

# CONFIDENTIAL OFFERING MEMORANDUM

341-343 and 345 Lincolnway W. | South Bend, IN 46601



**NAI Cressy** P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | **CONNECT WITH US!**  
200 N. Church Street, Suite 200, Mishawaka, IN 46544



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**Email the Team at: [CEQuad@Cressy.com](mailto:CEQuad@Cressy.com)**

NAI Cressy Commercial Real Estate. ("Agent") has been engaged as the exclusive agent for the sale of 341-343 and 345 Lincolnway W in south Bend, Indiana (the "Property"), by the owner of the Property ("Seller").

The Real Estate is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

**Prospective Purchaser:** Signed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Representing Broker:**

Printed Name: Christian Davey, Noah Davey, Blair Wozny, and Jonah Davey

Title: Senior Broker/Principal and Broker

Mailing Address: 200 N. Church Street, Suite 200, Mishawaka, IN 46544

Phone #: 574.271.4060

Email Address: cjdavey@cressy.com, ndavey@cressy.com, bwozny@cressy.com, jdavey@cressy.com

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

**Return to:** NAI Cressy, 200 N. Church Street | Mishawaka, IN 46544 | 574.271.4060

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# EXECUTIVE SUMMARY

# CONFIDENTIAL OFFERING MEMORANDUM

341-343 and 345 Lincolnway W. | South Bend, IN 46601

NAI Cressy is pleased to present a unique opportunity to acquire or lease two beautifully renovated, historic properties in the heart of South Bend. These adjacent buildings — 341 & 343 Lincolnway West and 345 Lincolnway West — share a common wall and have undergone extensive renovations in 2024, with upgrades taken down to the studs. The properties offer flexibility for investors, owner-occupants, or tenants seeking high-quality space in a prime location.

## PROPERTY HIGHLIGHTS:

- Combined 13,636 SF across both buildings
- Zoning: NC – Neighborhood Center
- Ample parking with 30 shared spaces + additional street parking
- Option to combine 1st floor retail spaces for up to 8,050 SF (excludes basement storage)
- Available individually or as a portfolio

## 345 LINCOLNWAY WEST – 6,336 SF MIXED-USE BUILDING

Available for sale or lease, this building features first-floor retail and two fully leased residential apartments on the second floor. The seller offers flexible options: sell the building vacant or remain as a long-term tenant by signing a 10-year lease on the retail space.

[CLICK TO VIEW PROPERTY ONLINE](#)



## 341-343 LINCOLNWAY WEST – 5,300 SF RETAIL/COMMERCIAL BUILDING

This fully vacant property is ideal for a retail or commercial tenant or buyer. It is also available for sale or lease, making it a great option for those looking to customize the space for their own use or investment purposes.

[CLICK TO VIEW PROPERTY ONLINE](#)



<b>ADDRESS</b>	345 Lincolnway West South Bend, IN 46601	341 - 343 Lincolnway West South Bend, IN 46601
<b>SQUARE FEET</b>	6,336 SF	5,300 SF
<b>INDIVIDUAL PARCEL SIZE</b>	0.14 AC	0.31 AC
<b>THE TWO BUILDINGS TOTAL SIZE</b>	(0.14 + 0.31) = 0.45 AC	(0.14 + 0.31) = 0.45 AC
<b>YEAR BUILT</b>	1922 / Renovated 2024	1922 / Renovated 2024
<b>ZONING</b>	NC - Neighborhood Center	NC - Neighborhood Center
<b>PARKING</b>	30 shared spaces + additional street parking	30 shared spaces + additional street parking
<b>LIST PRICE</b>	\$700,000	\$595,000
<b>LEASE RATE</b>	3 year lease at sale at \$15.00 PSF MG with Rug Imports (MG plus utilities and janitorial). \$14.50 PSF NNN First floor	

# PROPERTY OVERVIEW

345 Lincolnway West - Exterior and 1st Floor

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341-343 and 345 Lincolnway W. | South Bend, IN 46601

