

Multi-Use Building For Sale or Lease

2307 Edison Road
South Bend, IN 46635



Excellent Investment 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: Office - \$16.00 PSF NNN
Apartment - \$4,000 / month
List Price: \$1,950,000

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

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 has recently been leased!
- 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 4 bedroom/3.5 bathroom high end, luxury apartment with top of the line fixtures and finishes. Please contact the Broker for details.
- The remaining 350 SF is utilized by the elevator & stairwell.

LINA BAKHIL DALLOUL, MBA
Broker
312.315.3077 (c) 574.318.0995 (d)
lbdalloul@cressy.com

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Property Photos



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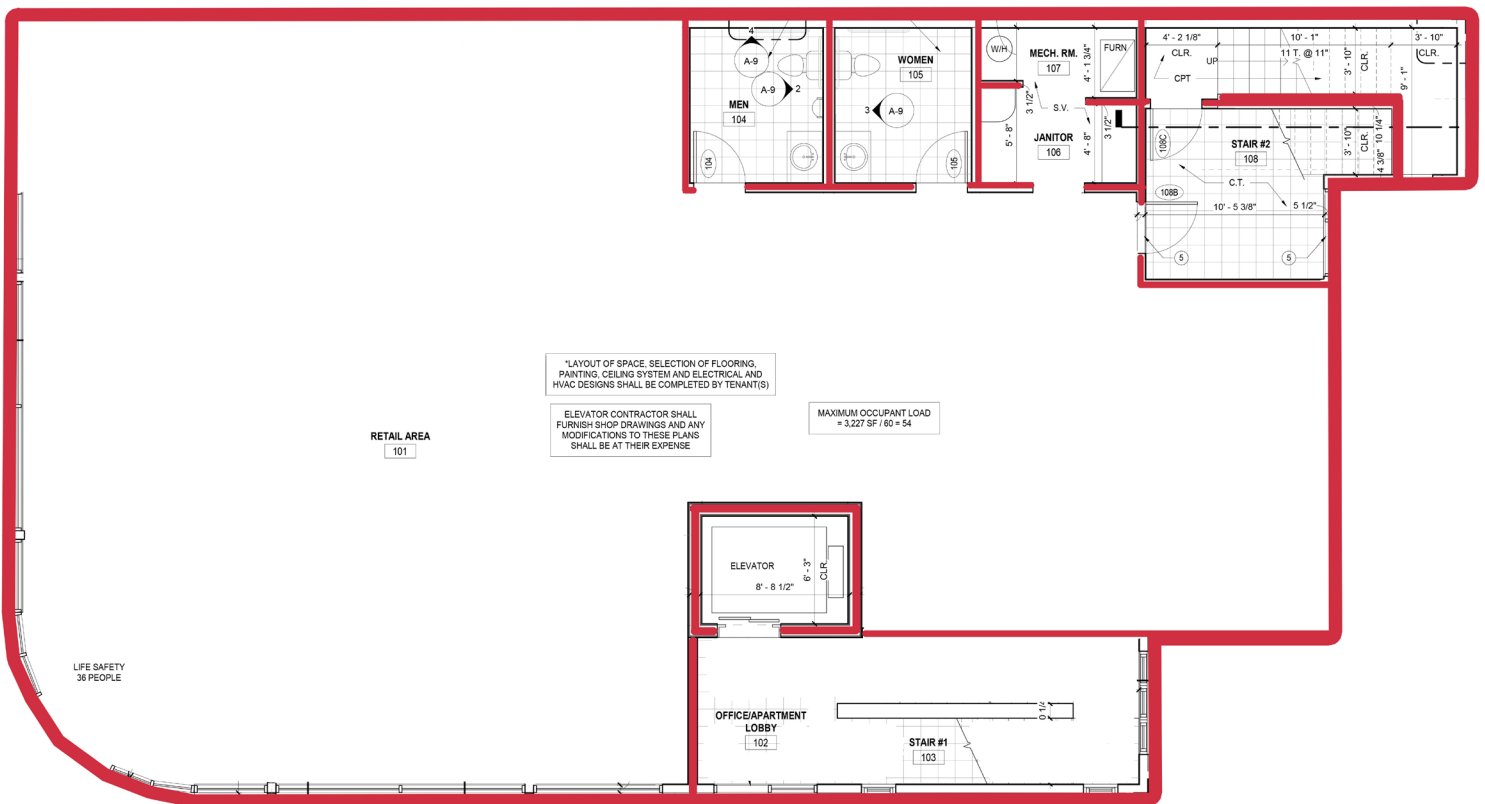
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First Floor Retail Space Floor Plan - Currently Leased!



