

LEASE



OFFICE

247 N DIXIE WAY DR



247 N DIXIE WAY DR, SOUTH BEND, IN 46637

PROPERTY OVERVIEW

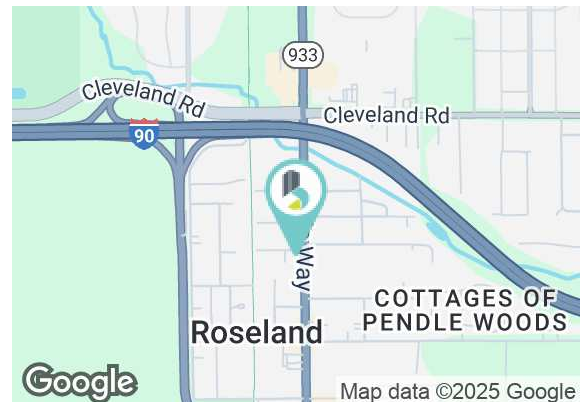
This two-story building located right on high-traffic 933 is comprised of two-4,800 SF floors. The first floor has one 1,400 SF suite in the back, ideal for a variety of retail uses such as a fitness center or studio, and a 3,400 SF suite with front visibility suited for restaurant usage. The upstairs features 4 finished office suites ranging in size from 828 to 1336 SF. Located just minutes from the University of Notre Dame, Saint Mary’s College, and Holy Cross College, the space is ideal for university-related users.

PROPERTY HIGHLIGHTS

- First floor can be demised and configured according to tenant requirement
- Ownership investing significant capital into Subject Property to increase curb appeal and desirability
- Located on high traffic 933, a main commercial corridor connecting South Bend and Niles
- Lots on Rhodes St are earmarked to develop as additional parking
- Office space is move-in ready (828 to 1326 SF)
- Traffic counts of 19,862 vehicles per day on 933 (2022 data)
- Property is zoned to allow outdoor patio seating for restaurant user

LEASE RATE	\$11.00 - 14.00 SF/YR (MG)
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Available SF:	875 - 3,400 SF
Lot Size:	0.31 Acres
Building Size:	9,804 SF



BRADLEY COMPANY
112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

BRENDAN BRADLEY
Broker
574.850.4927
bbradley@bradleyco.com

NIKKI ARIVE
Broker
574.213.5605
narive@bradleyco.com

MATT WETZEL
Vice President
574.970.9006
mwetzel@bradleyco.com



BRADLEYCO.COM



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	875 - 3,400 SF	Lease Rate:	\$11.00 - \$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
C	Available	875 SF	Modified Gross	\$11.00 - 14.00 SF/yr	2nd Floor
D	Available	1,336 SF	Modified Gross	\$11.00 - 14.00 SF/yr	2nd Floor
F	Available	3,400 SF	Modified Gross	\$11.00 - 14.00 SF/yr	1st Floor

BRENDAN BRADLEY
 Broker
 574.850.4927
 bbradley@bradleyco.com

NIKKI ARIVE
 Broker
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 narive@bradleyco.com

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 Vice President
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 mwetzel@bradleyco.com



