

BUILDING FOR SALE

2909 W. Sample St. | South Bend, IN 46619



Corner Bakery/Restaurant Building for Sale

- Building Size:** 2,718 SF
- Land:** 0.37 Acres
- Zoning:** C - Commercial
- Built:** 1949
- Remodeled:** 1995
- Parking:** 4,500 SF paved
- List Price:** \$249,000

[VIEW PROPERTY ONLINE](#)

Details:

909 W. Sample St., South Bend, IN is a 2,718-square-foot commercial property formerly occupied by Baker's Dozen, offering a turnkey food-service layout with customer-facing retail/display space and a built-in commercial kitchen and service fixtures. Situated on a visible stretch of W. Sample, the building is well-suited for bakery, café, quick-serve restaurant, or neighborhood retail conversion and likely benefits from ready parking and walk-up traffic from nearby residential areas. Its existing food-grade infrastructure and established storefront presence make it attractive for an owner-operator or franchise seeking a move-in-ready location; interested parties should confirm current utilities, permits.



NAI Cressy

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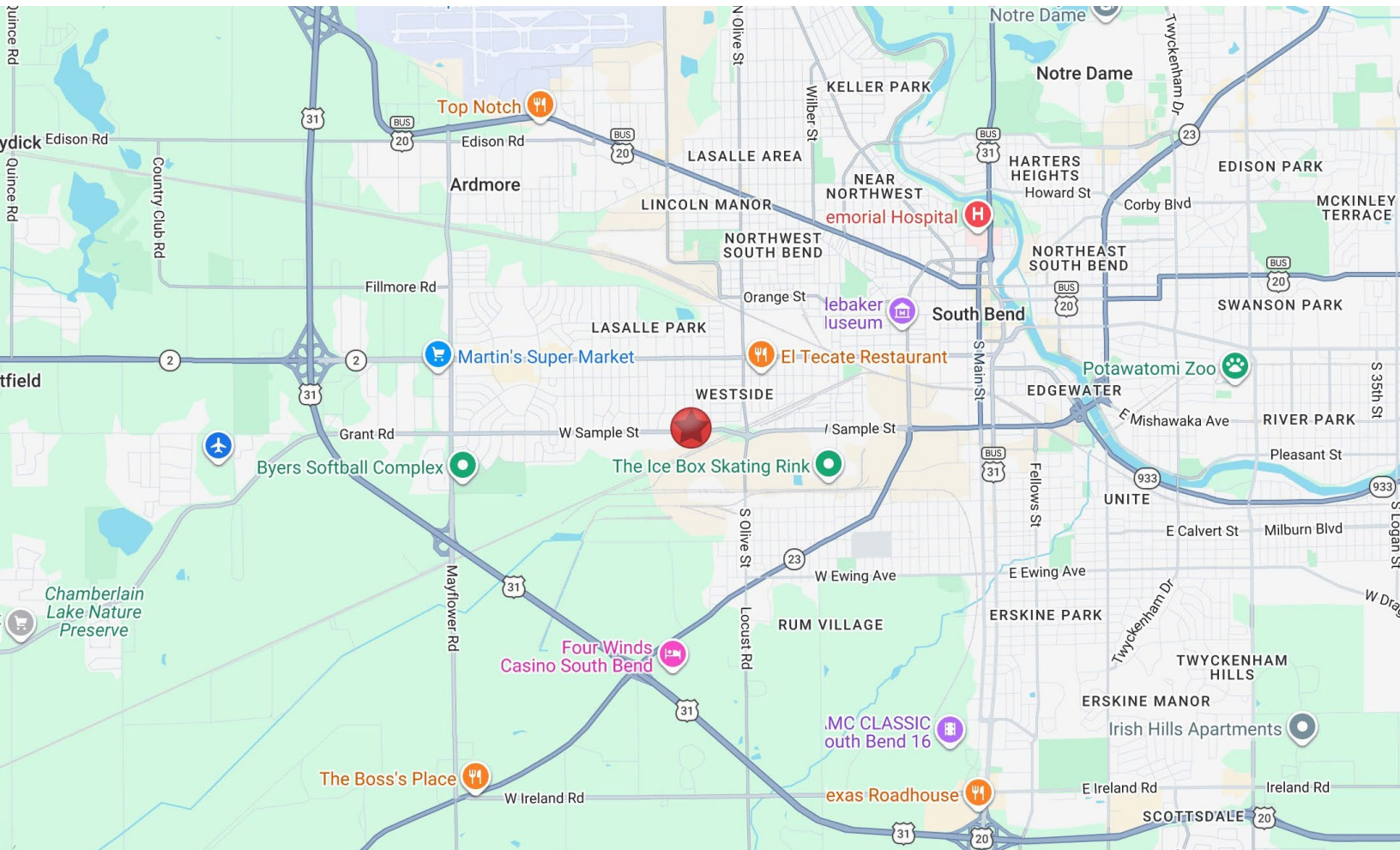
John Mester
Senior Broker, Retail and Investments
D 574.485.1501 | C 574.274.7675
jmester@cressy.com