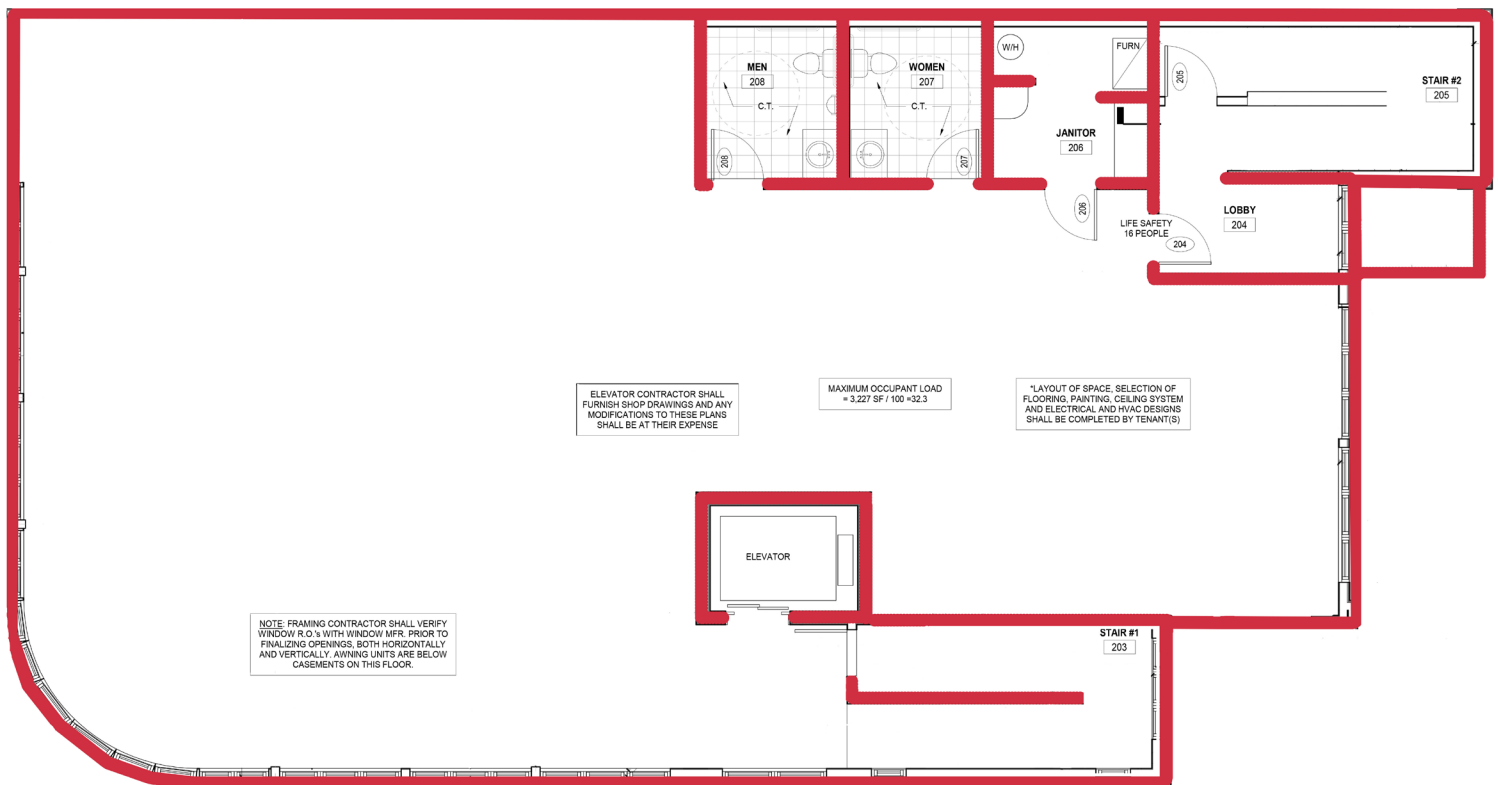
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Second Floor Office Space Floor Plan



