

Retail/Office For Sublease



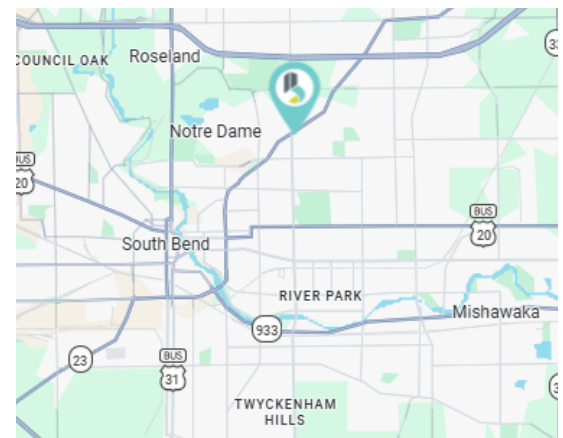
54533 Terrace Lane

South Bend, IN, 46635

Property Highlights

- 1,200 SF Retail/Office Sublease
- Move-In Ready: Open layout with dedicated ADA restroom, suitable for a wide range of users
- Prime Location: Near the University of Notre Dame at the corner of SR-23 and Ironwood Road, with strong visibility and traffic counts
- Strong Value: Priced below what the location typically commands
- Flexible Term: Sublease with under 2 years remaining, ideal for short-term users. Longer term and a direct lease with the landlord may also be available

Sublease Rate	\$21.50 (MG)
Leasable	1,200 SF
Traffic Count	ADT 26,323 (SR 23)



Gage Hudak, CCIM
ghudak@bradleyco.com
c 574.855.5706

John Jessen
jjessen@bradleyco.com
c 574.968.9270

Rebecca Ward
rward@bradleyco.com
c 574.855.5718

www.bradleyco.com

Additional Photos

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