

Retail For Sale & Lease



602 Lincolnway E

South Bend, IN, 46601

Property Highlights

- Prime Lincolnway East Location – Strong visibility along the corridor connecting Mishawaka and Downtown South Bend.
- Turnkey Salon Opportunity – Existing salon buildout in place, ideal for salon, spa, or beauty users.
- Flexible Retail/Office Potential – Well-suited for boutique retail, service, or office use.
- Proven Operating History – Home to a successful locally owned salon for nearly 30 years.
- Surrounded by Growth – Near ongoing redevelopment and investment activity.
- Well-Maintained Property – Long-term owner occupancy with consistent upkeep.
- Ample Parking – 32 on-site surface parking spaces.
- Available for Sale or Lease – Flexible opportunity for users or investors.

Sale Price \$525,000

Lease Rate **\$14.50 (NNN)**

Leasable 2,760

Building Size (SF) 2,760 SF

Zoning NC

Traffic Count ADT 12,289 (Lincoln Way E)

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Site

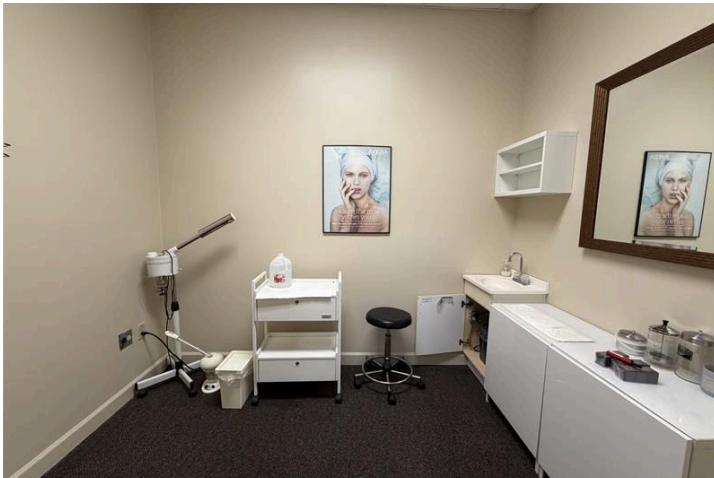
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Spaces	Lease Rate	Space Size	Lease Type
Building	\$14.50/SF/Year	2,760 sqft	NNN

Additional Photos

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Retailer Map

