

Retail Suites for Lease

2220-2226 Mishawaka Ave.

South Bend, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Only 1 Retail Space Left in The Historic River Park District



Snapshot

Building: 11,101 SF

Available: Suite 2224 - 1,322 SF

Zoned: CB

Parking: Street parking and parking lot in the rear of the building, 18 spaces

Lease Rate: \$1,020 MG Monthly



Property Details

Join Make South Bend, China House Restaurant, and Boost Mobile. Only 1 retail space is available for lease in the heart of River Park. Just 3 blocks from the IUSB campus, the building offers a 1,322 SF space for lease. Nearly 11,200 cars daily pass by this location and each suite has canopy signage available.

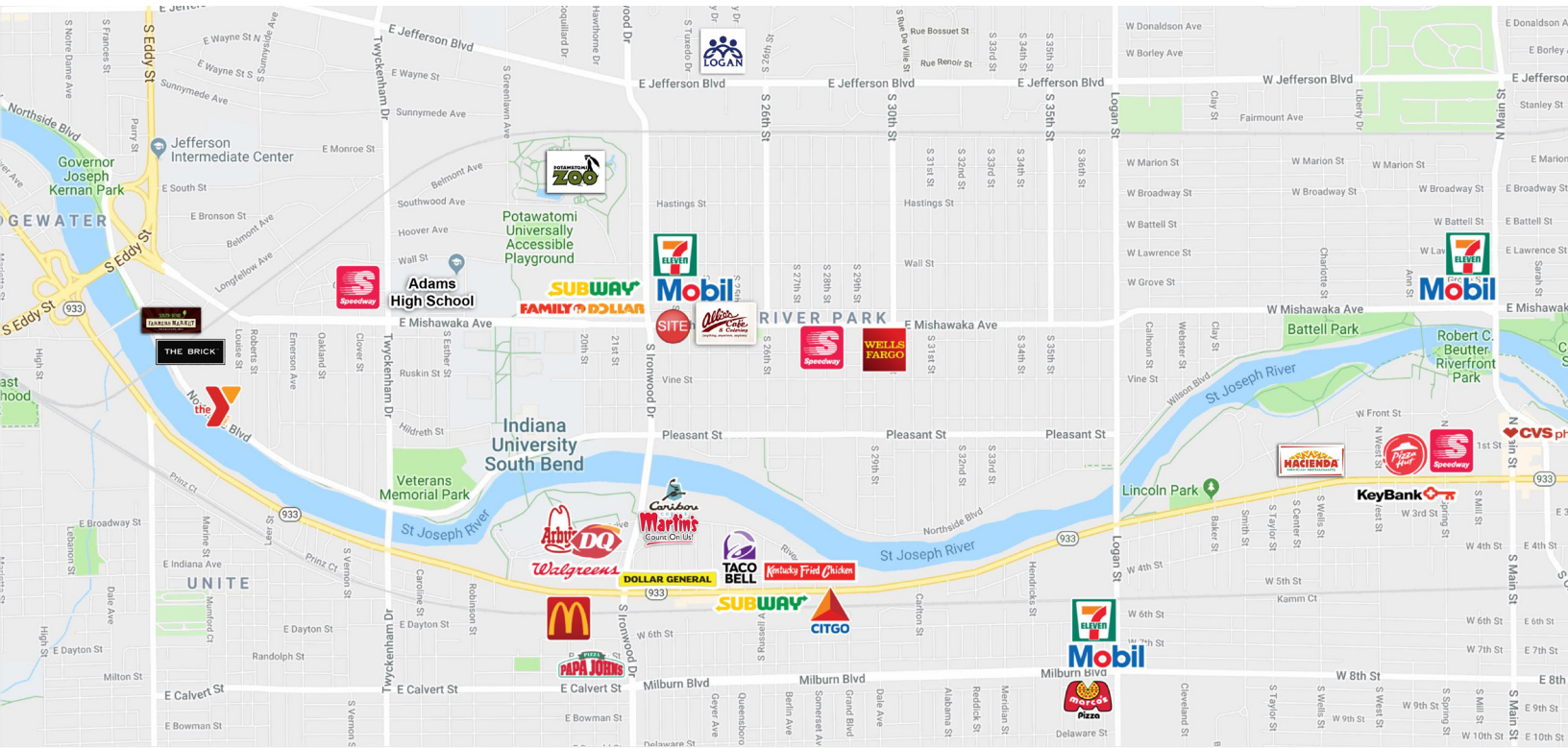
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Location

The property is located on the south side of Mishawaka Avenue between Logan and Ironwood, in the River Park Trade Area. The property is minutes from Indiana University - South Bend (IUSB), commercial and retail businesses, and is surrounded by single family residential developments. The property has good visibility and easy access with approximately 11,200 cars daily on Mishawaka Avenue. The River Park neighborhood is a well-revered area in South Bend with a strong business owners association (River Park Business Owners Association) that promotes the trade area and its many attributes through the Association’s newsletter and web site.

| 2018 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| POPULATION | 16,087 | 91,372 | 169,024 |
| NUMBER OF HOUSEHOLDS | 7,085 | 39,938 | 68,544 |
| MEDIAN HOUSEHOLD INCOME | \$42,801 | \$52,642 | \$57,720 |



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