LOCATION OVERVIEW

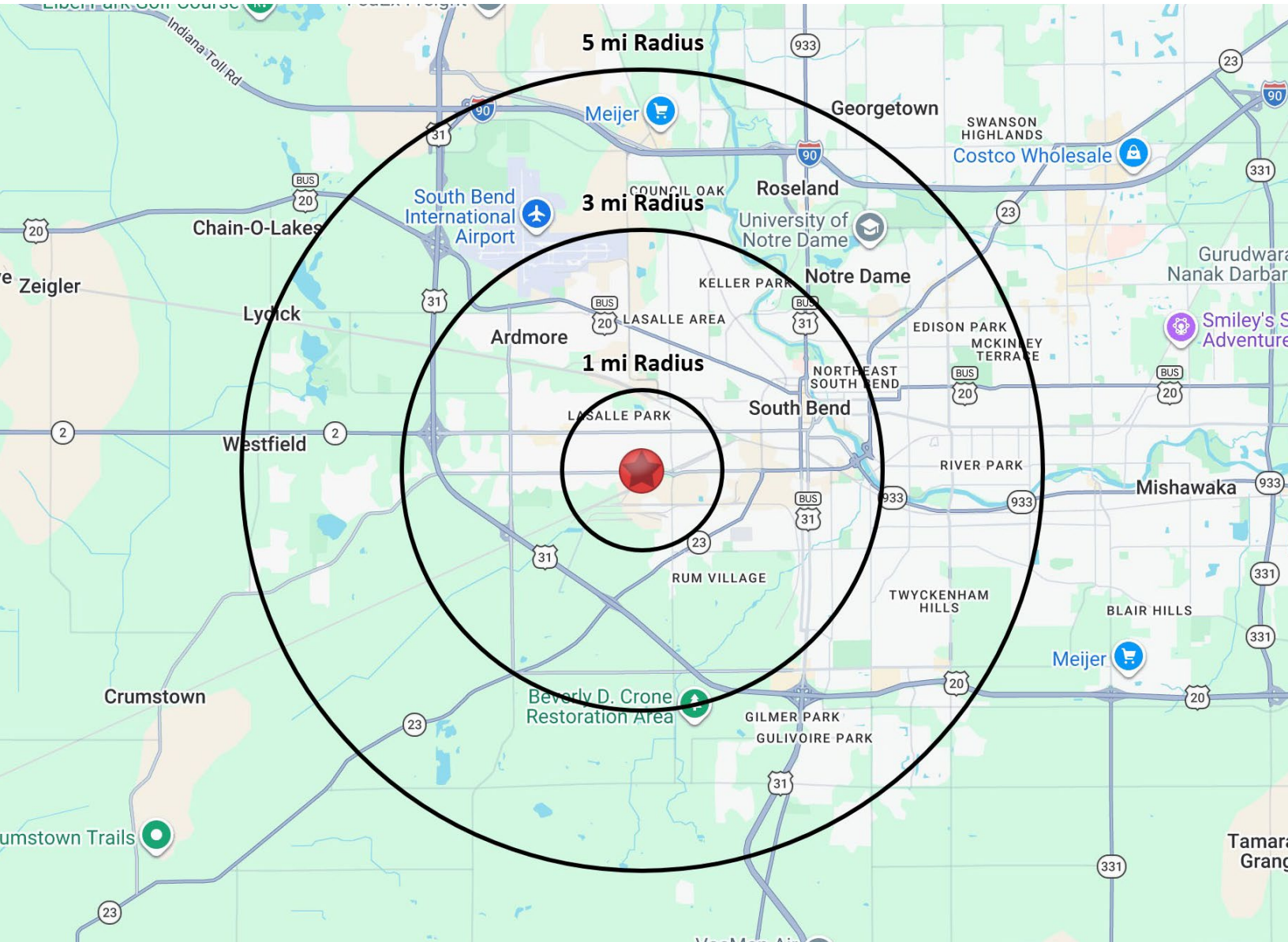
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The location at 2909 W. Sample St. sits on a busy neighborhood commercial corridor with strong street visibility and convenient access for customers and deliveries. It is surrounded by a mix of residential blocks and local businesses, offering regular foot traffic and neighborhood patronage, and is within a short drive of larger retail centers and service nodes. The site is readily reachable by car with on-site or nearby street parking and is served by local bus routes for employee and customer access; major arterial roads are a few minutes away for easy regional connections.





POPULATION

| | |
|--------|---------|
| 1 MILE | 9,736 |
| 3 MILE | 60,431 |
| 5 MILE | 134,616 |



NUMBER OF HOUSEHOLDS

| | |
|--------|--------|
| 1 MILE | 1,746 |
| 3 MILE | 11,953 |
| 5 MILE | 29,694 |



AVERAGE HOUSEHOLD INCOME

| | |
|--------|----------|
| 1 MILE | \$55,645 |
| 3 MILE | \$74,578 |
| 5 MILE | \$81,709 |



MEDIAN HOME VALUE

| | |
|--------|-----------|
| 1 MILE | \$89,775 |
| 3 MILE | \$135,004 |
| 5 MILE | \$167,281 |