



In Association with Scott Reid & ParaSell, Inc.
A Licensed Indiana Broker #RC51900187

Offering Memorandum

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](#)

Advisory Team

Kyle Gulock

Managing Partner

KGulock@centurypartnersre.com

(818) 493-0493 | CA DRE LIC #01861385

Joshua Berger

Managing Partner

JBerger@centurypartnersre.com

(310) 270-3308 | CA DRE LIC #01984719

Matt Kramer

Managing Partner

MKramer@centurypartnersre.com

(818) 601-4595 | CA DRE LIC #01995909

Scott Reid

ParaSell, Inc. - Broker of Record

Scott@parasellinc.com

(949) 942-6578 | IN License #RB19001284

 [Contact Team](#)



CENTURY PARTNERS

Century Partners Real Estate, Inc.

Los Angeles, California

(310) 362-4303 | CA DRE LIC #02235147

In Association with Scott Reid & ParaSell, Inc.

A Licensed Indiana Broker #RC51900187



Property For Sale/For Lease
For immediate move-in

Property address: 320 Dixie Way South South Bend, IN 46637

APN: 71-03-25-327-003.000-007

Building size: 2,927 SF

Lot size: 1.14 AC

Tenancy: Single

**YOUR
SIGNAGE
HERE**

Price
\$1,750,000

Asking Rent
\$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

Robust population of **169,611** residents and
66,442 households within 5-mile radius

Notre Dame Stadium
(77,622 seats)

The Basilica of the Sacred Heart
(1,000 seating capacity)

University of Notre Dame
(12,000+ students)

The Burke Golf Course
(135 acres, 18 holes)

Memorial Hospital
(526 beds)

Downtown South Bend

Holy Cross College
(468 students)

Hillcrest Apartments
(468 students)

Hilton Garden Inn
(100 rooms)

The Inn at Saint Mary's
(150 rooms)

W Cripe Street - 3,548 Vehicles Per Day

**SUBJECT
PROPERTY**

**YOUR
SIGNAGE
HERE**

Dixie Way - 24,000+ Vehicles Per Day

Microtel Inn & Suites
(71 rooms)

Dublin Village
(Residential homes price ranging
\$365,000 to \$399,900)

Baymont by Wyndham
(122 rooms)





Baymont by Wyndham
(122 rooms)



Holiday Inn
(85 rooms)



University Edge
(192 units)

Microtel Inn & Suites
(71 rooms)

YOUR
SIGNAGE
HERE

Dixie Way - 24,000+ Vehicles Per Day

SUBJECT
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



Advisory Team

Kyle Gulock

Managing Partner

KGulock@centurypartnersre.com

(818) 493-0493 | CA DRE LIC #01861385

Joshua Berger

Managing Partner

JBerger@centurypartnersre.com

(310) 270-3308 | CA DRE LIC #01984719

Matt Kramer

Managing Partner

MKramer@centurypartnersre.com

(818) 601-4595 | CA DRE LIC #01995909

Scott Reid

ParaSell, Inc. - Broker of Record

Scott@parasellinc.com

(949) 942-6578 | IN License #RB19001284

 [Contact Team](#)



Century Partners Real Estate, Inc.

Los Angeles, California

(310) 362-4303 | CA DRE LIC #02235147

In Association with Scott Reid & ParaSell, Inc. | A
Licensed Indiana Broker #RC51900187

Confidentiality & Disclaimer Statement

This document has been prepared by Century Partners Real Estate, Inc. and has received approval for distribution from all necessary parties. While every effort has been made to provide accurate information, neither Century Partners nor the entities represented by Century Partners make any guarantees, warranties, or representations regarding the completeness of the materials presented in this document or in any other written or oral communications that have been transmitted or made available.

Certain documents may have been summarized, and these summaries do not claim to represent or constitute a legal analysis of the contents of those documents. Neither Century Partners nor the entities represented by Century Partners assert that this document contains all-inclusive information or encompasses all the data you may require.

Any financial projections and/or conclusions presented in this document are provided solely for reference purposes and have been developed based on assumptions and conditions that were in effect at the time the evaluations were conducted. These projections and conclusions do not claim to reflect changes in economic performance, local market conditions, economic and demographic statistics, or other business activities subsequent to the date of this document's preparation. Recipients of this document are strongly encouraged to conduct their independent evaluation of the subject matter and/or asset(s) discussed in this document.