

SALE



LAND

1107 - 1119 LINCOLNWAY WEST



1107 - 1119 LINCOLNWAY WEST, SOUTH BEND, IN 46616

PRICE REDUCED \$400,000

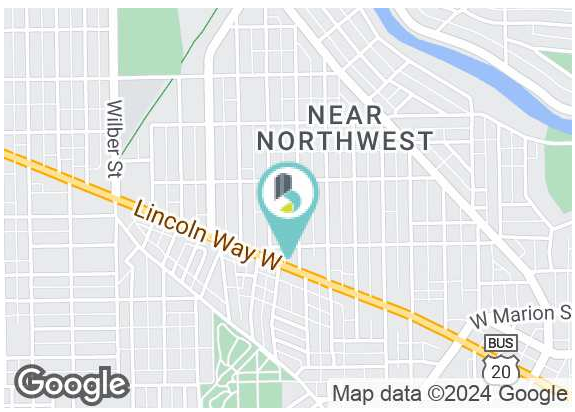
PROPERTY HIGHLIGHTS

- Redevelopment opportunity located on Lincolnway West in South Bend
- Approximately 1 acre; great for discount retail, drive-thru restaurant, and more
- Two buildings for sale or lease with frontage on Lincolnway West between Downtown South Bend and the South Bend Airport
- 1107 LWW is a 788 sq. ft. restaurant including equipment. Building layout consists of two drive through windows and two walk up service windows. Building is ideal for drive-thru or carry-out/deliver business
- 1119 LWW - 1,420 sq. ft. service center with two overhead doors and attached office. Ideal for service or sales
- Traffic Count: greater than 18,000 ADDT

SALE PRICE \$400,000

Lot Size: 0.99 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,738	35,934	68,434
Total Population	12,273	94,912	173,759
Average HH Income	\$54,361	\$52,232	\$55,789



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