ADDITIONAL PHOTOS

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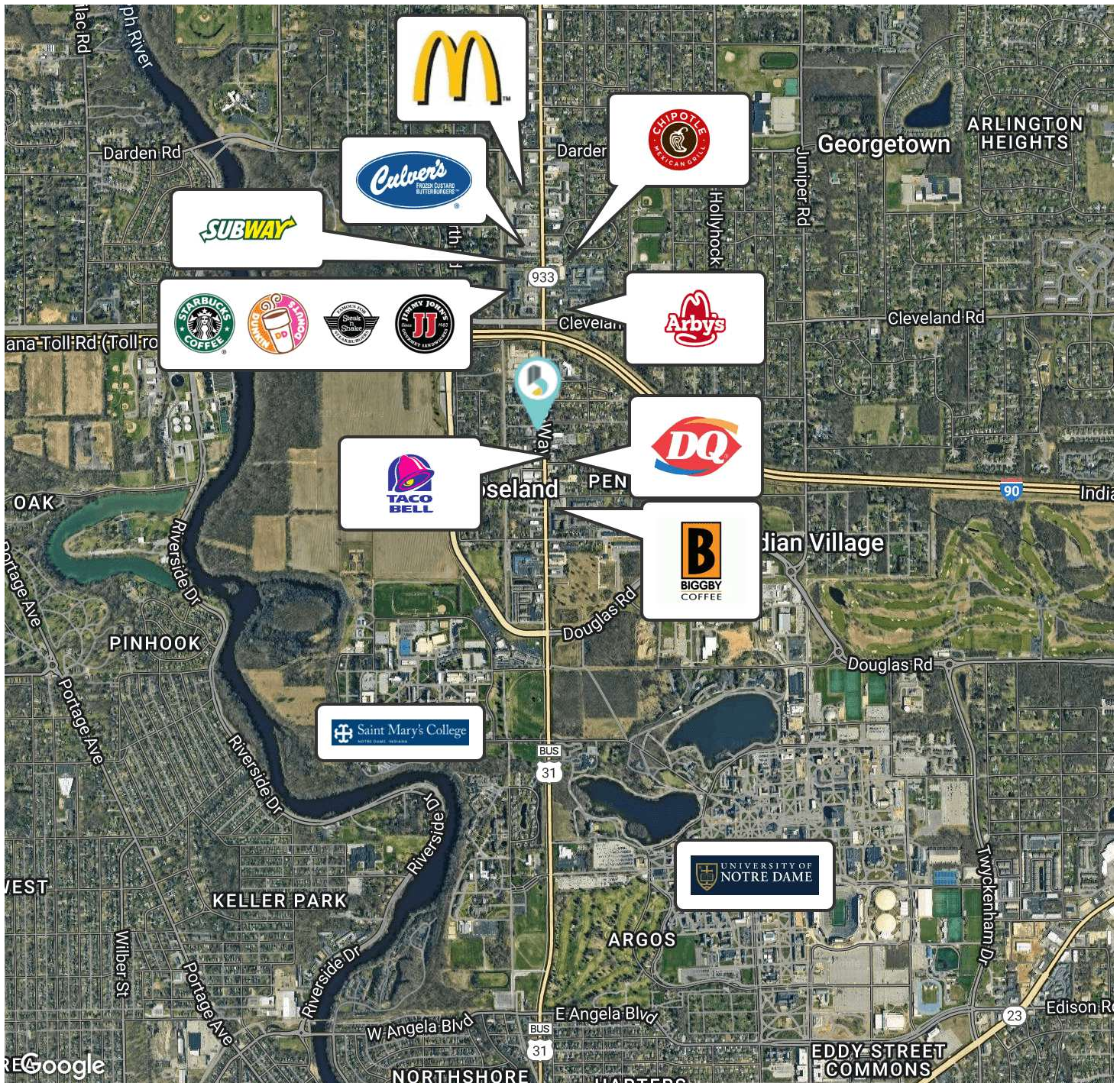
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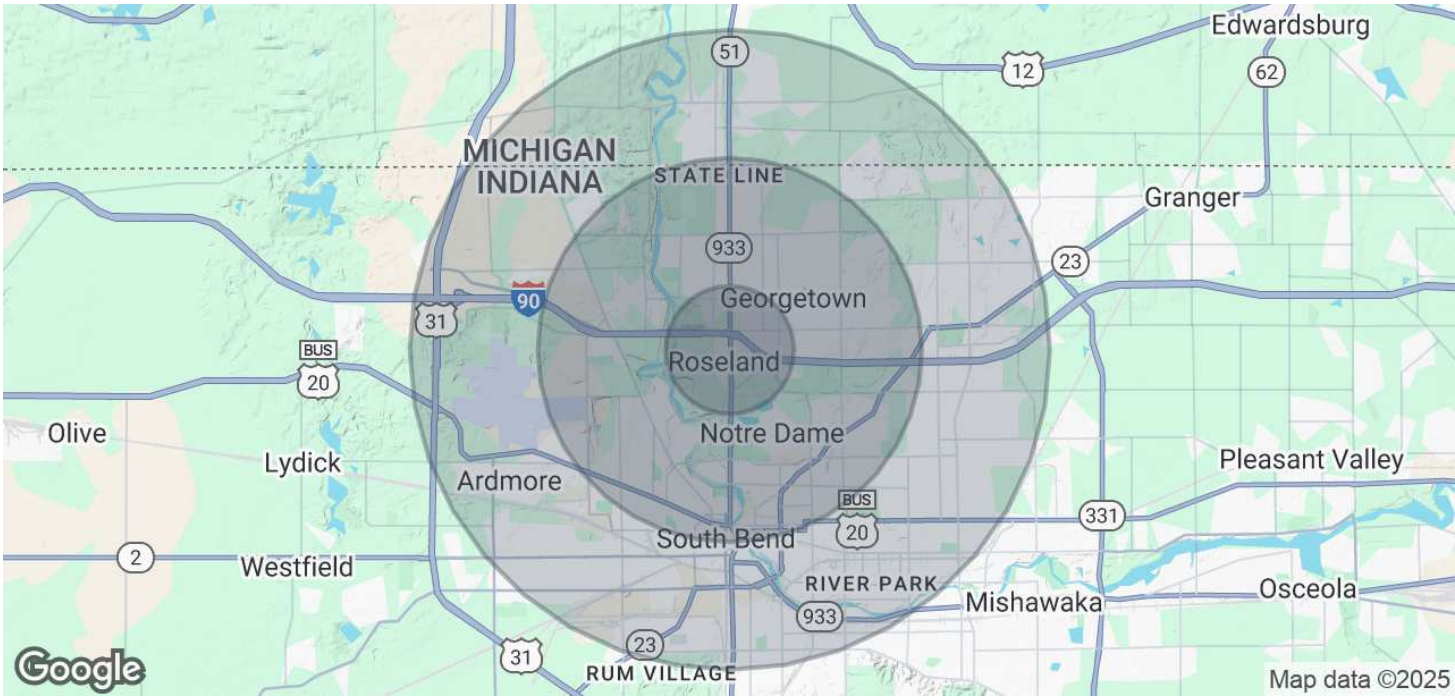


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,604	64,621	150,476
Average Age	32.9	35.2	36.6
Average Age (Male)	33.4	34.1	35.1
Average Age (Female)	34.6	37.3	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,625	27,391	66,925
# of Persons per HH	2.8	2.4	2.2
Average HH Income	\$64,320	\$65,221	\$60,553
Average House Value	\$121,382	\$126,109	\$115,529

2020 American Community Survey (ACS)

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