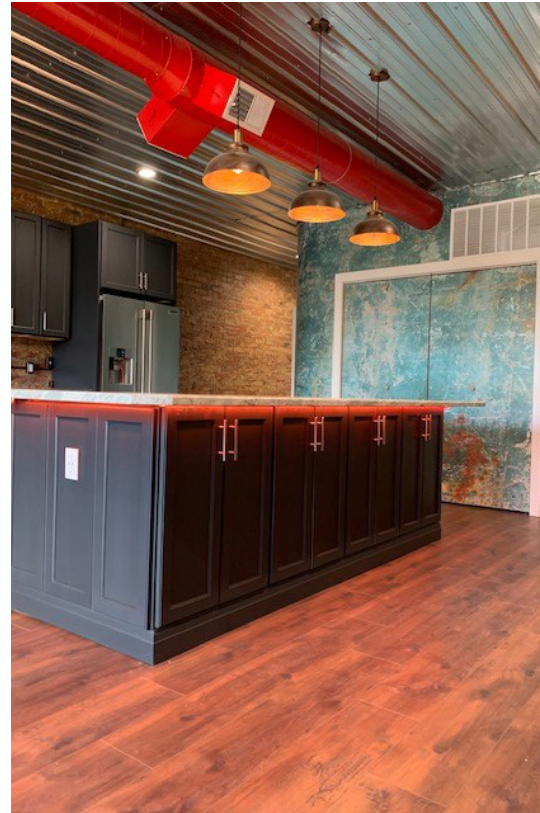


# PROPERTY OVERVIEW

345 Lincolnway West - 2nd Floor Vacant, Now Occupied

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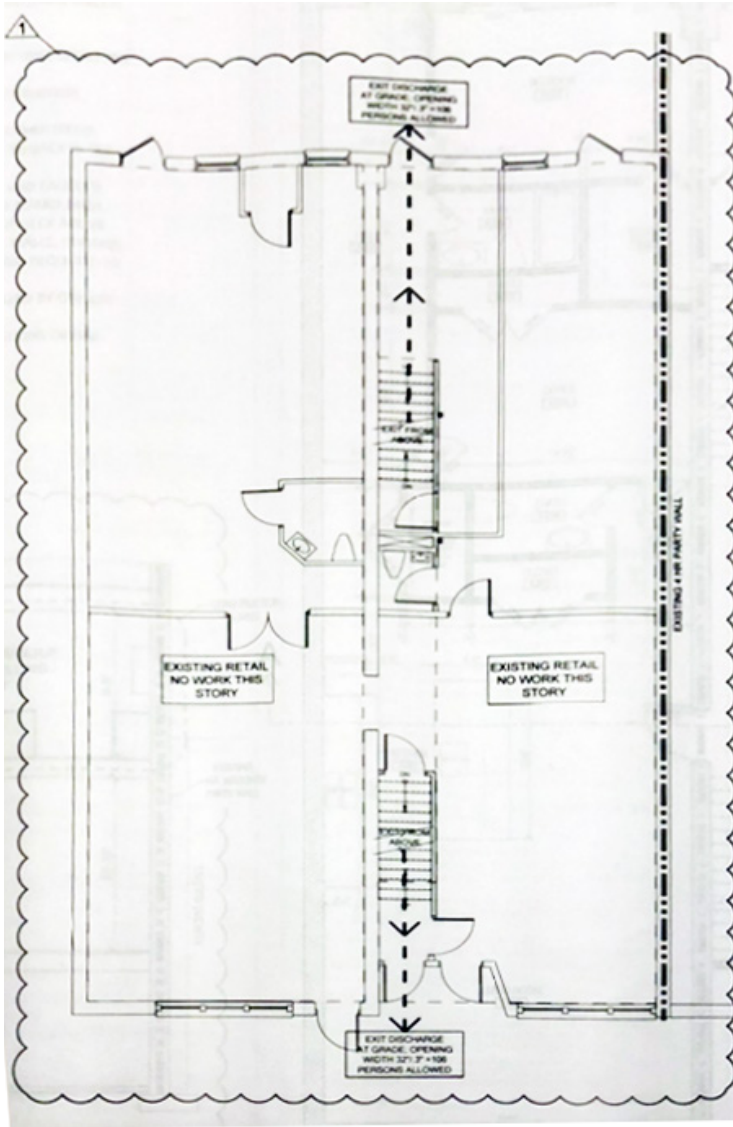
# PROPERTY OVERVIEW

