

COMMERCIAL SPACE FOR LEASE

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



Two Renovated Spaces Within Walking Distance to Downtown South Bend Amenities

	345 LINCOLNWAY	341-343 LINCOLNWAY
SQUARE FEET	1,250 - 2,750 SF	5,300 SF
PARCEL SIZE	0.14 AC	0.31 AC
YEAR BUILT	1922 / Renovated 2022	1922 / Renovated 2025 & 2026
LEASE RATE	\$16.50 PSF MG (Modified Gross plus janitorial and utilities.)	\$14.50 PSF NNN
DETAILS	This mixed-use building features first-floor retail and two fully leased residential apartments on the second floor.	This fully vacant building is ideal for a retail or commercial tenant.

Details:

NAI Cressy is pleased to present a unique opportunity to 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 with full roof, structural, mechanical, and aesthetic improvements made to 345 Lincolnway West in 2022 and to 341-343 Lincolnway West in 2025 and 2026. The properties offer flexibility for investors, owner-occupants, or tenants seeking high-quality space in a prime location.

- Combined 8,050 SF for lease 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).
- Both properties are also available for sale individually or as a portfolio. See Brokers for details.

[345 LWW VIEW PROPERTY ONLINE](#)

[341-343 LWW VIEW PROPERTY ONLINE](#)



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Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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345 PHOTOS

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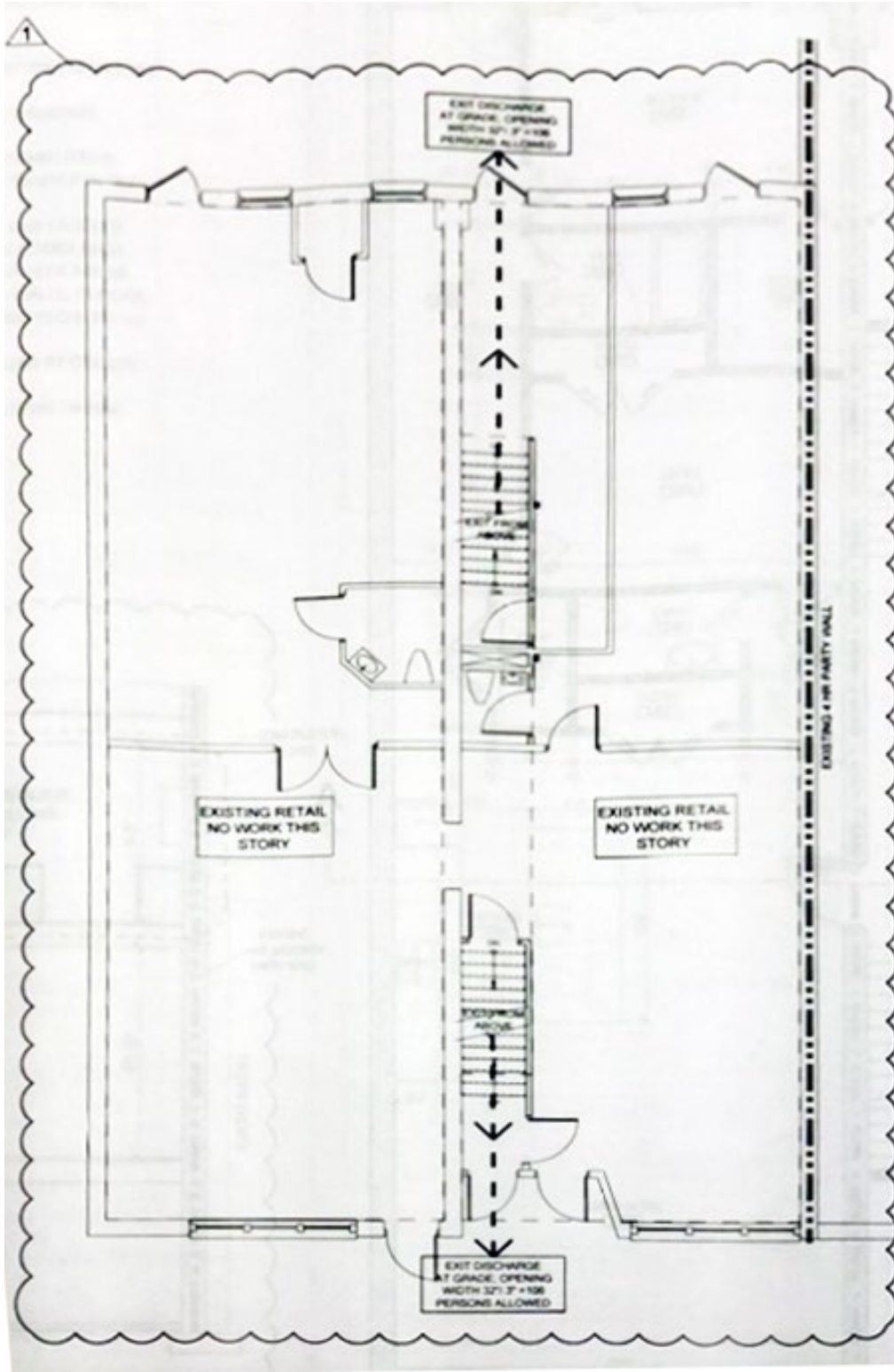


