



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. |

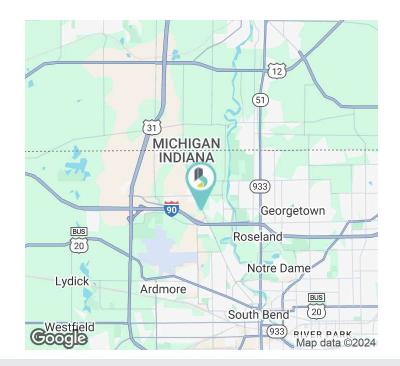
Property Highlights

- 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

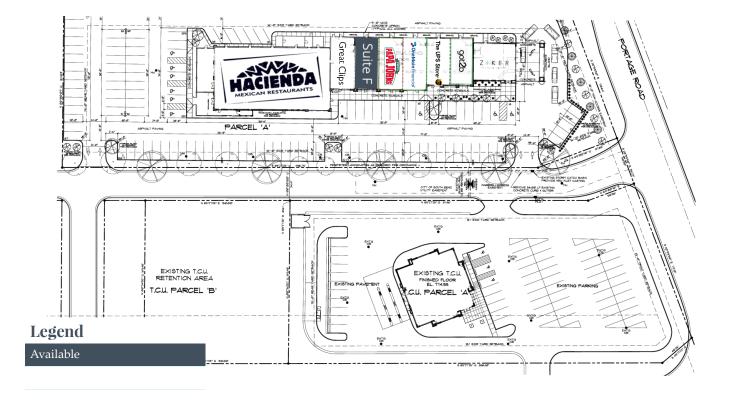
John Jessen *Managing Director*

Gage Hudak, CCIM Vice President

jjessen@bradleyco.com 574.968.9270 ghudak@bradleyco.com 574.855.5706





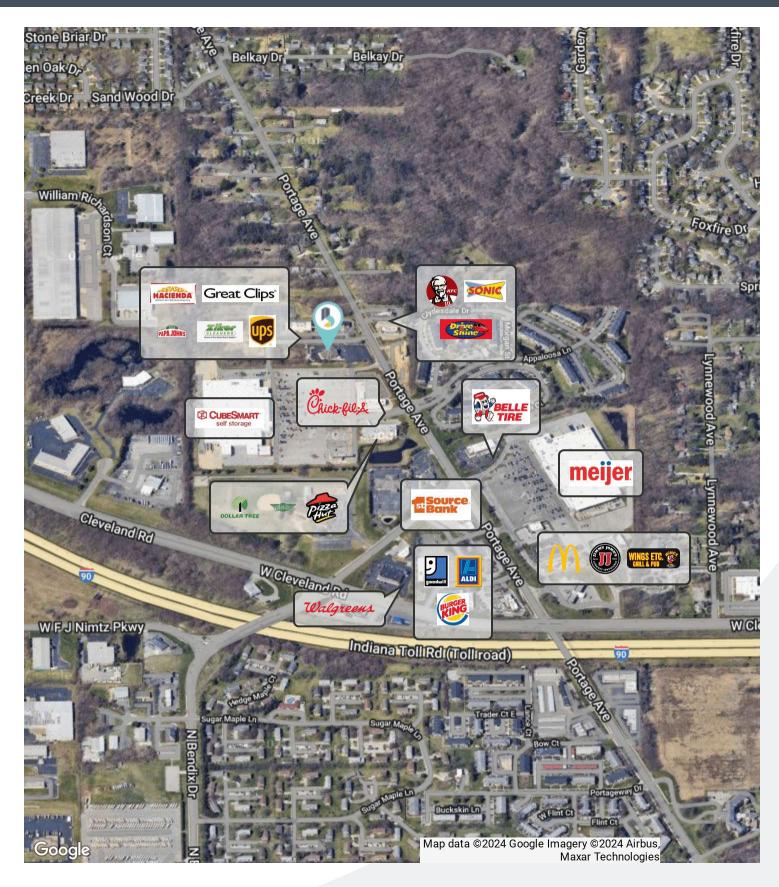


Lease Information

| Lease Type: | | NNN | Lease Term: | | Negotiable | |
|------------------|-----------|----------|-------------|---------------|---------------|--|
| Total Space: | | 1,392 SF | Lease Rate: | | \$18.50 SF/yr | |
| Available Spaces | | | | | | |
| Suite | Tenant | Size | Туре | Rate | | |
| Suite F | Available | 1,392 SF | NNN | \$18.50 SF/yr | | |

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HACIENDA TAURANT Great Clips The UPS Store OneMain Financial 3903

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