

# CLOCKTOWER LANE RETAIL LAND

SOUTH BEND, INDIANA

## RETAIL LAND FOR SALE



+/- 1 acre with potential for cross easement access from Wal-Mart and shared parking. Located on the rapidly growing northwest side of South Bend on Portage Road just north of Wal-Mart Supercenter and the new Clocktower Lane Retail Center. New market entries include a brand new KFC across the street and a Starbucks on a Meijer outlot. Perfect location for a freestanding restaurant or small multi-tenant retail building.

Traffic count: 19,649 cars daily (2003 on Cleveland East of Portage)

**For Sale: \$385,000**

Demographics	1 mile	3 miles	5 miles
Population (2006 estimate)	4,957	35,707	109,232
Average Household Income (2005)	\$49,595	\$47,473	\$49,749
Median Household Income (2005)	\$46,689	\$41,972	\$40,232

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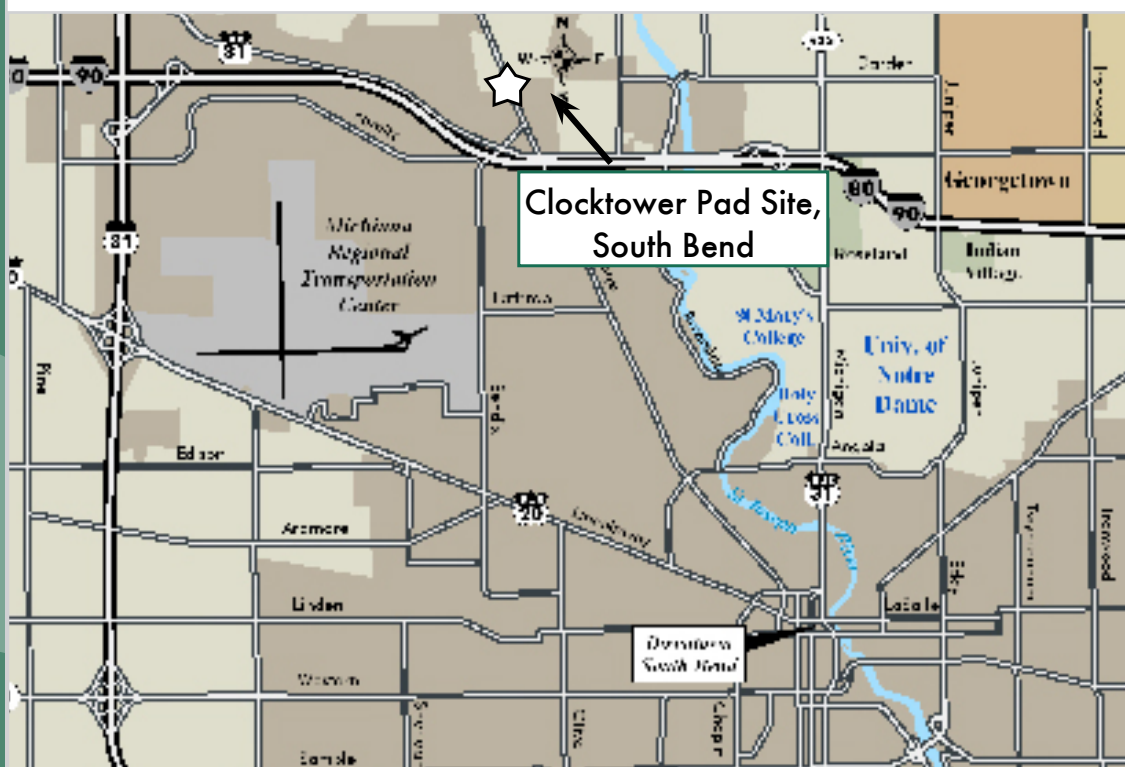
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**CBRE**  
CB RICHARD ELLIS

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