



TWO BUILDINGS FOR SALE
 1322 and 1330 Lincolnway East | South Bend, IN 46613

Two Properties on One Parcel

- Building Size:** 4,420 SF
- Available Space:** 1322 - 3,098 SF
1330 - 1,322 SF
- Zoning:** Zoned UF - Urban Neighborhood Flex
- Year Built:** 1904
- List Price:** \$185,000

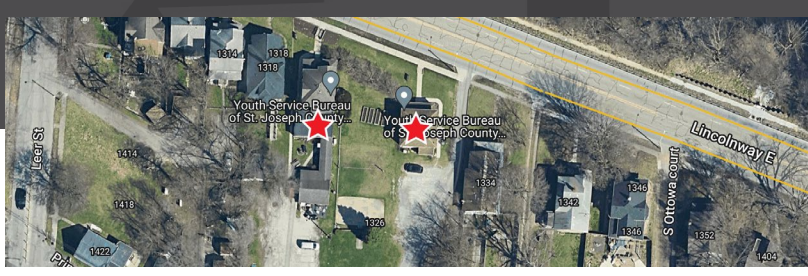
[VIEW PROPERTY ONLINE](#)

Details:
 1322 Lincolnway East is 3,098 SF with 2,422 SF on the 1st floor and 676 SF on the 2nd floor. The building also has a 676 SF attic, and a 338 SF basement with a crawl space that is not included in the total SF.

1330 Lincolnway East is 1,322 SF with 698 SF on the 1st floor and 624 SF on the 2nd floor. The building also has a 624 SF basement that is not included in the total SF.

Both properties are zoned UF- Urban Neighborhood flex, which allows for a wide range of uses including residential, commercial and business services.

A third property is available from the same seller, located at 2222 Lincolnway West. That property has a 1,640 SF office on the 1st floor and a 920 SF apartment on the 2nd floor.



