

Multi-Use Building For Lease

2307 Edison Road

South Bend, IN 46635



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Excellent Retail/Office/Apartment Opportunity in South Bend Near University of Notre Dame



Snapshot

Building Size: 9,900 SF

Land: 0.35 Acres

Year Built: 2021

Zoning: CB - Community Business

Parking: Ample Outdoor Parking

Power: 3-Phase Power

Lighting: LED Lighting

Lease Rates: Retail Space - \$18.00 - \$24.00 PSF
Office Space - \$16.00 - \$20.00 PSF
Modified Gross

Property Details

This brand new mixed-use building sits on the corner of Edison Road and Ironwood Drive with a combined daily traffic count of 33,602 vehicles per day. It is located within walking distance of the University of Notre Dame and is just a few minutes to St. Mary's College, downtown South Bend, and the University Park trade area.

- There is 3,227 SF of retail space on the first floor. Perfect for a small showroom or any retailer looking for an open concept.
- The second floor has 3,227 SF of professional class A office space. This space is ideal for satellite offices, medical offices, lawyers, accountants and more.
- The third floor offers a 3,096 SF 3 bedroom/3 bathroom high end, luxury apartment with top of the line fixtures and finishes.
- The remaining 350 SF is utilized by the elevator & stairwell.

4100 Edison Lakes Parkway, Suite 350

Mishawaka, Indiana

574.271.4060

574.271.4292 Fax

www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

LINA BAKHIL DALLOUL, MBA

Broker

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Property Photos



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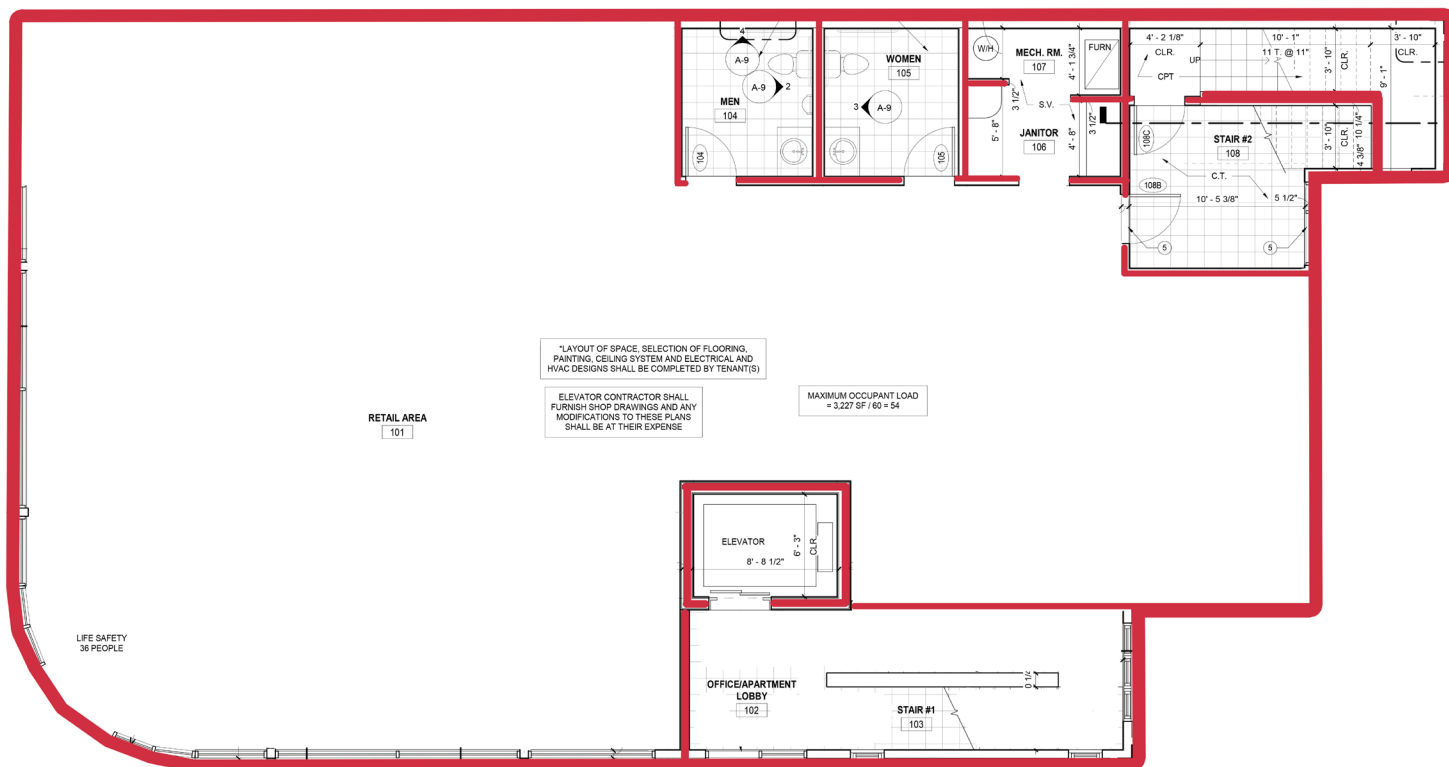
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First Floor Retail Space Floor Plan



