



In Association with Scott Reid & ParaSell, Inc. A Licensed Indiana Broker #RC51900187 Single-Tenant Drive-thru Property

South Bend, IN

For Sale / For Lease Ready for immediate move-in Direct frontage to 24,000 VPD Nearby Major Univeristy

320 Dixie Way South South Bend, IN 46637

View Map

Offering Memorandum



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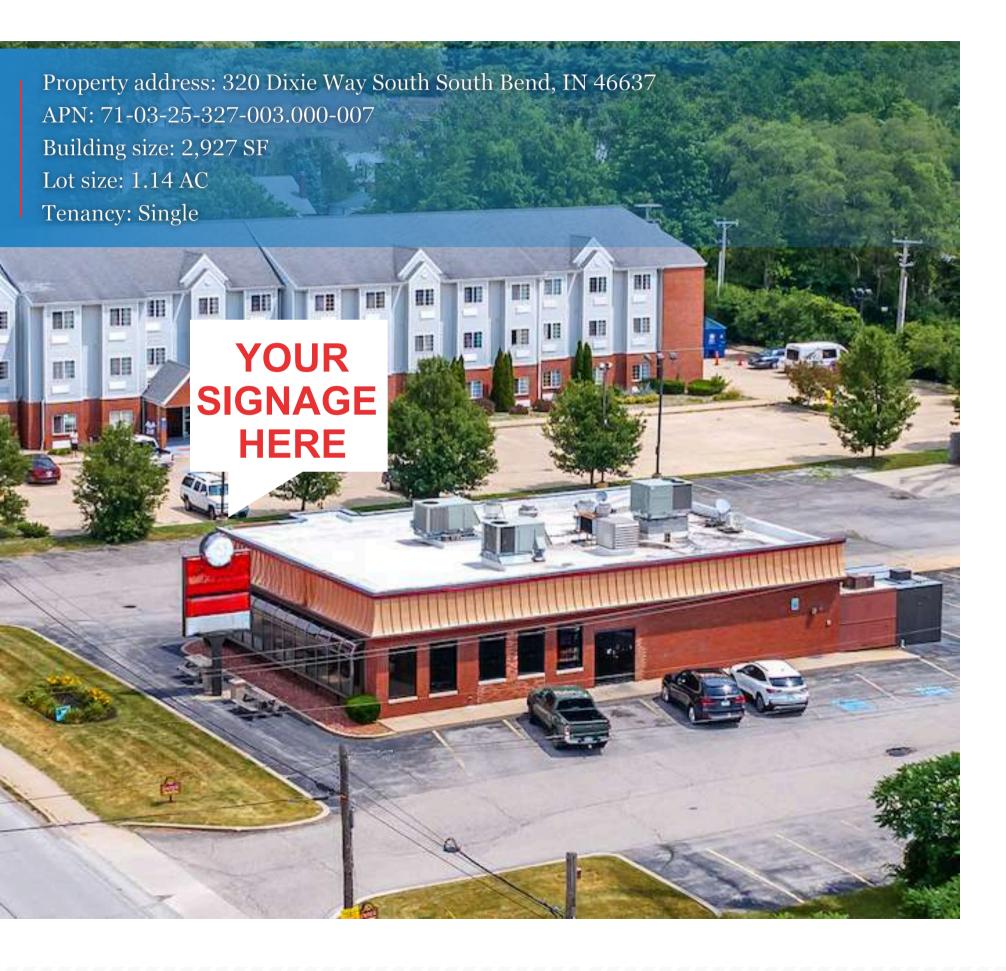


Century Partners Real Estate, Inc. Los Angeles, California (310) 362-4303 | CA DRE LIC #02235147

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Price Asking Rent \$1,750,000 \$105,000/year

Market Highlights

- Single-tenant property ready for immediate move-in
- The property is located in South Bend, IN, the home to The University of Notre Dame
- Hotel Proximity: close to Hilton Garden Inn South Bend (100 rooms), and the Holiday Inn Express & Suites South Bend (85 rooms); Residential Proximity: close to University Edge Apartments (192 units)
- Nearby educational institutions include Notre Dame University, which has approximately 12,000 students enrolled, and Holy Cross College, with around 500 students
- Population: 166,114 residents and 64,037 households within 5-mile radius
- Traffic volume of 24,000+ vehicles per day directly in front of the property



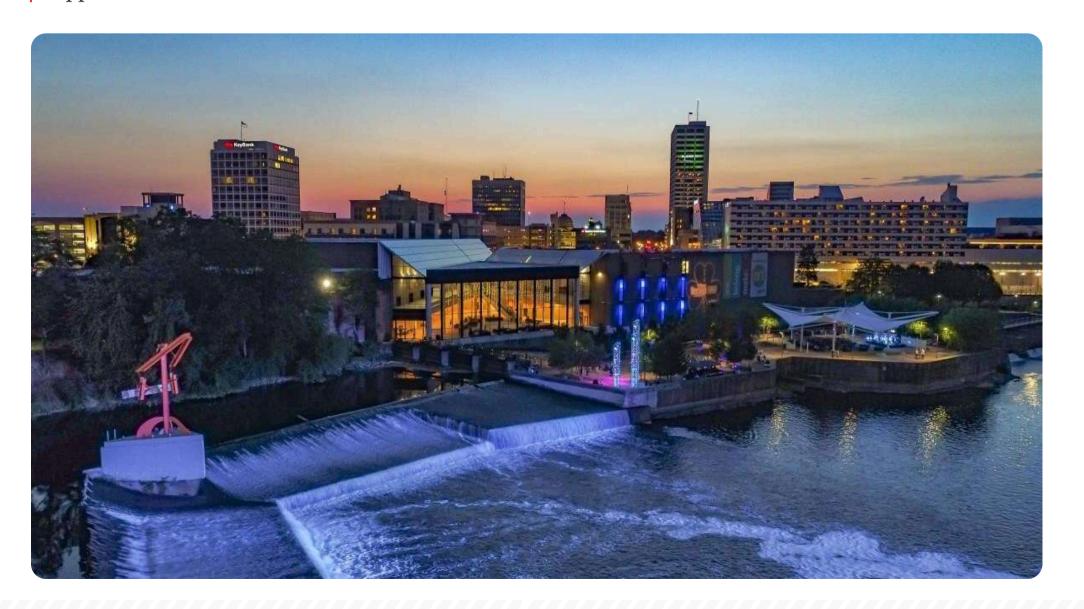




About South Bend, IN

South Bend, Indiana, presents a promising market potential characterized by a growing economy, diverse industries, and a supportive business environment. The city benefits from its strategic location near major highways and its proximity to Chicago, making it a logistical hub. South Bend's economy is bolstered by sectors such as education, healthcare, manufacturing, and technology, with institutions like the University of Notre Dame driving innovation and providing a skilled workforce.

Additionally, the city's revitalization efforts and investments in infrastructure and quality of life improvements make it an attractive destination for businesses and investors seeking growth opportunities.



Demographic Highlights

169,611

5-Mile Population

\$74,937

Average Household Income (3-mile)

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	2,663	76,328	169,611
Average Household Income	\$66,439	\$74,937	\$73,610
Households	1,079	29,070	66,442

Major Employers in South Bend





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Contact Team



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