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1330 PHOTOS

TWO BUILDINGS FOR SALE

1322 and 1330 Lincolnway East | South Bend, IN 46613

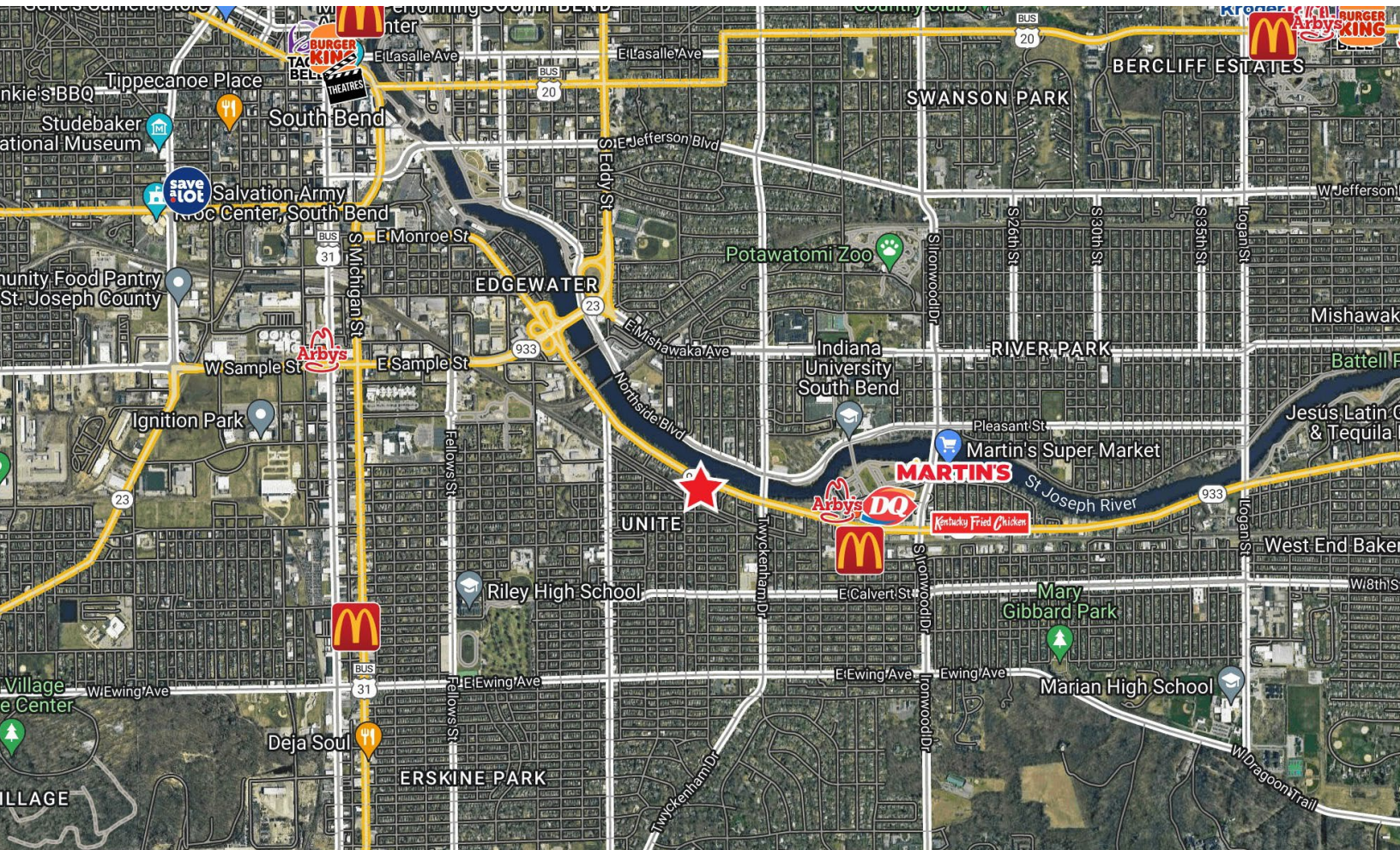


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LOCATION OVERVIEW

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- Located on Lincolnway East, this property is just minutes from the campus of Indiana University South Bend, downtown South Bend and Mishawaka.
- The area is a high traffic retail corridor with 12,800+ vehicles on Lincolnway.



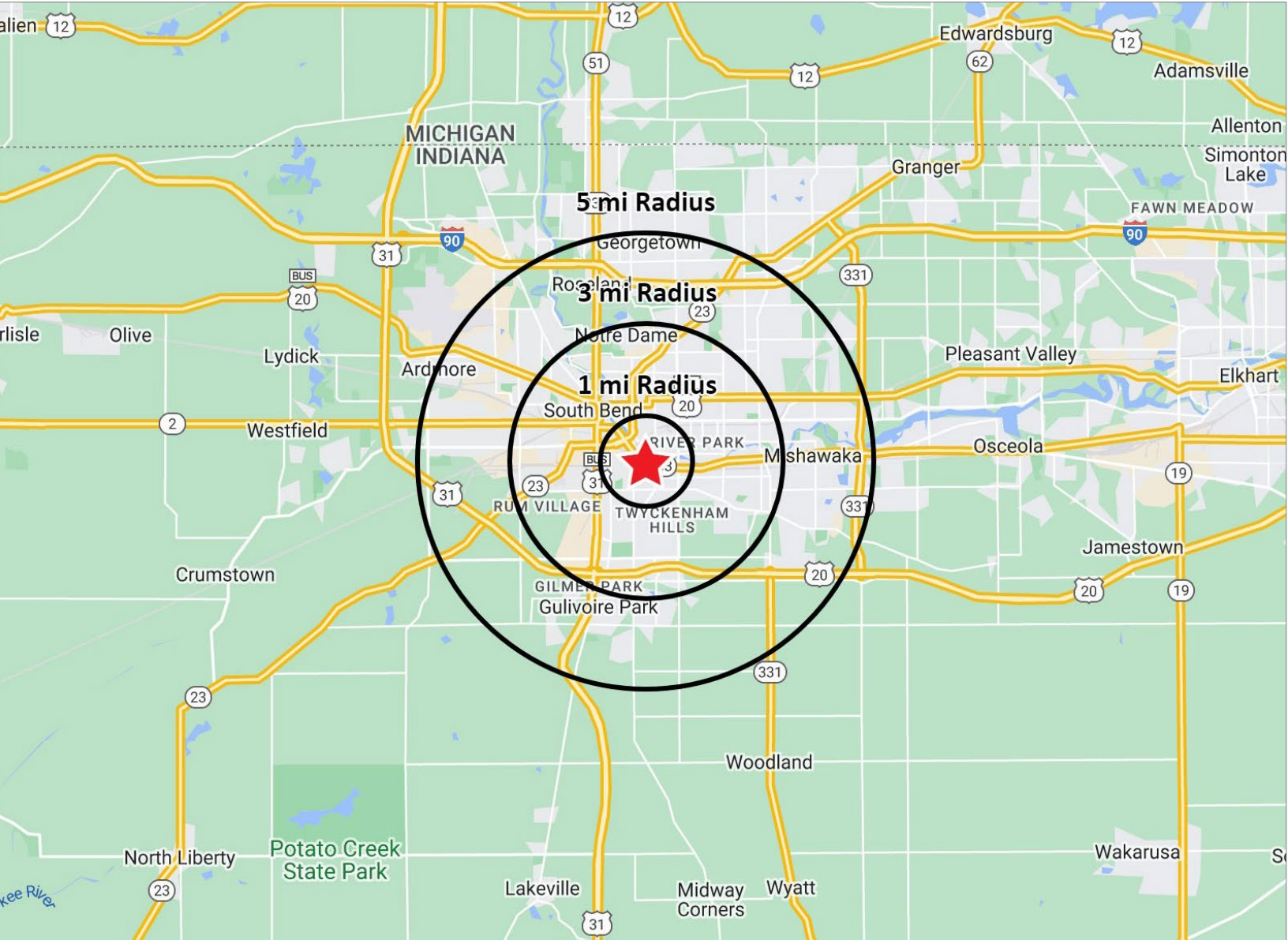
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2024 DEMOGRAPHICS

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POPULATION

1 MILE	14,298
3 MILE	98,368
5 MILE	175,782



NUMBER OF HOUSEHOLDS

1 MILE	5,374
3 MILE	38,878
5 MILE	71,276



AVERAGE HOUSEHOLD INCOME

1 MILE	\$76,966
3 MILE	\$79,594
5 MILE	\$77,894



MEDIAN HOME VALUE

1 MILE	\$137,393
3 MILE	\$157,133
5 MILE	\$160,157