345 Lincolnway West - Floor Plans

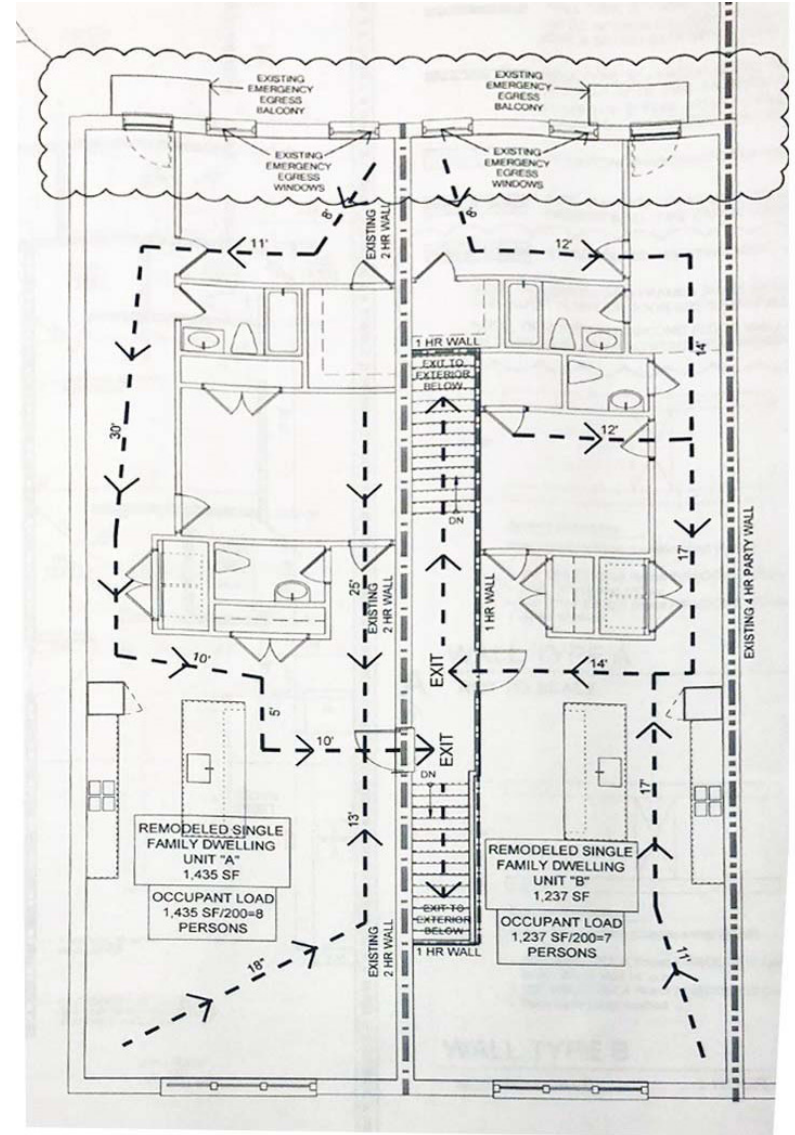
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First Floor Plan



Second Floor Plan



# PROPERTY OVERVIEW

341 - 343 Lincolnway West

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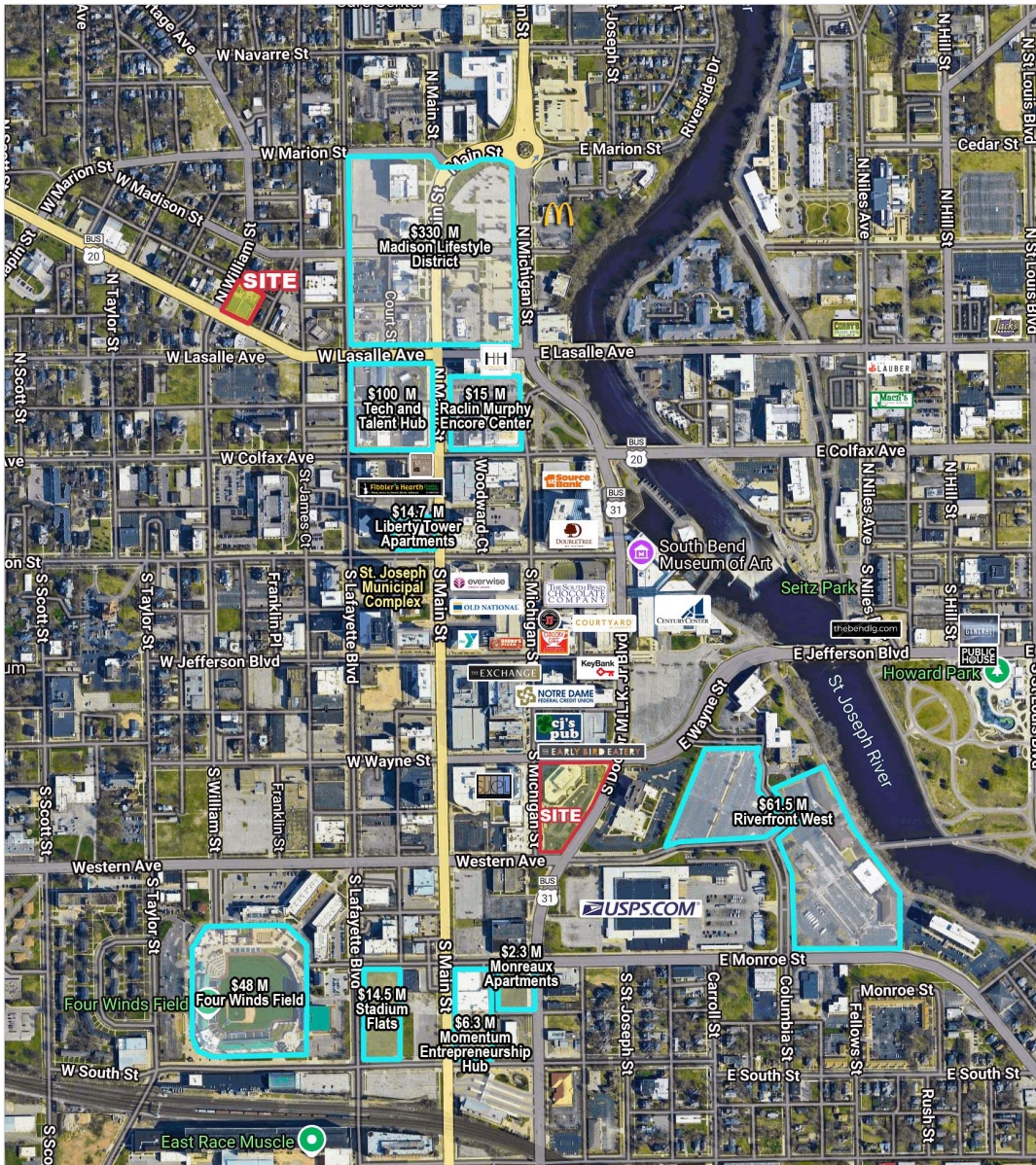
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# LOCATION OVERVIEW