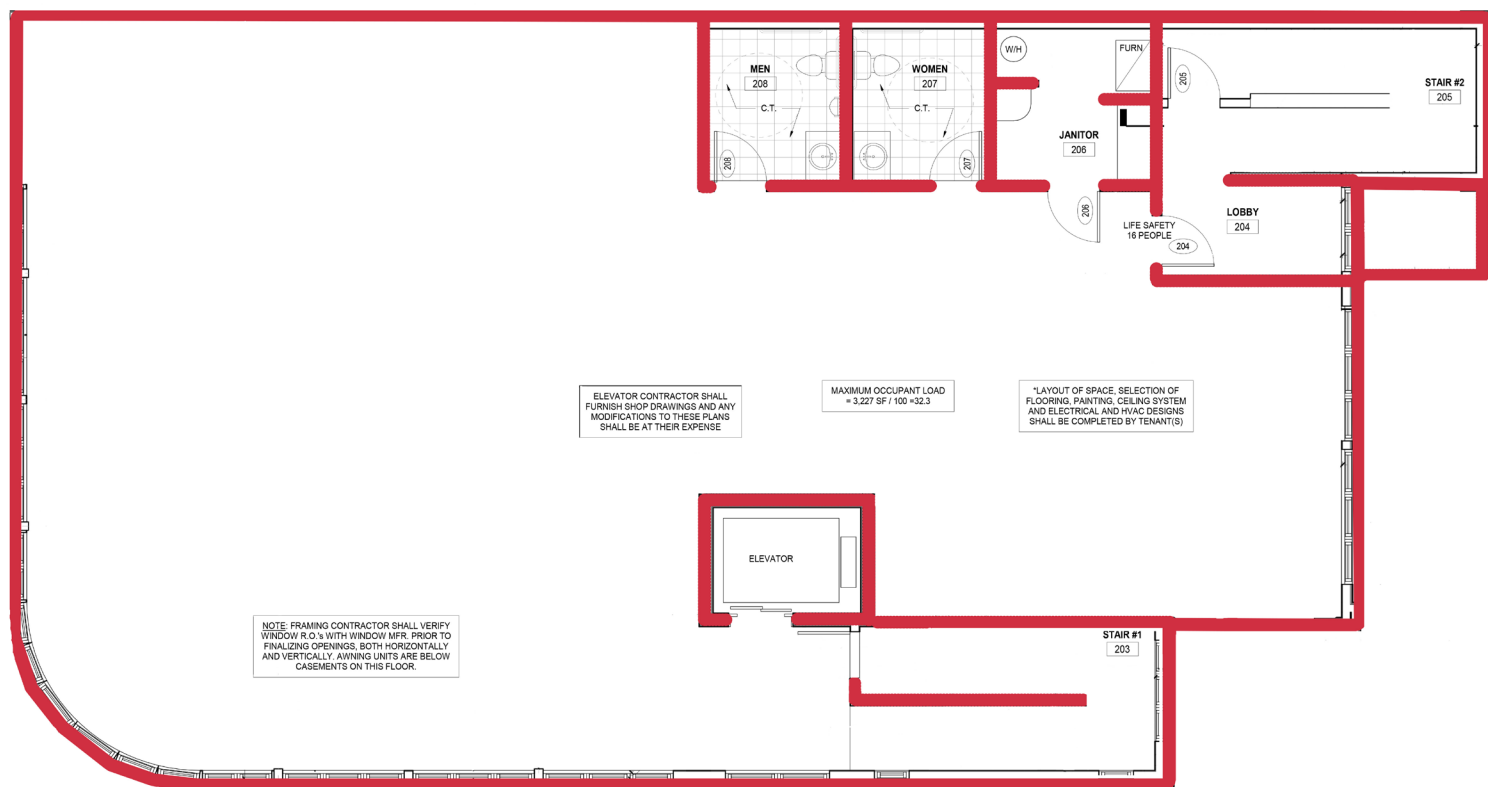
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