

4921 W. WESTERN AVENUE, SOUTH BEND, IN 46619



For more information, please contact:

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President

219.864.0200

bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President

219.864.0200

mrapchak@latitudeco.com

JOHN O'MALLEY

Associate Broker

219.864.0200

jomalley@latitudeco.com



LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

LATITUDECO.COM

SHOPPES ON WESTERN

4921 W. Western Avenue, South Bend, IN 46619



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,200 - 2,275 SF

Lease Rate: \$30.00 SF/yr (NNN)

Lot Size: 0.74 Acres

Year Built: 2023

Building Size: 6225 SF

PROPERTY HIGHLIGHTS

- 2,275 SF endcap with prominent storefront presence
- Signalized intersection with strong traffic counts
- Ample parking and convenient ingress/egress
- Monument and building signage opportunities
- Ideal for QSR, medical, service retail, or specialty users
- Anchored by Starbucks in a strong retail trade area



BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com

SHOPPES ON WESTERN

4921 W. Western Avenue, South Bend, IN 46619



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Retail space now available for lease in a Starbucks-anchored center along heavily traveled Western Avenue in South Bend, Indiana. The available 2,275 SF endcap offers maximum visibility, strong co-tenancy, and excellent access at a signalized intersection.

Join Starbucks and Wings, Etc. in a high-profile retail corridor surrounded by national and regional retailers including Kroger, Martin's Super Market, CVS, and numerous quick-service restaurants.

LOCATION DESCRIPTION

Signalized hard corner along West Western Avenue near South Bend International Airport and nearby schools such as Washington High School and Navarre Middle School, adjacent to national quick service restaurants with high visibility and traffic counts

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY

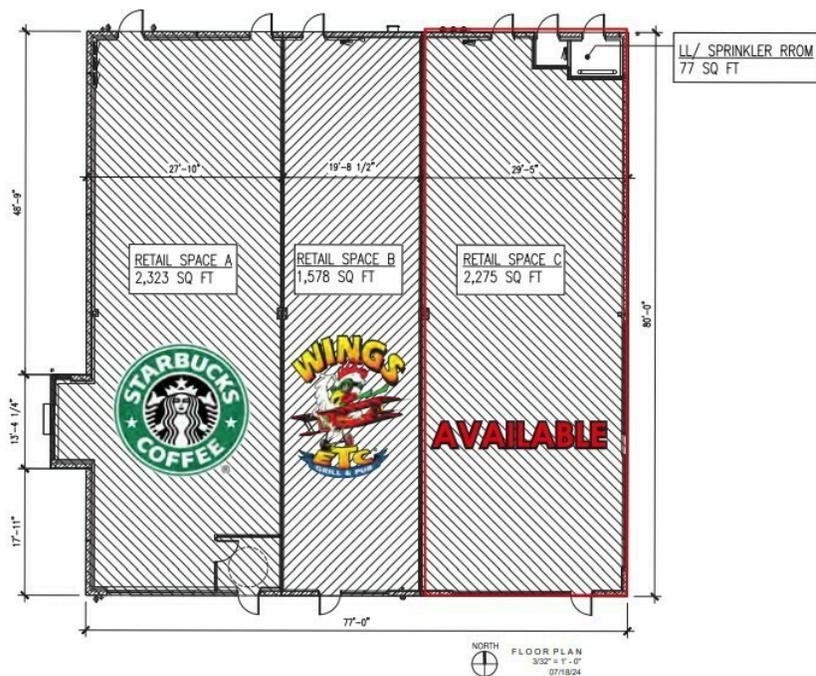
Associate Broker
219.864.0200
jomalley@latitudeco.com

