

# Retail For Lease



## 237 N. Doctor M.L.K. Jr. Blvd.

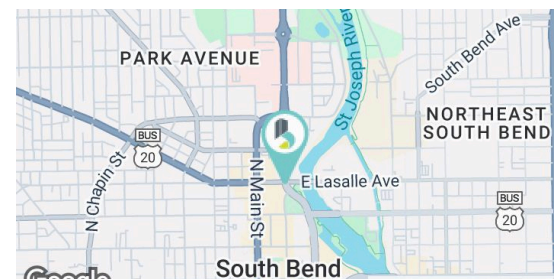
South Bend, IN, 46601

Prime mixed-use building located in the heart of downtown South Bend. The property features modern multi-family apartments above street-level retail space, offering strong built-in foot traffic and excellent visibility along Dr. Martin Luther King Jr. Blvd.

### Property Highlights

- 2 ground-floor suites available for lease - 1 former cafe and 1 move-in ready office space
- Prominent downtown location with steady pedestrian and vehicle traffic, located next door to the Morris Performing Arts Center
- Surrounded by residential, office, and civic developments
- Modern building with street parking and nearby public parking options
- Ideal for retail, service, or office users
- Estimated NNN Expenses: \$5.92/SF

Lease Rate	\$16.00 (NNN)
Leasable	783 - 1,280 SF
Building Size (SF)	97,536 SF
Lot Size	0.25 Acres
Traffic Count	ADT 13,578 (E. LaSalle)



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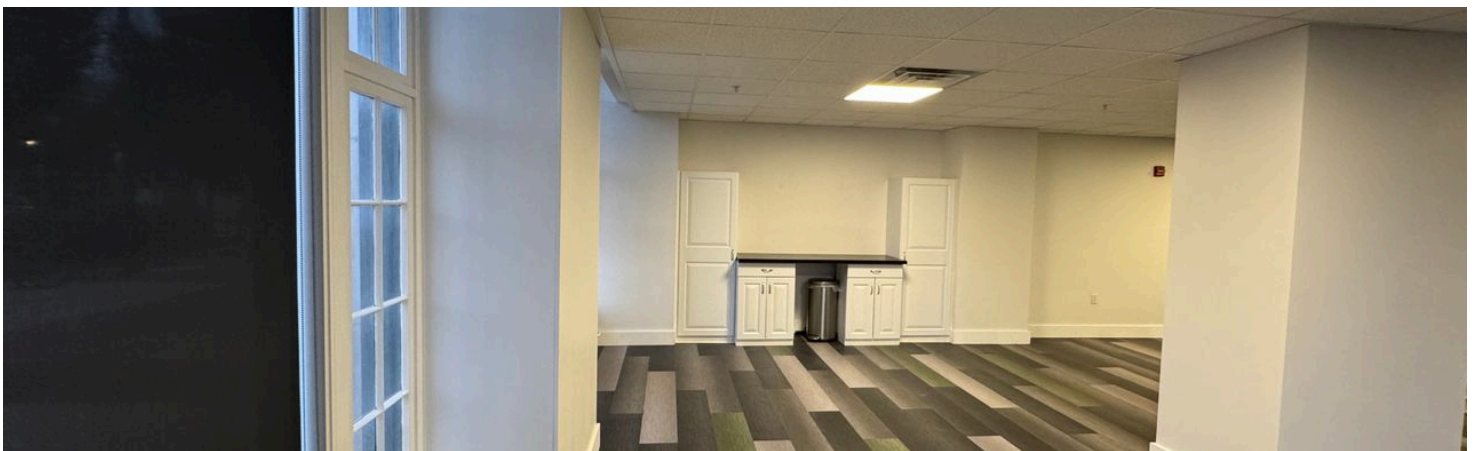
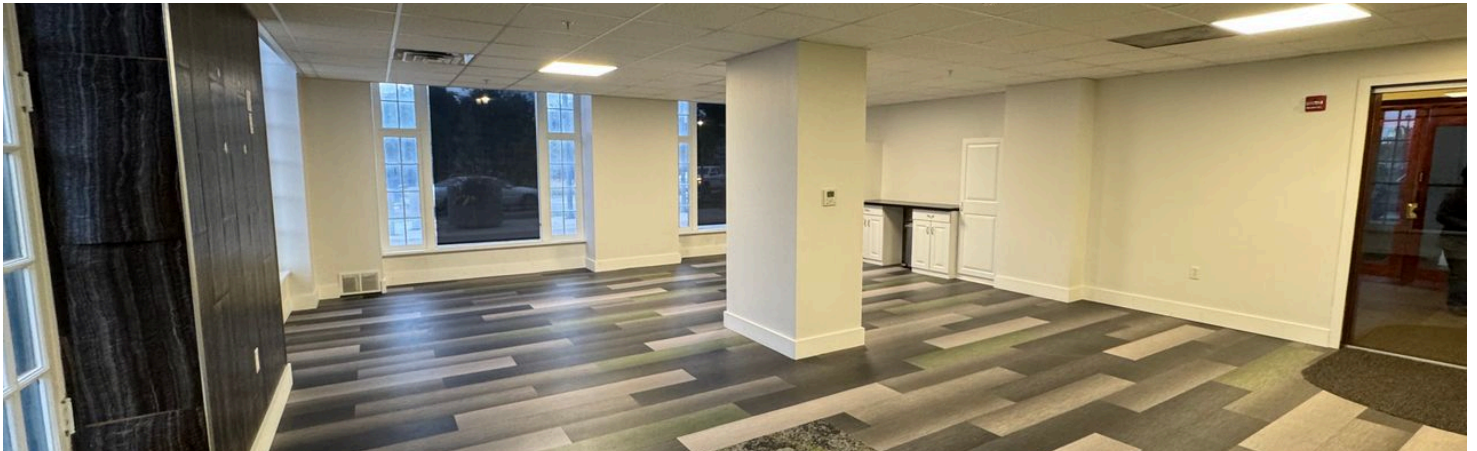
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# Office Photos

237 N. Doctor M.L.K. Jr. Blvd. South Bend, IN 46601



# Cafe Photos

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# Retailer Map