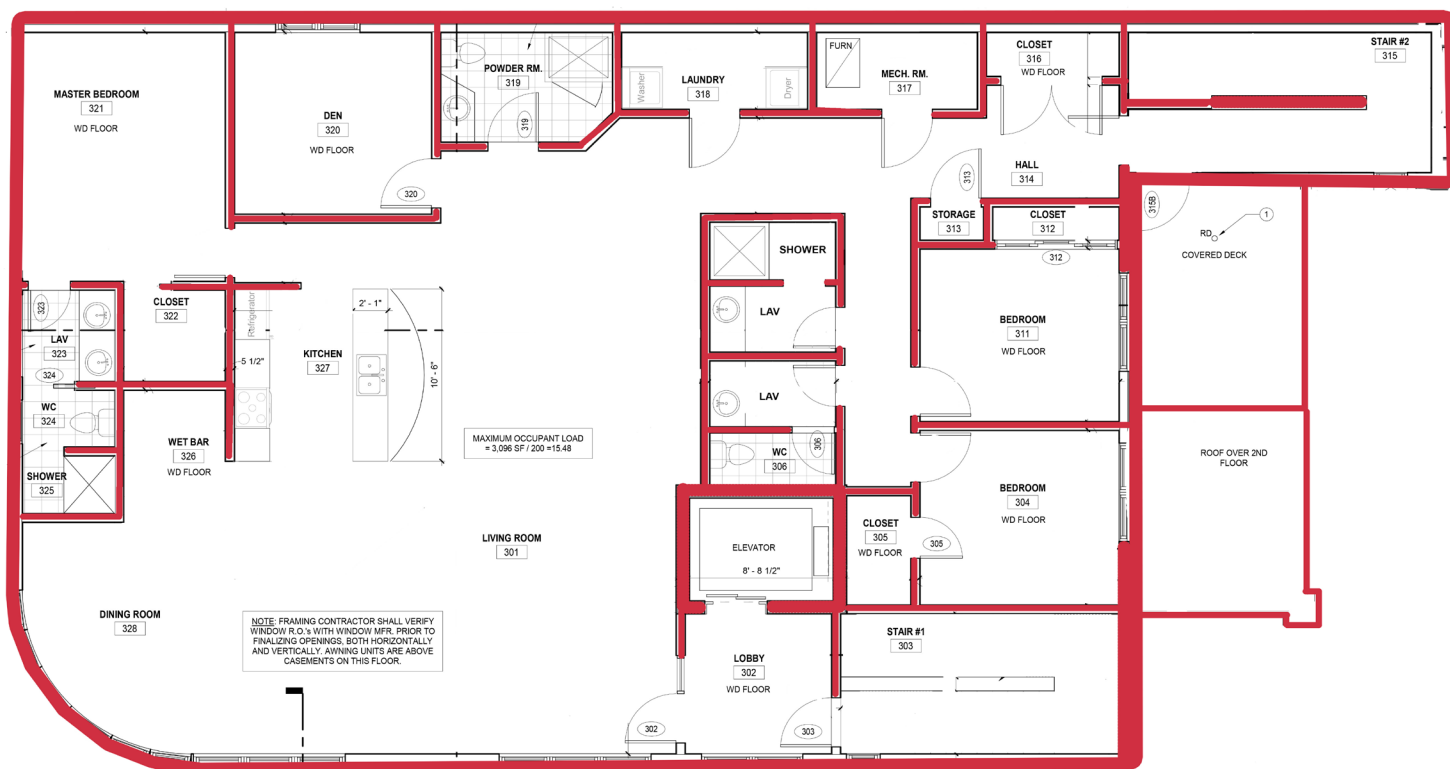
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Second Floor Office Space Floor Plan



