



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

320 Dixie Way South South Bend, IN 46637

[View Map](#)



## Advisory Team

### Kyle Gulock

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Century Partners Real Estate, Inc.  
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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**



Pricing  
**Inquire for Price / Lease Rate**

### 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 24,384 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 Southbend**

**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**

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

**SUBJECT PROPERTY**

**YOUR SIGNAGE HERE**

**Dixie Way - 21,958 Vehicles Per Day**

**Microtel Inn & Suites**  
(71 rooms)



**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 - 21,958 Vehicles Per Day**

**SUBJECT PROPERTY**

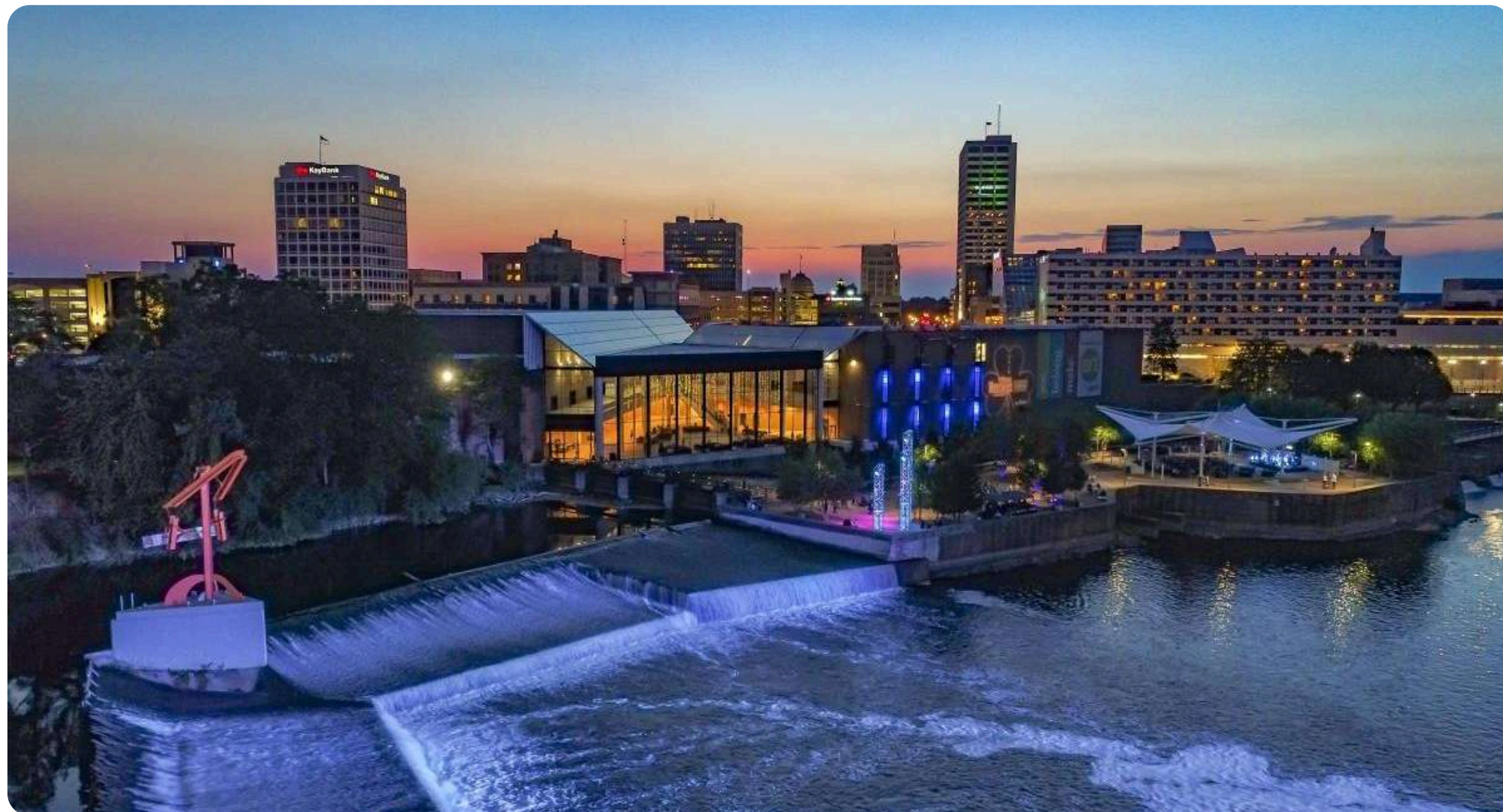




## About South Bend, IN

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



**Walmart**  
Distribution Center



**meijer**

**Kroger**



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