

# RETAIL SPACE FOR LEASE

211 S. Michigan St. | South Bend, IN 46601



## Space Available with Strong Daytime Foot and Vehicular Traffic

**Building Size:** 78,200 SF  
**Available:** 1,100 SF  
**Land:** 0.31 Acres  
**Zoning:** C - Commercial  
**Built:** 1923  
**Lease Rate:** \$12.00 - \$14.00 PSF / YR NNN

[VIEW PROPERTY ONLINE](#)

### Details:

New to the market is 1,100 sq. ft. of ground floor retail space within the Robertson's Building in downtown South Bend. This space would be ideal for a coffee shop, deli, retail boutique or convenience store. Situated in the central business district, this space benefits from strong foot and vehicular traffic from the daytime population as well as evening entertainment consumers. Asking \$12.00 - 14.00 / sq. ft. NNN.



# NAI Cressy

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200 N Church St., Suite 200, Mishawaka, IN 46544

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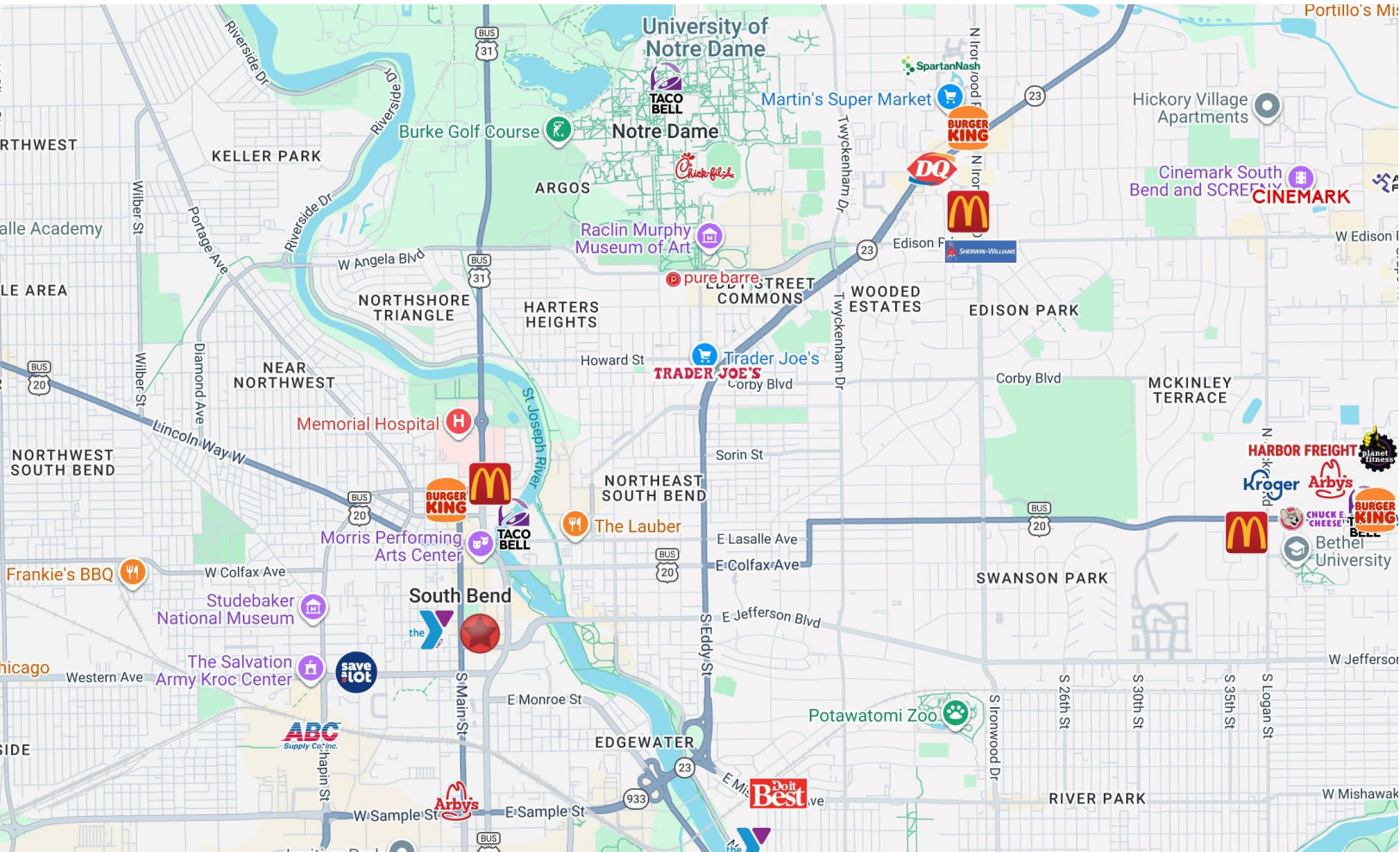
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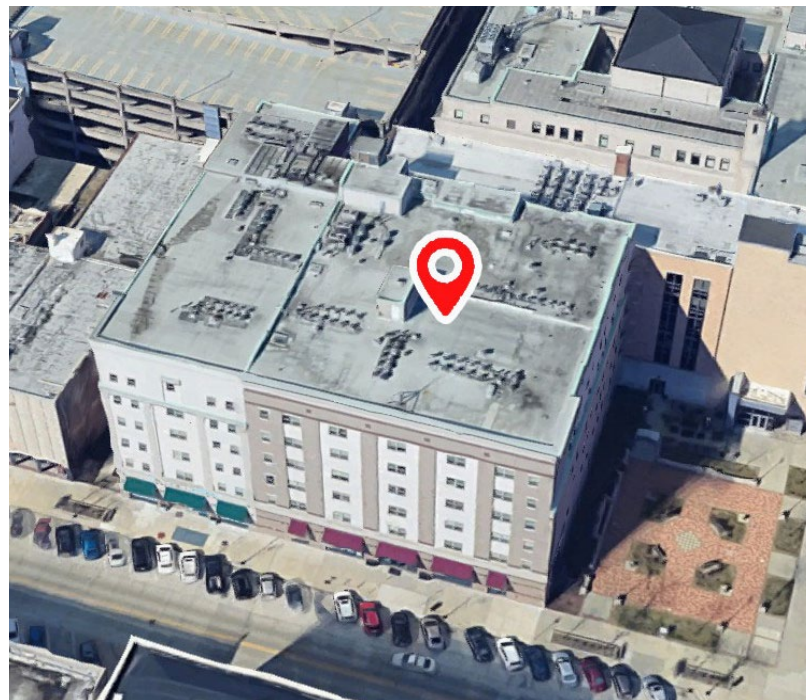
# LOCATION OVERVIEW