SHOPPES ON WESTERN

4921 W. Western Avenue, South Bend, IN 46619



CUSTOM PAGE



BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

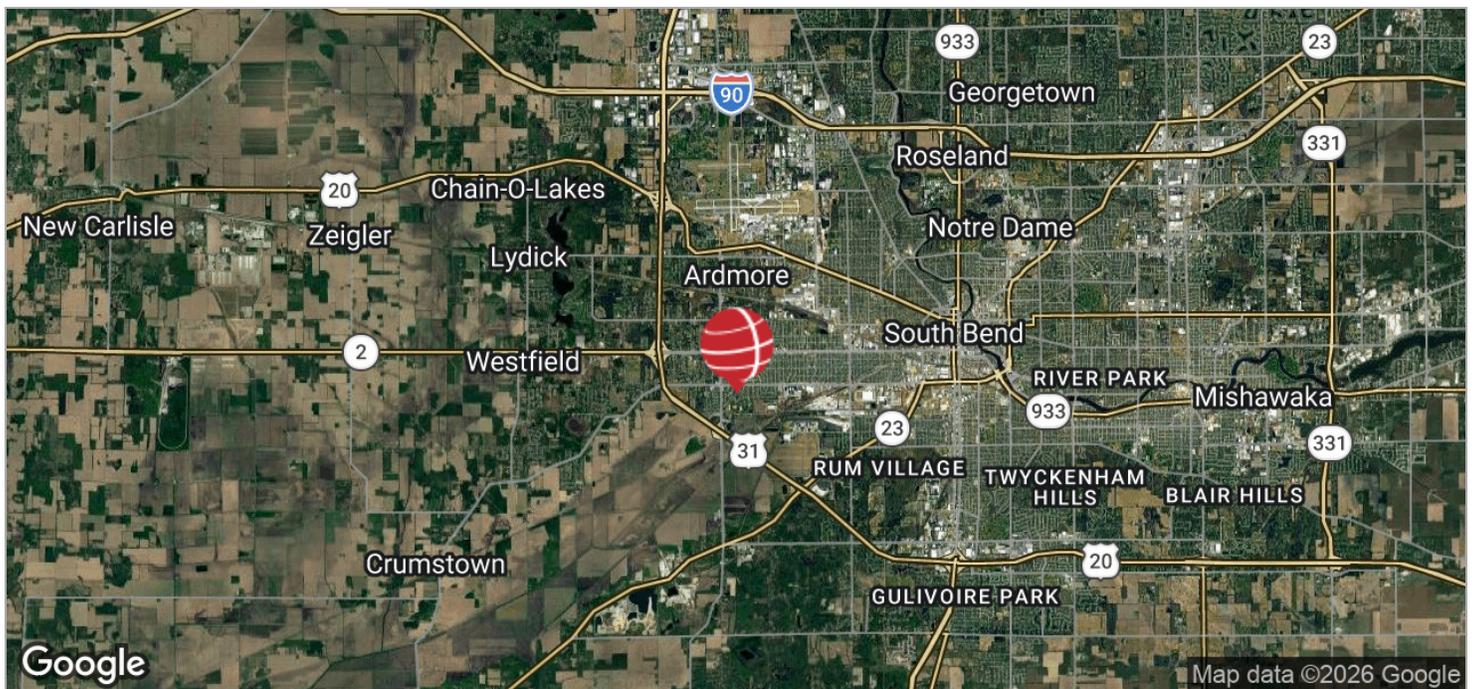
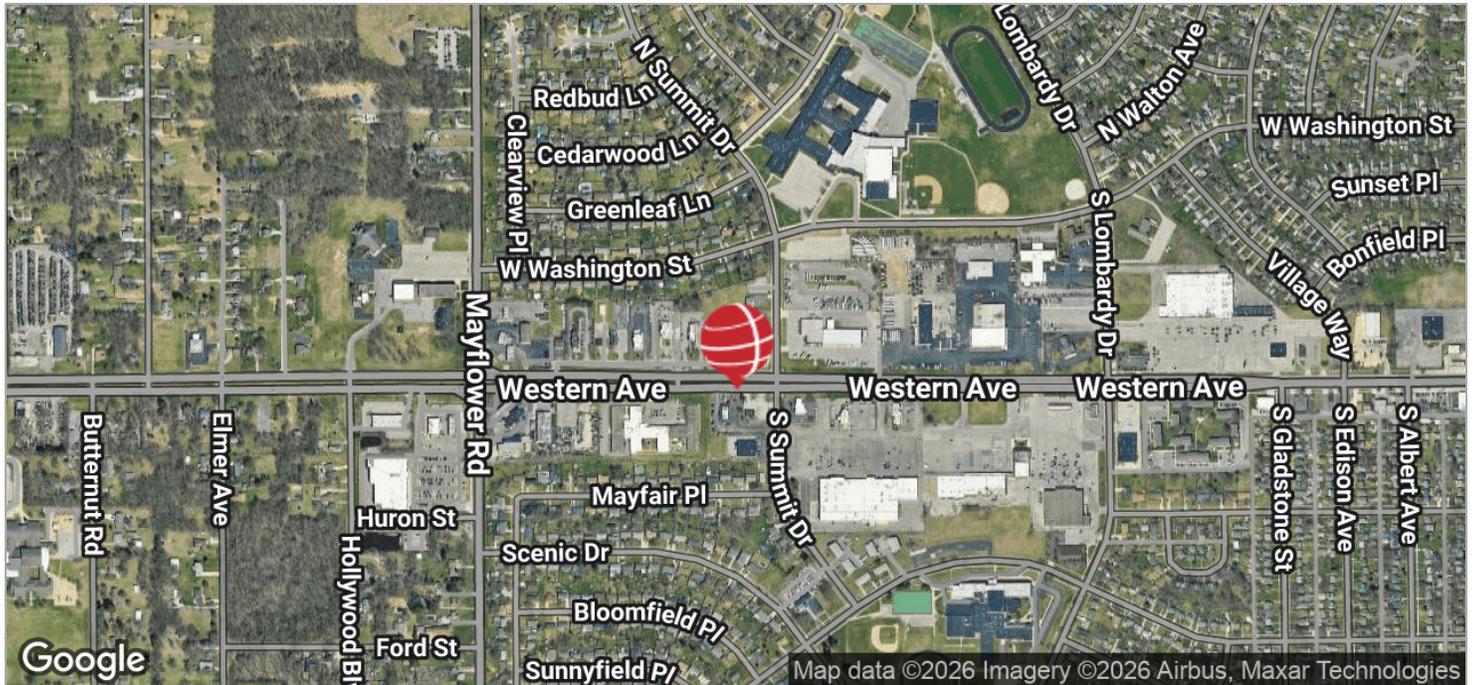
JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com