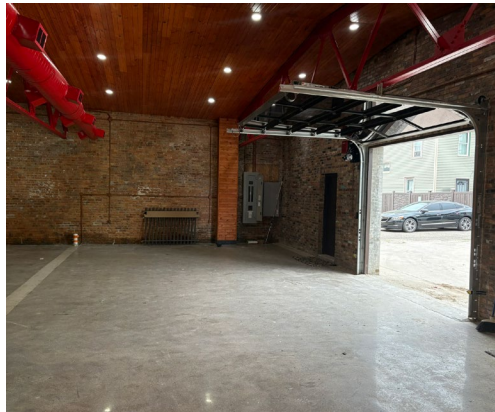
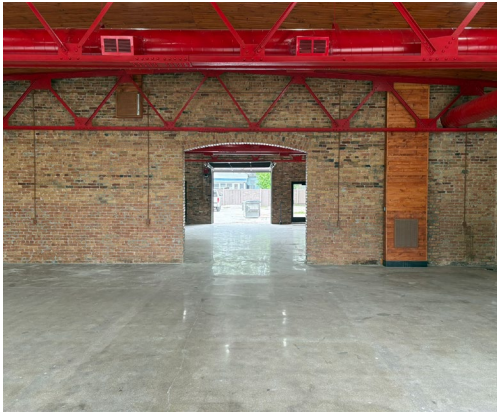
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First Floor Plan

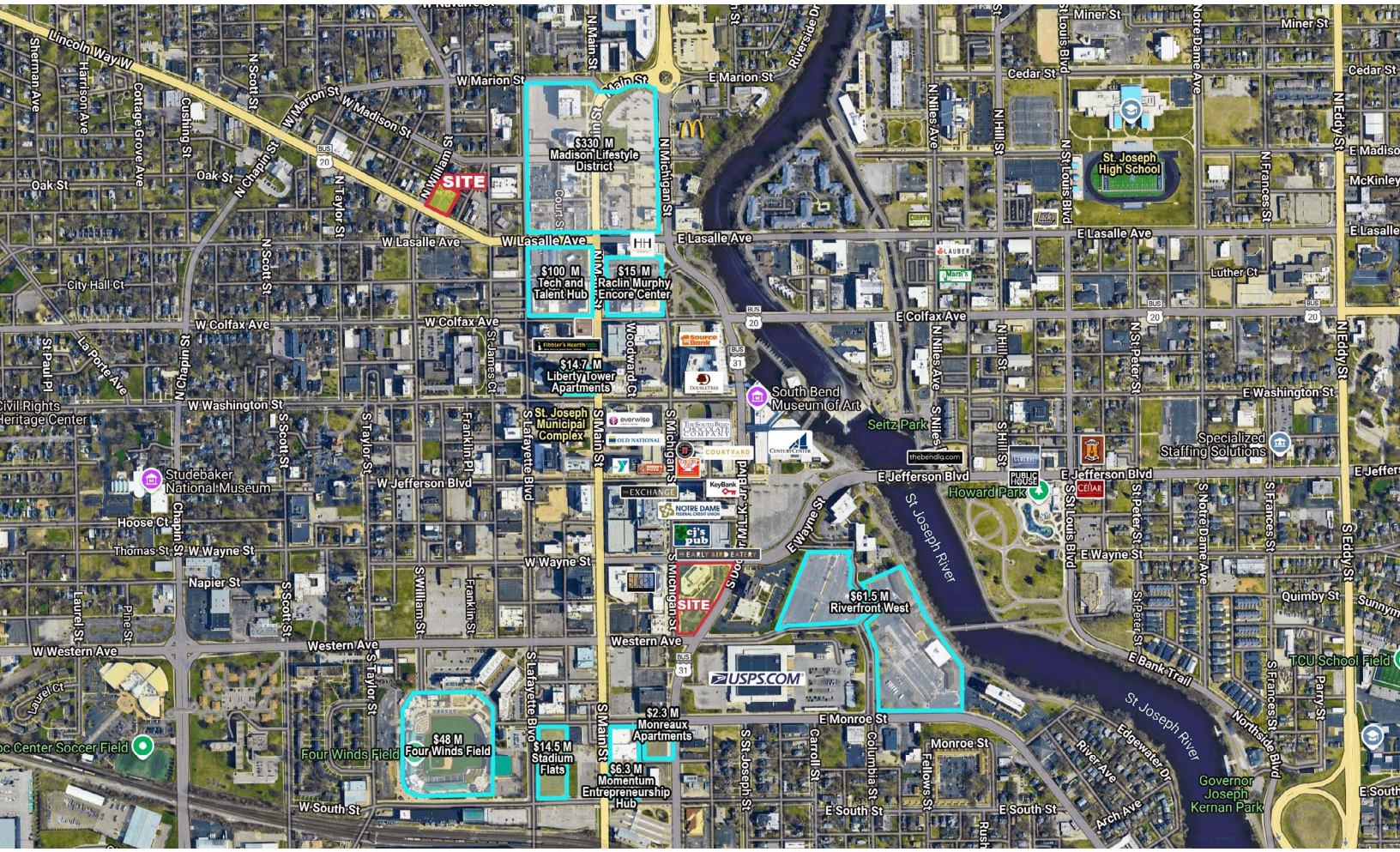




LOCATION OVERVIEW

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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.