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The property sits right in downtown South Bend, Indiana, positioned along the historic Lincoln Way West corridor, just west of the St. Joseph River and within walking distance of many downtown landmarks. Located in a busy mixed-use stretch with nearby retail, apartments, and office buildings, it's just minutes on foot from the Morris Performing Arts Center, Four Winds Field (home of the South Bend Cubs), the county library, and Main Street restaurants and nightlife. South Bend International Airport lies approximately 5.6 miles northwest, a roughly 10–16-minute drive depending on traffic via US-31 and Lincolnway West. The property is also conveniently near the I-80/I-90 Indiana Toll Road, which runs just north of the airport and provides regional freeway access—making the site well suited for those needing interstate connections.

Positioned just 20 minutes east of the transformative developments in New Carlisle and right in the middle of the vibrant resurgence of Downtown South Bend, this property offers a strategic location at the heart of Northern Indiana's economic momentum. Nearby, Amazon Web Services is investing \$11 billion in a new data center campus, and GM-Samsung is developing a \$3.5 billion EV battery plant - both projects expected to create thousands of jobs and drive regional growth.

Simultaneously, Downtown South Bend is undergoing a nearly \$1 billion wave of public and private investment, highlighted by major initiatives like the Madison Lifestyle District and Riverfront West. These developments include over 500 new residential units and improvements to infrastructure, green space, and historic preservation - all fostering a dynamic, live-work-play environment. With easy access to these booming hubs, this property is perfectly positioned for businesses looking to capitalize on the region's unprecedented growth.

