

1615 PORTAGE AVE.

1615 PORTAGE AVE., SOUTH BEND, IN 46628

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1615 PORTAGE AVE in South Bend, IN. This well-managed retail or office space has strong visibility on the NW corner of Portage Avenue & W Bulla Street. The building is in an established area with great on-site parking, over 40 spaces. The 7,000 SF building sits near the heart of the South Bend business district, near the University of Notre Dame. The building is ready for its next generation of retail. This property is a well-known retail staple of the South Bend community for years and offers landmark recognition & captivating signage. Give our St Joseph County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity. This is the perfect opportunity to grow your business' footprint in northwest Indiana.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	
Building Size:	7,072 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,330	29,422	67,105
Total Population	12,498	71,142	150,901
Average HH Income	\$57,880	\$53,140	\$55,931

Presented By:

Legacy Commercial Property

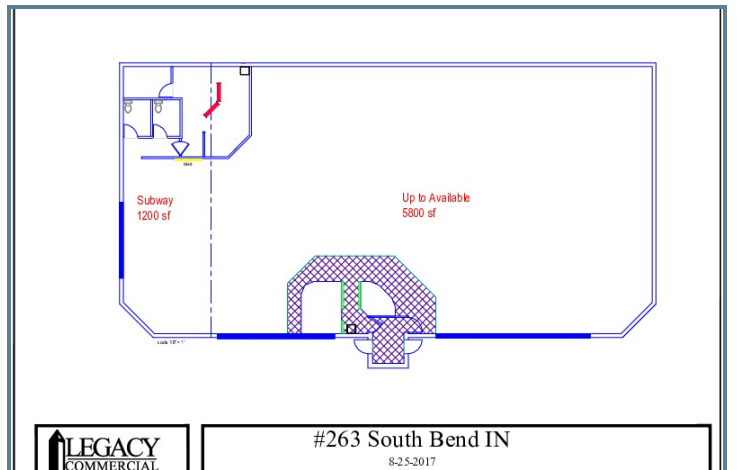
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1615 Portage Ave.	Dollar General	7,072 SF	Modified Gross	-	-

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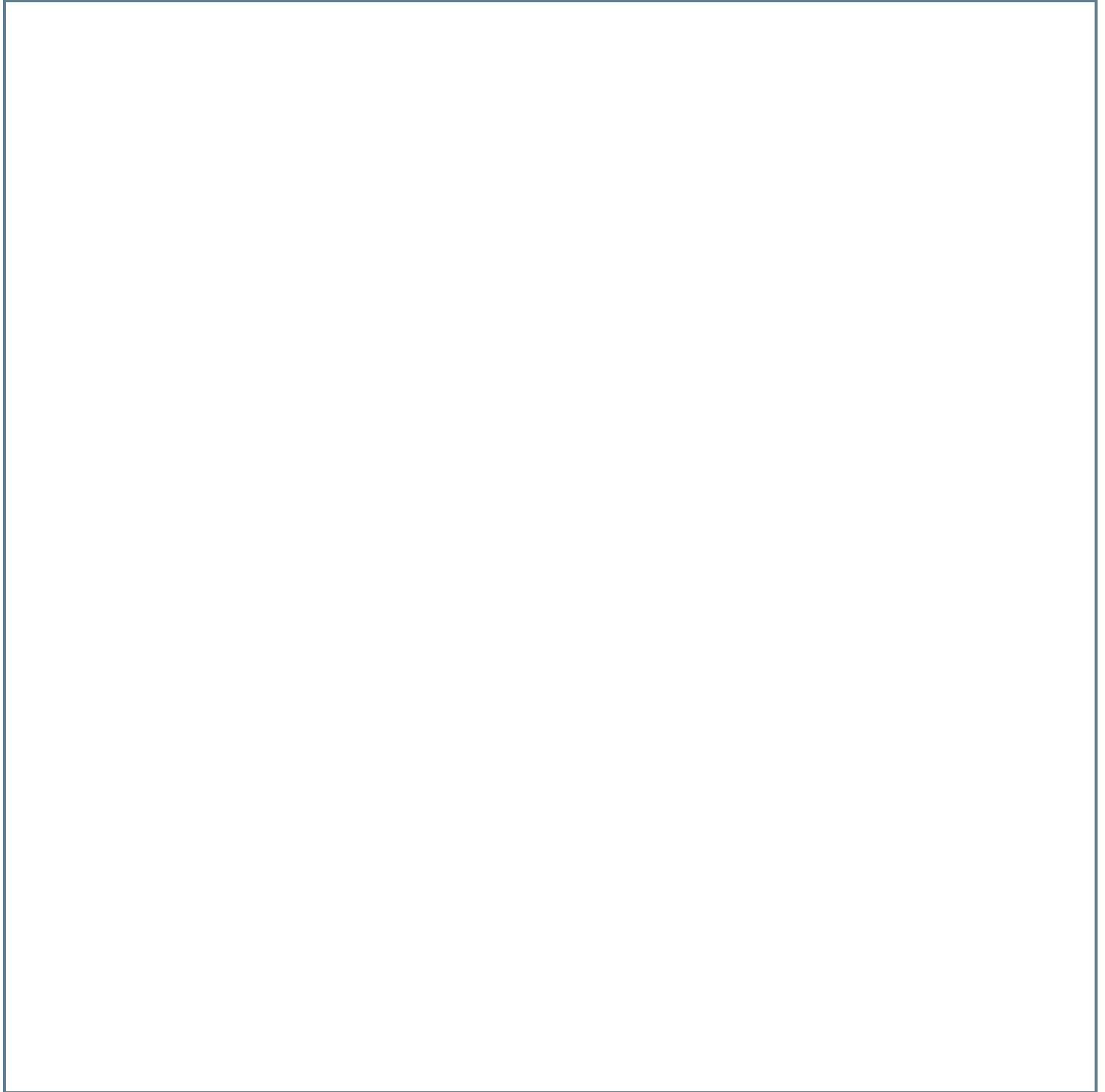
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RETAILER MAP