SHOPPES ON WESTERN

4921 W. Western Avenue, South Bend, IN 46619



LOCATION MAPS



BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

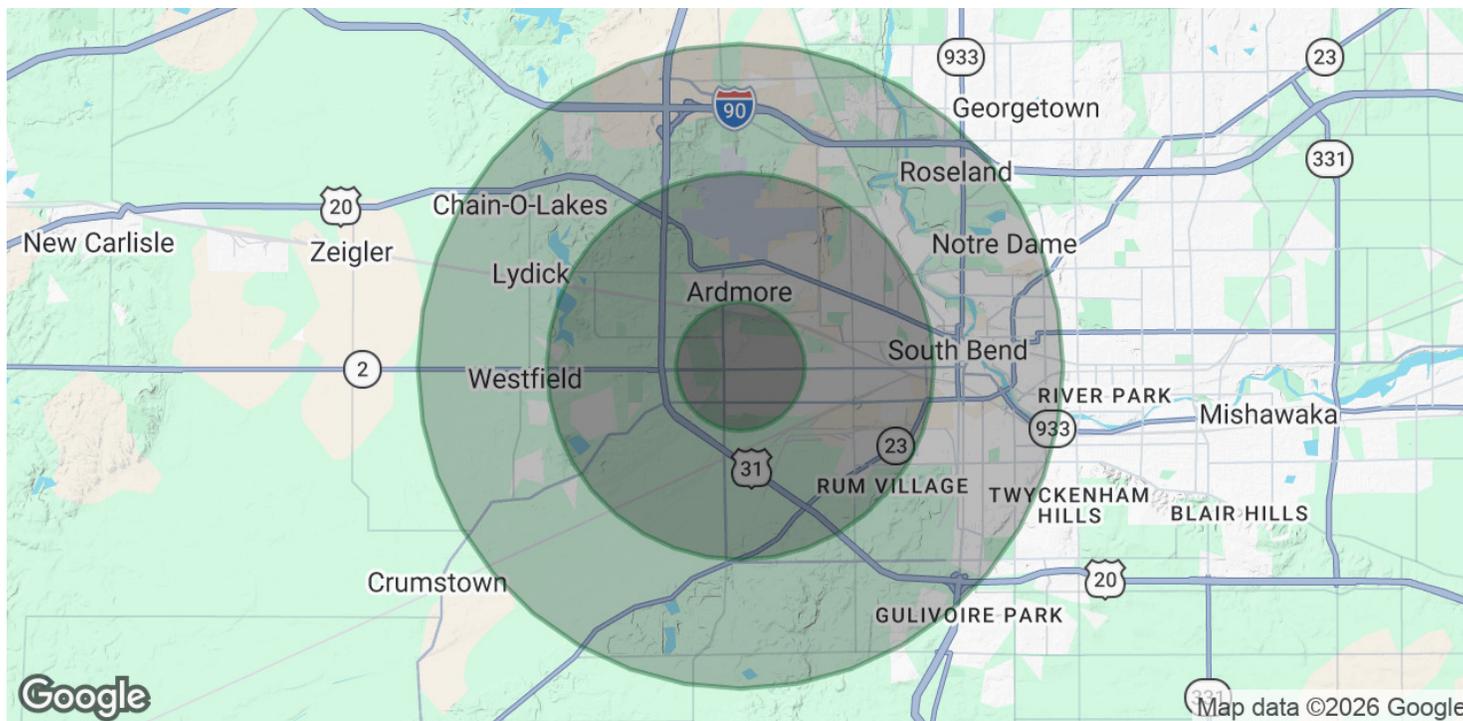
JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com

SHOPPES ON WESTERN

4921 W. Western Avenue, South Bend, IN 46619



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,435	39,462	104,726
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	38	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,416	14,385	38,165
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$58,811	\$56,474	\$70,733
Average House Value	\$115,376	\$125,128	\$177,437

Demographics data derived from AlphaMap

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY

Associate Broker
219.864.0200
jomalley@latitudeco.com