

SALE



RETAIL

4526 W WESTERN AVE



4526 W WESTERN AVE, SOUTH BEND, IN 46619

#### PROPERTY OVERVIEW

This 37,215 square foot former Kroger store presents the opportunity for a well-maintained big box retail center in a high-volume shopping center on South Bend's west side. The property offers proximal access to downtown South Bend, the US-20 Bypass, and the New Carlisle AWS & Samsung/GM developments. The property is surrounded by retailers such as 1st Source Bank, Dairy Queen, Taco Bell, CVS, Planet Fitness, Family Dollar, and more. The building features open retail space, rear warehouse area, and kitchen/freezer infrastructure from its use as a grocery store.

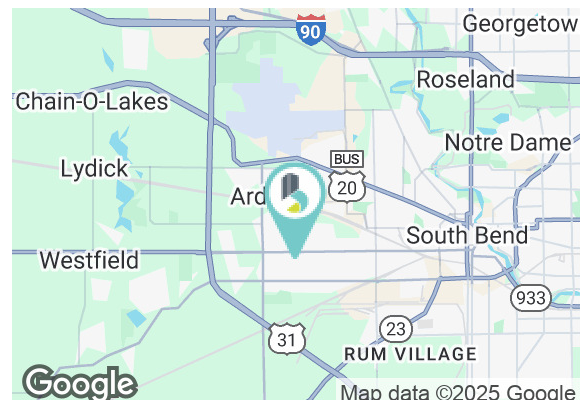
#### PROPERTY HIGHLIGHTS

- 37,215 SF former retail building with well-maintained façade and interior
- Sprinkler system and dock access for convenience
- Column spacing and max height allows for flexibility for various uses
- Set back off signalized intersection with multiple points of ingress/egress
- Monument signage for visibility

#### SALE PRICE

\$2,100,000

Lot Size:	5.26 Acres
Building Size:	37,215 SF
Zoning:	Commercial
Traffic Counts:	10,486 VPD (Western Ave)



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# RETAILER MAP

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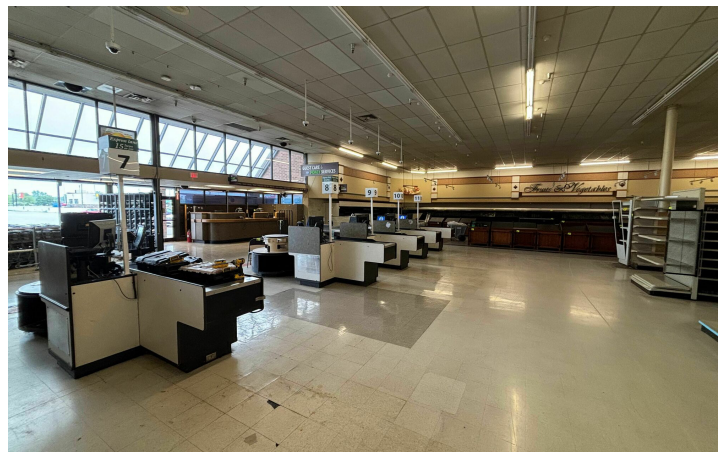


## ADDITIONAL PHOTOS

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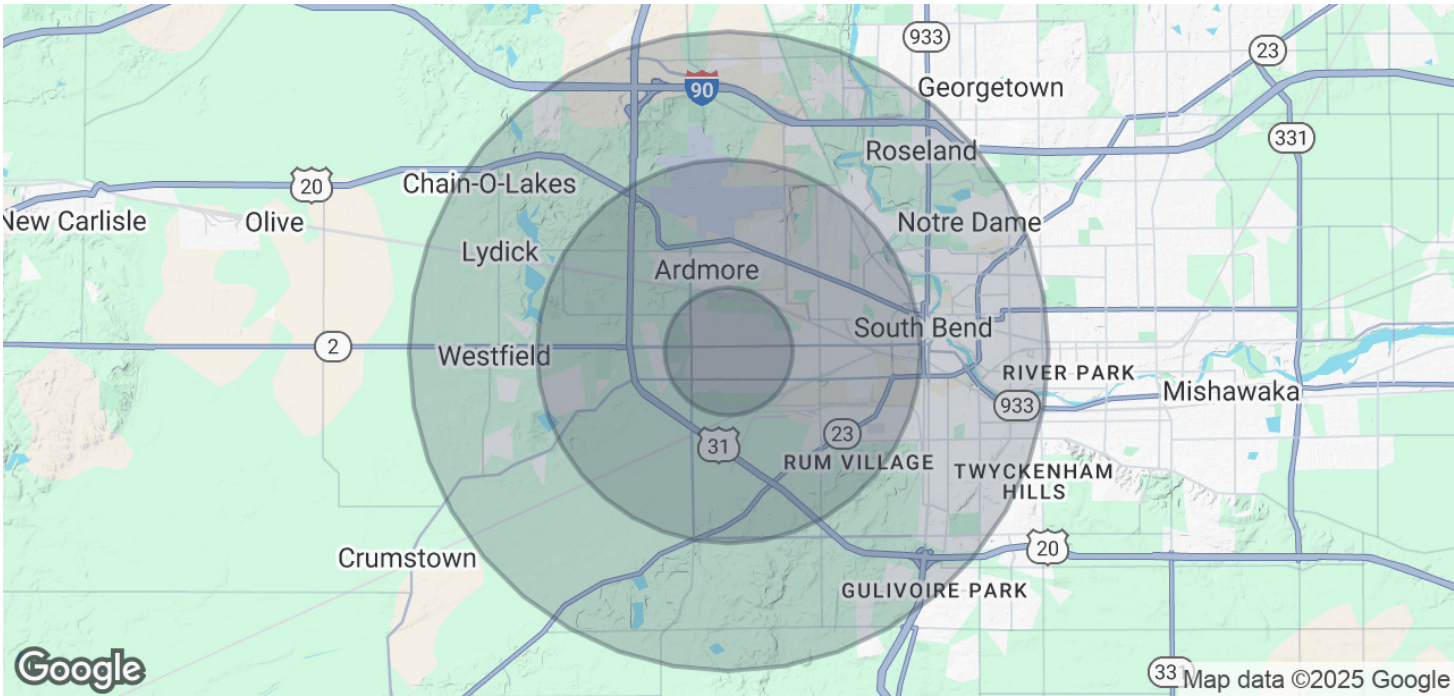


# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,549	44,392	103,292
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,758	16,353	37,611
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$54,825	\$55,779	\$70,373
Average House Value	\$101,988	\$126,836	\$176,549

Demographics data derived from AlphaMap

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