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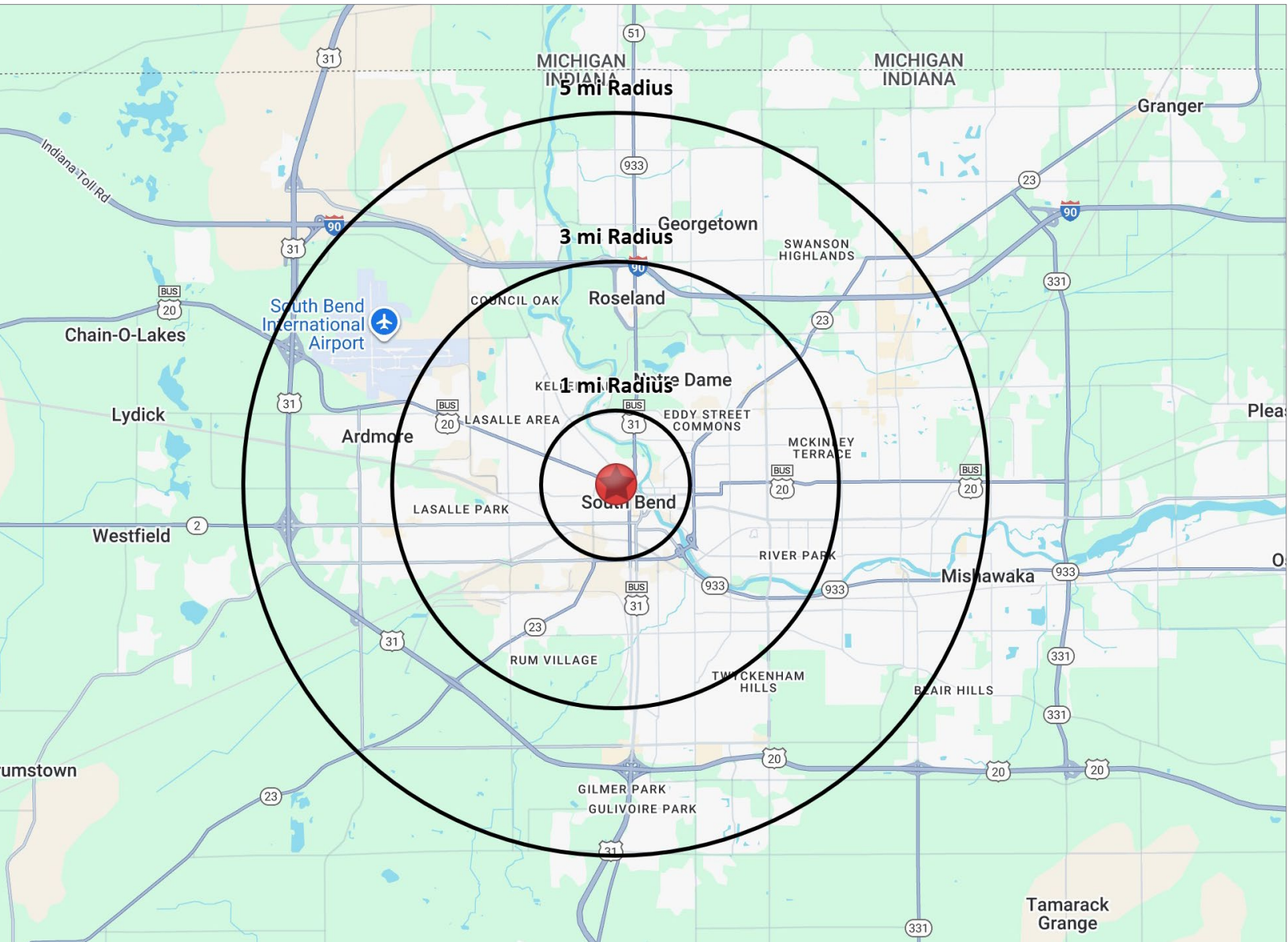
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2025 DEMOGRAPHICS

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POPULATION

1 MILE	13,908
3 MILE	97,001
5 MILE	176,851



NUMBER OF HOUSEHOLDS

1 MILE	5,982
3 MILE	35,600
5 MILE	71,340



AVERAGE HOUSEHOLD INCOME

1 MILE	\$95,855
3 MILE	\$76,732
5 MILE	\$81,758



MEDIAN HOME VALUE

1 MILE	\$196,626
3 MILE	\$156,562
5 MILE	\$172,264