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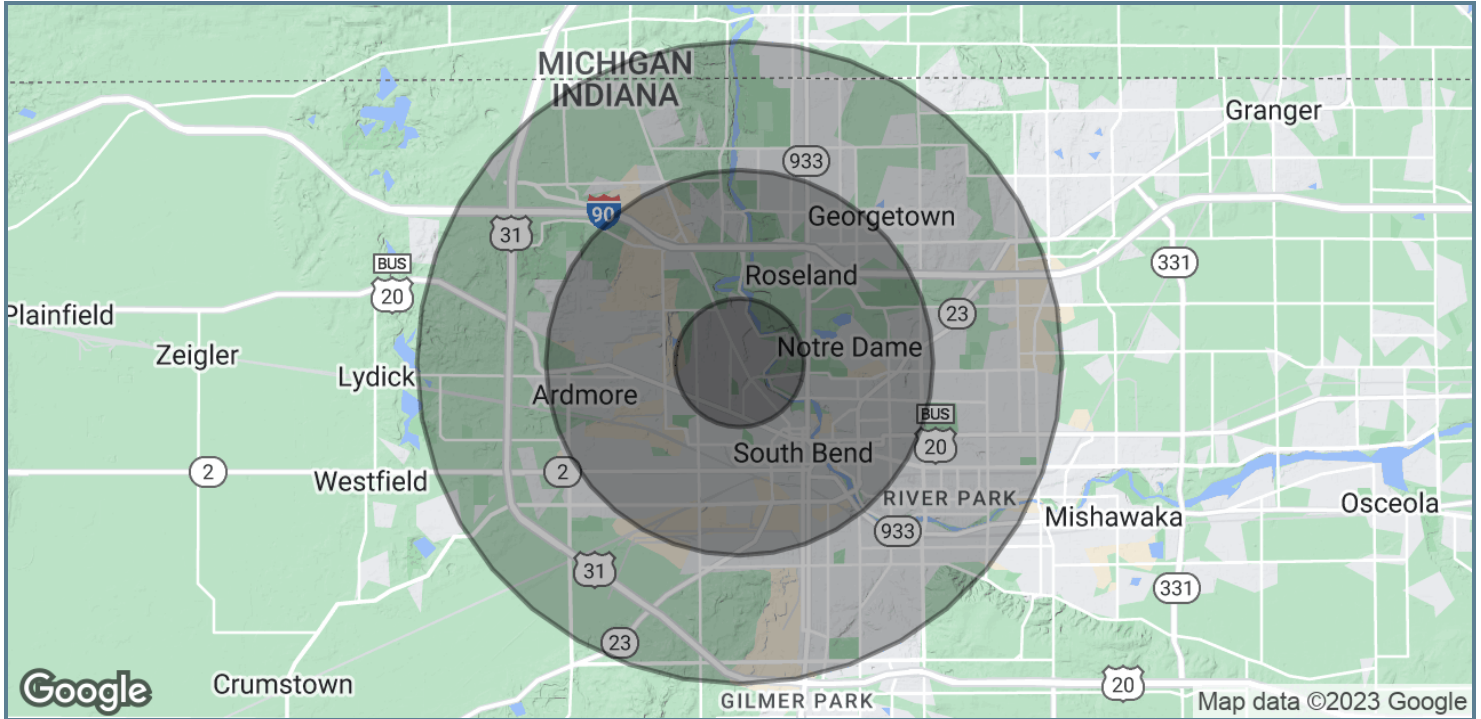
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,498	71,142	150,901
Average Age	29.6	33.1	36.3
Average Age (Male)	29.1	31.8	34.9
Average Age (Female)	30.1	35.1	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,330	29,422	67,105
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$57,880	\$53,140	\$55,931
Average House Value	\$80,886	\$97,056	\$103,205

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

847-904-9200
2500 Lehigh Avenue, Glenview, IL 60026
info@legacypro.com