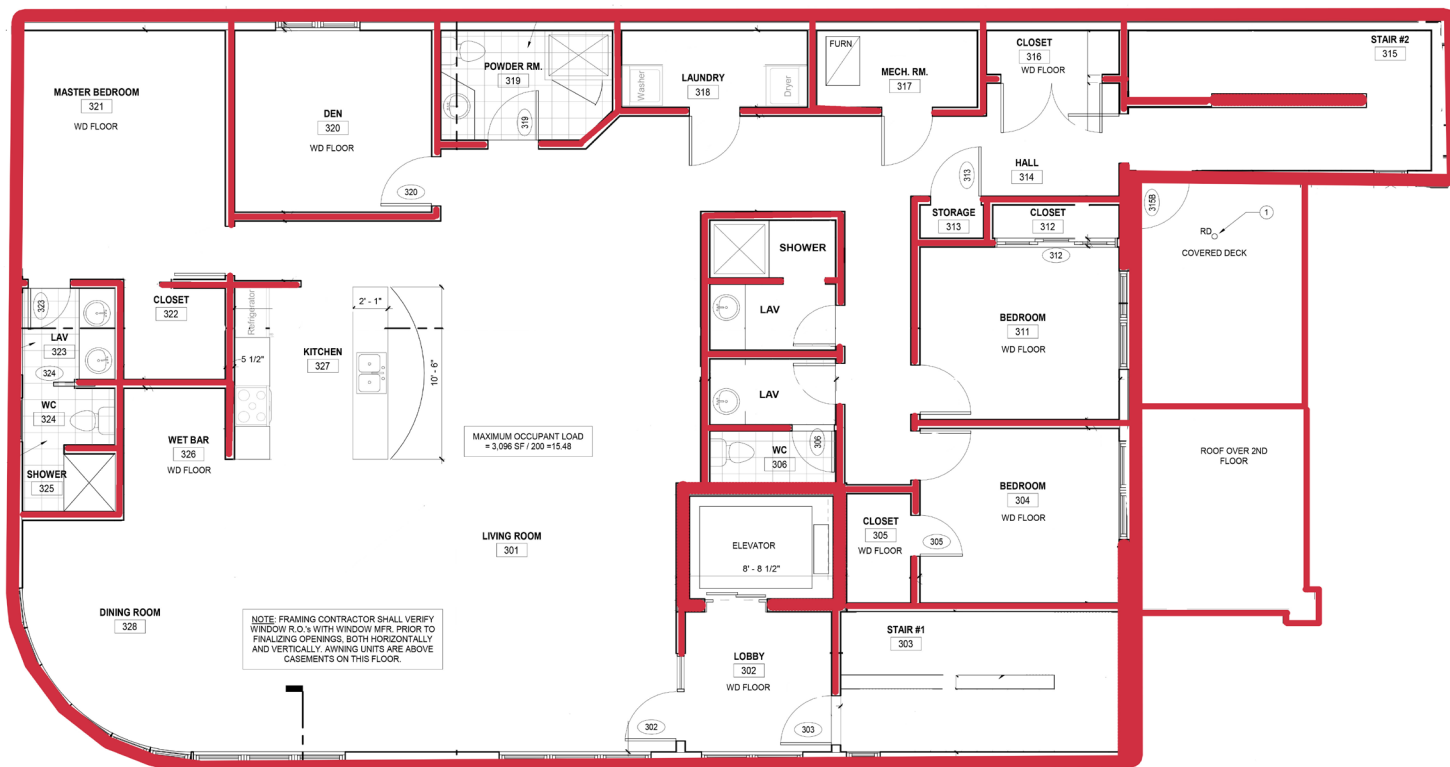
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Third Floor Apartment Floor Plan



