



958 Lincolnway East

South Bend, IN 46601

Property Overview

958 Lincolnway East offers a rare opportunity for retail or industrial flex users to secure a high-visibility, signalized corner location in downtown South Bend. This building provides strong signage opportunities, easy access, and exposure to heavy daily traffic just minutes from the nearby major thoroughfares. The flexible floor plan accommodates for a variety of uses, including retail, office, service, or light industrial, ideal for businesses looking to grow in an active business/commercial corridor.

Property Highlights

- **Signalized Corner Location** – Excellent visibility & access from Lincolnway & Sample St in downtown South Bend
- **Two Overhead Doors** – 14' and 10' overhead doors provide easy loading and access points for business needs
- **Prominent Signage Opportunity** – Prime traffic corner exposure with street-facing signage
- **Flexible Floor Plan** – Ideal for retail, light industrial, or flex users; includes existing office & warehouse space
- **Flexible Deal Structures Available** – Ownership is open to seller financing and lease-to-own arrangements

SALE PRICE

**CONTACT BROKER
FOR DETAILS**

LEASE RATE

\$7.50 SF/YR (NNN)

Available SF:	3,350 SF
Lot Size:	0.29 Acres
Building Size:	3,350 SF



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