Third Floor Apartment Floor Plan



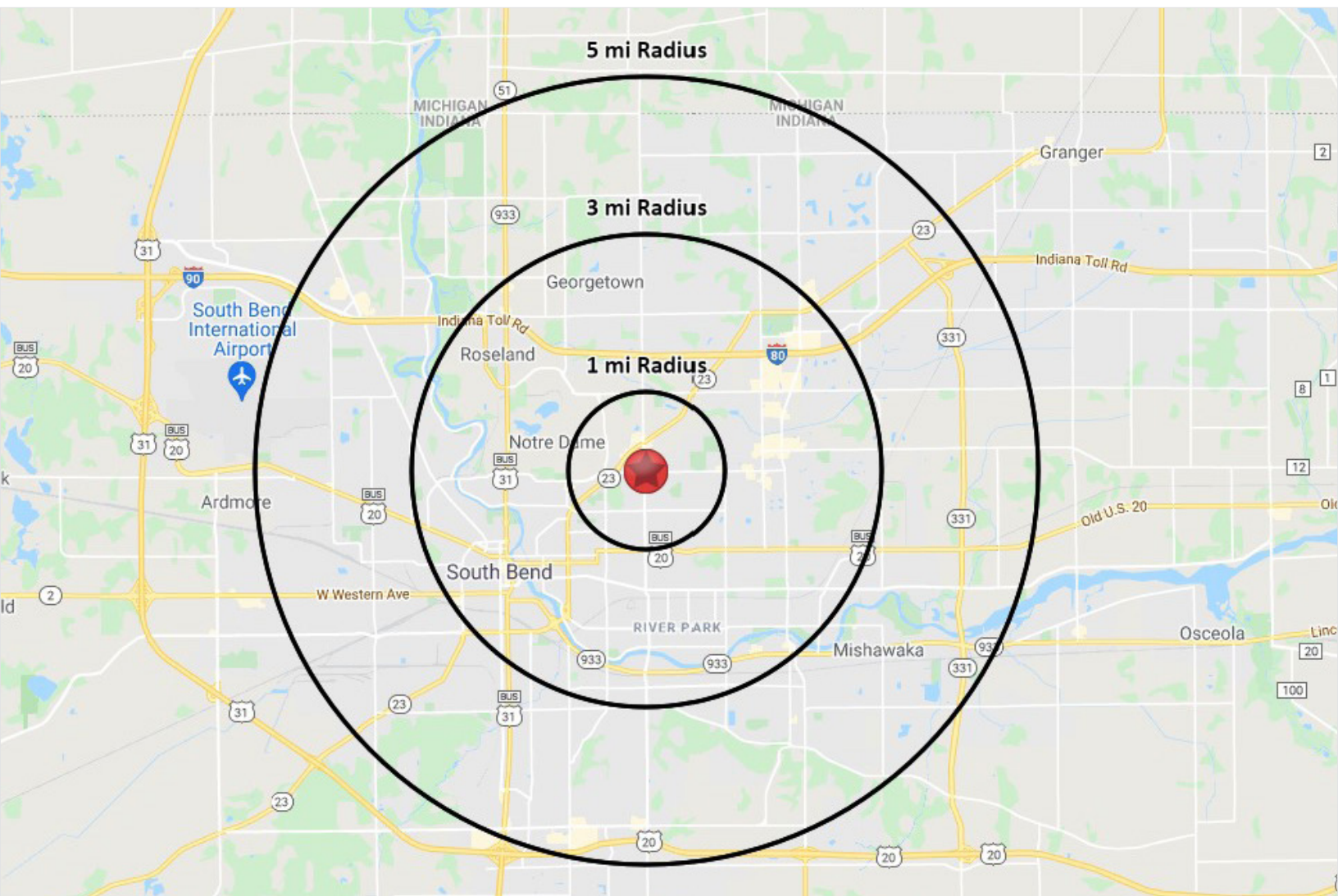
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Great Location in High Traffic Corridor | Minutes to University of Notre Dame



Location

The property is located at the high-traffic, signalized corner of Edison Road and N. Ironwood Drive. The building is just minutes from the University of Notre Dame, Saint Mary’s College, Holy Cross College and Indiana University-South Bend (IUSB). Also close by is the newer Eddy Street Commons, the University Park Mall Trade Area and many other commercial, retail and residential developments.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,975	91,823	183,866
NUMBER OF HOUSEHOLDS	3,988	36,478	71,615
AVERAGE HOUSEHOLD INCOME	\$61,615	\$61,509	\$65,262
MEDIAN HOME VALUE	\$127,799	\$166,469	\$175,997

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