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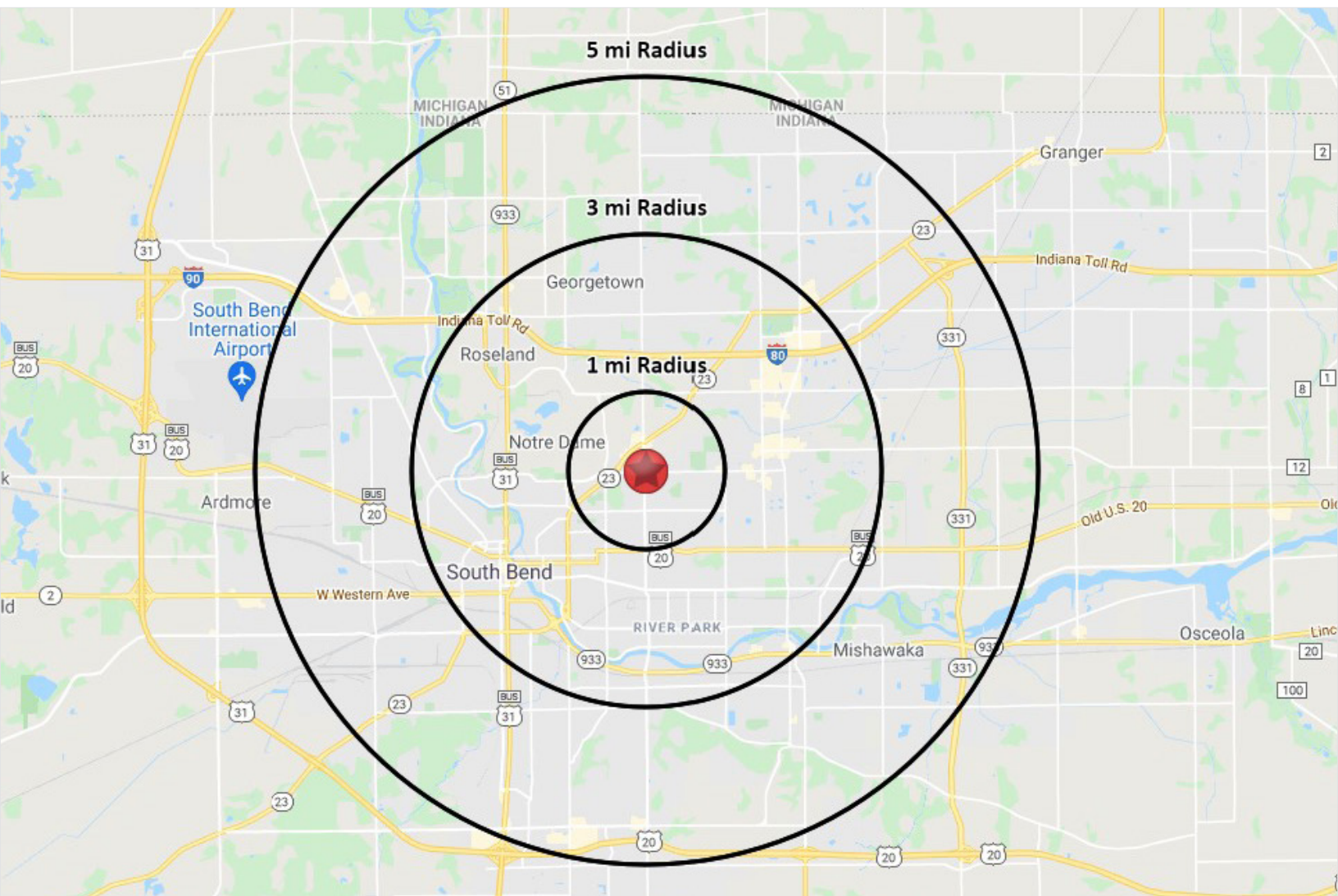
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Great Location in High Traffic Corridor | Minutes to University of Notre Dame



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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