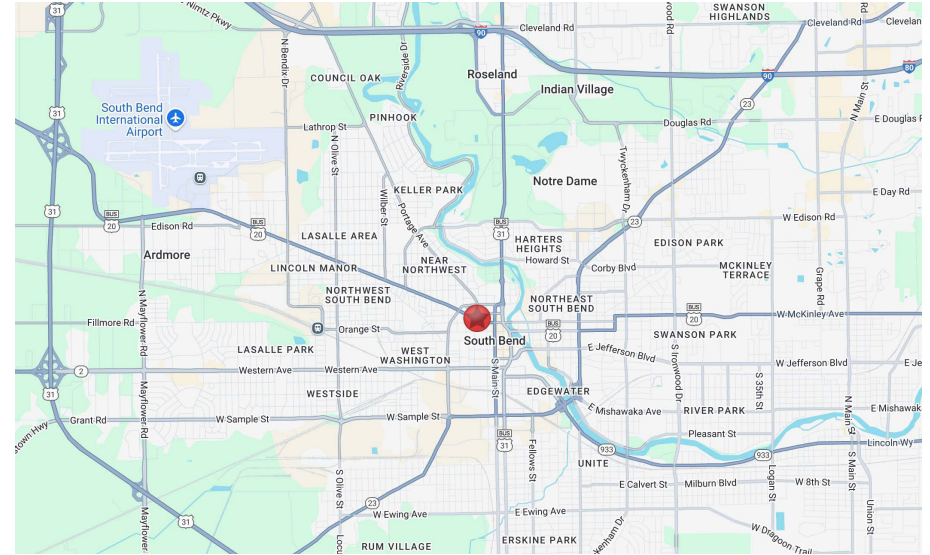
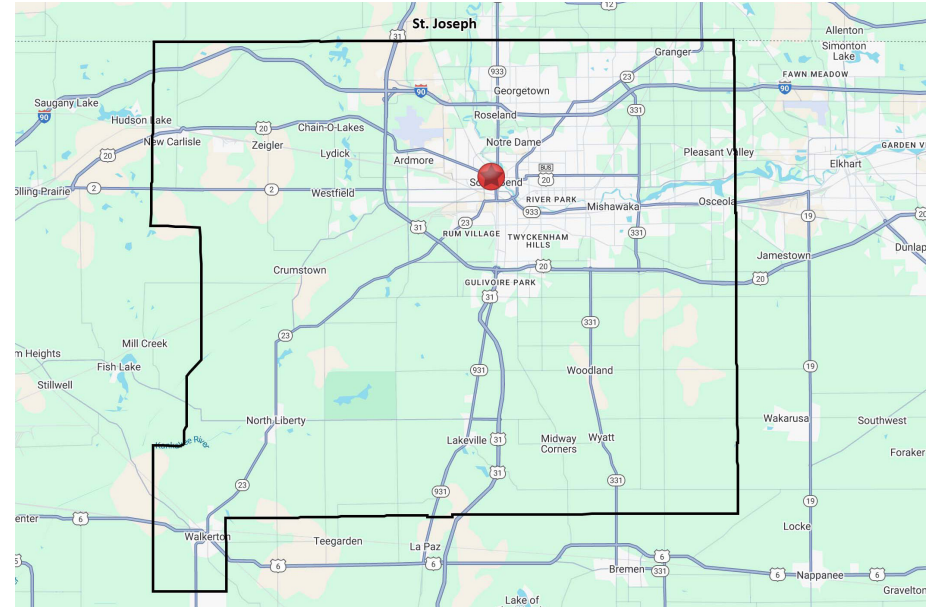
# MARKET OVERVIEW

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## 2025 Demographics | St. Joseph County, IN

POPULATION	274,567
HOUSEHOLDS	109,083
AVERAGE HOUSEHOLD INCOME	\$96,777
MEDIAN AGE	35.7
AVERAGE COMMUTE TIME	17.7 MINUTES
TOTAL BUSINESSES	10,915
UNEMPLOYMENT RATE	3.0%
MEDIAN HOME VALUE	\$200,260



## ST. JOSEPH COUNTY, INDIANA

Activity and energy dot the city landscapes, while serenity and the quiet of rural living can be found in the county's small towns. Cities like South Bend and Mishawaka give residents the taste of mid-size city living coupled with shopping, arts and culture, sports and recreation, not to mention the benefits of having five major universities at our doorstep.

Our cities, towns and neighborhoods reflect a convergence of tradition and transformation. South Bend is the only place the University of Notre Dame has ever called home. And, this is the place where industrial manufacturing was king. While we honor the traditions and history, we're also a place on the move—where advanced manufacturing, logistics, health care and research are king.

Mishawaka, the Princess City, lies nestled along the meandering path of the St. Joseph River. Population growth, business expansion and record-breaking new construction tell us that people want to live, work, raise their families and retire in Mishawaka. Community pride is an essential part of life in the Princess City. But, construction and growth are not all that make a city great. Mishawaka is home to Bethel College, AM General's Hummer Plant, a beautiful system of parks and myriad cultural opportunities.

### KEY EMPLOYERS

AM General  
Beacon Health System, Inc.  
City of South Bend  
Liberty Mutual  
Martin's Super Markets Inc.  
Meijer, Inc.  
Quality Dining  
Saint Joseph Health System  
South Bend Community School Corporation  
University of Notre Dame

### DISTANCE TO MAJOR CITIES

Chicago, IL	95 miles
Grand Rapids, MI	115 miles
Indianapolis, IN	147 miles
Detroit, MI	218 miles