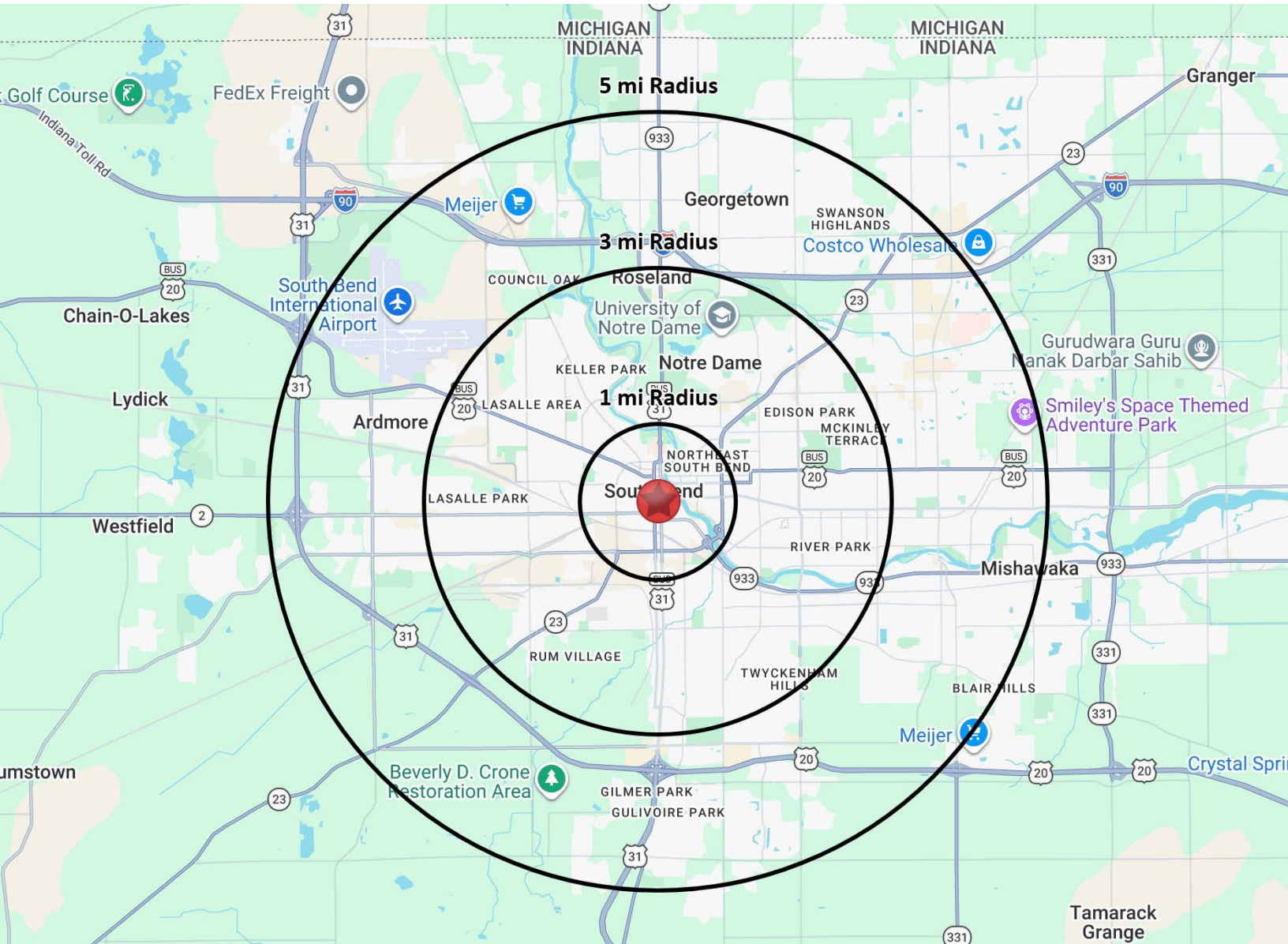
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Located in the CBD of South bend and is surrounded by redevelopment projects including the Madison Lifestyle District which is four block to the north, and is minutes away from the University of Notre Dame.





## POPULATION

1 MILE	11,279
3 MILE	101,089
5 MILE	179,155



## NUMBER OF HOUSEHOLDS

1 MILE	1,466
3 MILE	19,241
5 MILE	40,001



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$72,010
3 MILE	\$77,784
5 MILE	\$81,793



## MEDIAN HOME VALUE

1 MILE	\$209,869
3 MILE	\$157,778
5 MILE	\$172,629