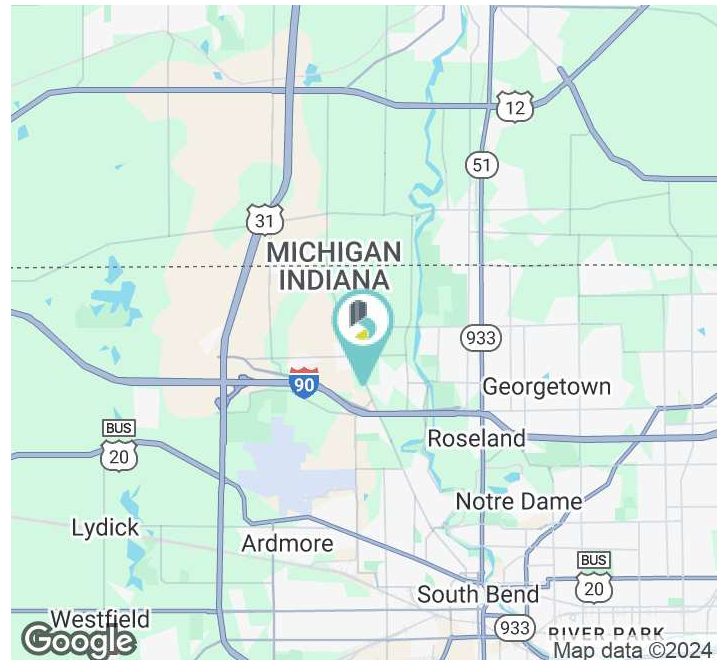
Clocktower Lane - 3903 Portage Rd.

South Bend, IN 46628

Lease Rate:	\$18.50 SF/yr (NNN)
Available SF:	1,392 SF
Lot Size:	1 Acres
Building Size:	18,747 SF
Year Built:	2005
Market:	St. Joseph County
Traffic Count:	17,380 VPD Portage Rd.

Property Highlights

- 1,392 SF retail space available for lease
- Co-tenants include Hacienda, Papa Johns, Great Clips and Ziker Cleaners
- Close proximity to Meijer and Cubesmart Self Storage
- Located on a major thoroughfare near the I-80/90 Toll Road
- Traffic Counts exceed 16,500 vehicles per day
- Estimated Operating Expenses = \$7.31/SF

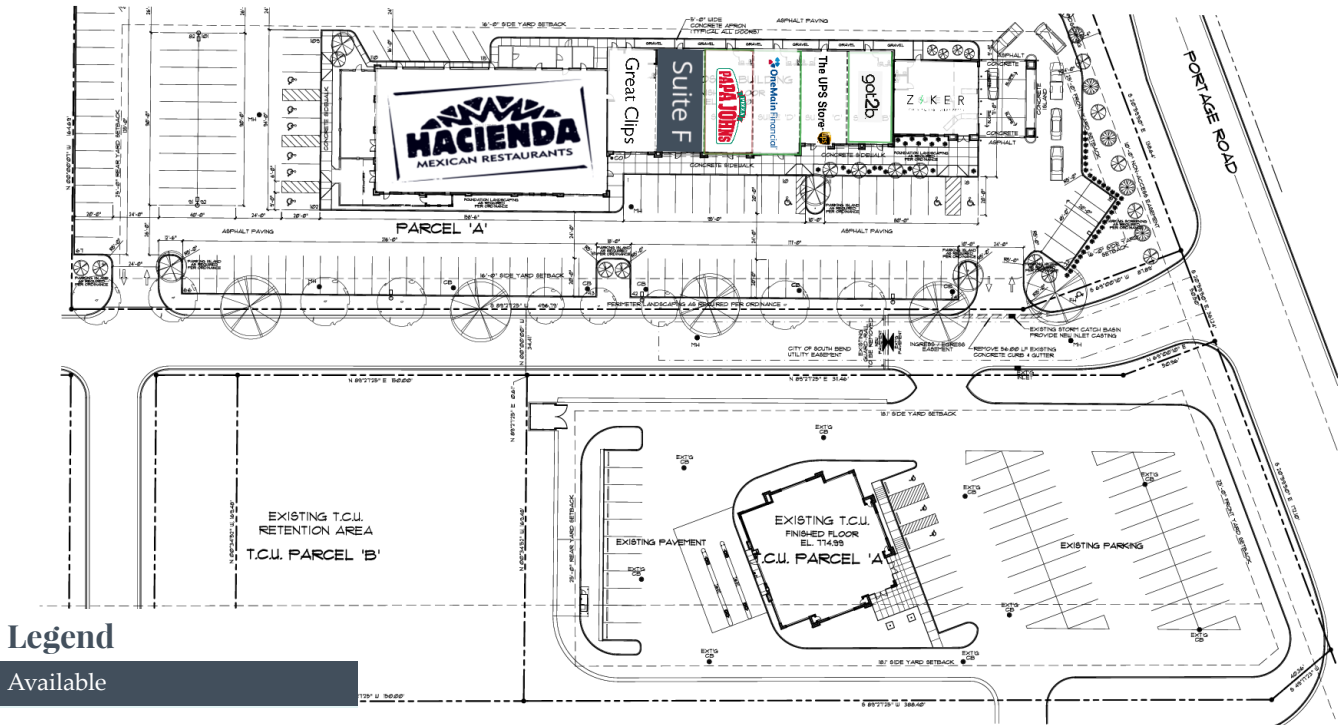


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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,392 SF	Lease Rate:	\$18.50 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
Suite F	Available	1,392 SF	NNN	\$18.50 SF/yr



