Confidential Offering Memorandum

SELECT DENTAL ASSOCIATES
1422 LINCOLNWAY E. | SOUTH BEND, IN 46613

Dental Office with a Single Tenant
NNN Investment Property

NAI Cressy
CRESSY.COM



Confidential Disclaimer

NAI Cressy Commercial Real Estate. ("Agent") has been engaged as the exclusive agent for the sale of 1422 Lincolnway East, South Bend, IN (the "Property"), by the owner of the Property ("Seller").

The Property 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 #: _____ Email Address: _____

The terms and conditions contained in the above Confidentiality Memorandum

have been read and are agreed to this _____ day of _____20_____.

Representing Broker(s):

Printed Name: Shawn Todd, Senior Broker, Business Broker

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

Phone #: 574.271.4060

Email Address: Stodd@Cressy.com

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

ADDRESS	1422 Lincolnway E., South Bend, IN 46613
TOTAL SQUARE FEET	2,142 SF
PARCEL SIZE	0.19 Acres
OCCUPANCY	100%
ZONING	U - Urban Neighborhood Flex
YEAR BUILT	1982
PARKING	Parking Lot and Street Parking
LIST PRICE	$355,000
CAP RATE	8.45%

Property Overview

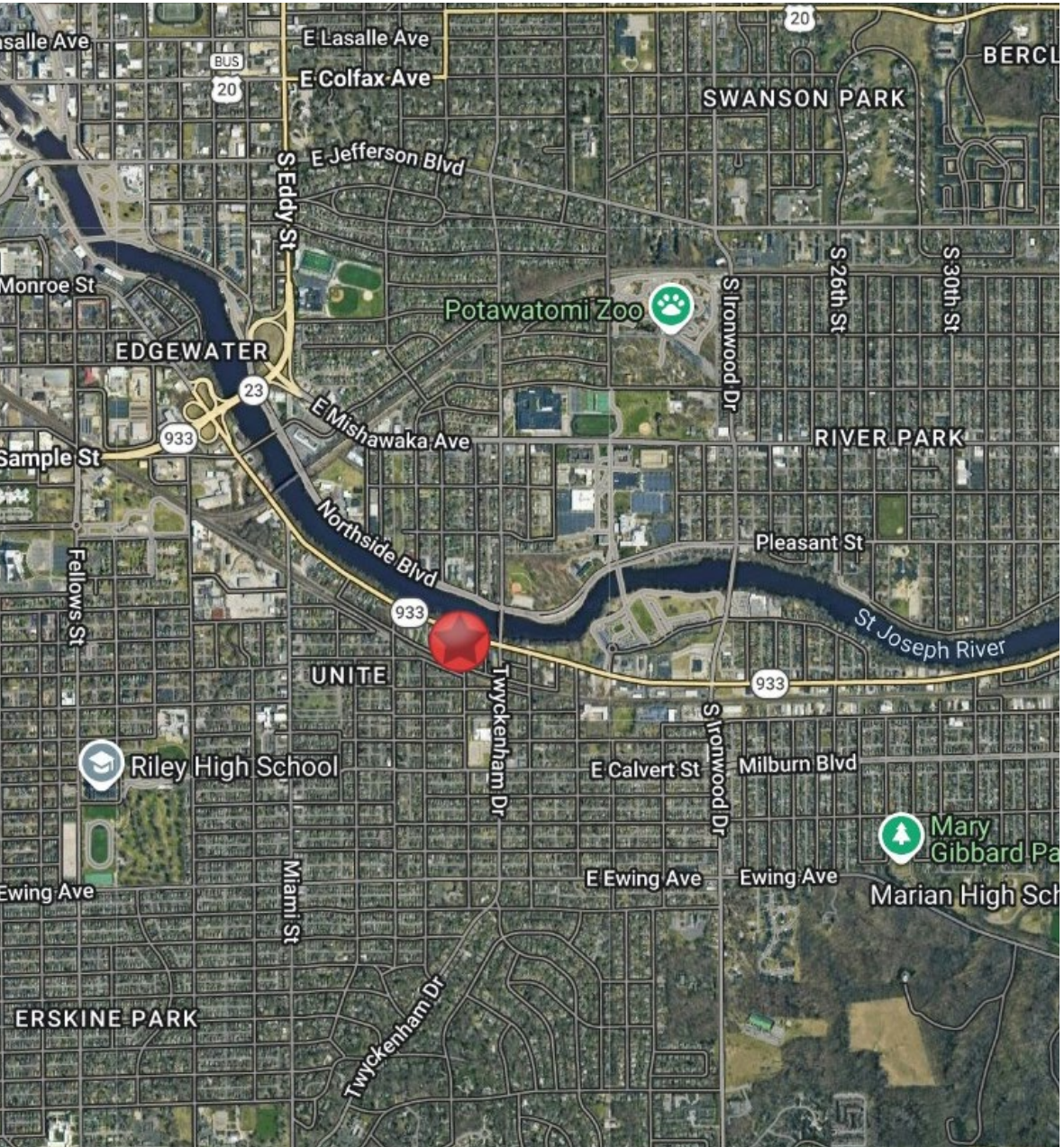
This single-tenant NNN investment property offers an attractive opportunity featuring a dental office occupied by a strong tenant, providing investors with the potential for stable, long-term income and favorable tenant renewal terms. The updated and renovated dental office interior offers a modern, professional environment, while ample parking is available through both an on-site parking lot and convenient street parking. The property also benefits from excellent visibility and prominent building signage along well-traveled Lincolnway East. Ideally situated near the corner of Lincolnway East and Twyckenham Drive, the property is nestled near a quiet residential neighborhood, Indiana University South Bend (IUSB), and South Bend's vibrant Market District, offering a desirable location with convenient access to surrounding amenities and a strong local market.

VIEW LISTING ONLINE

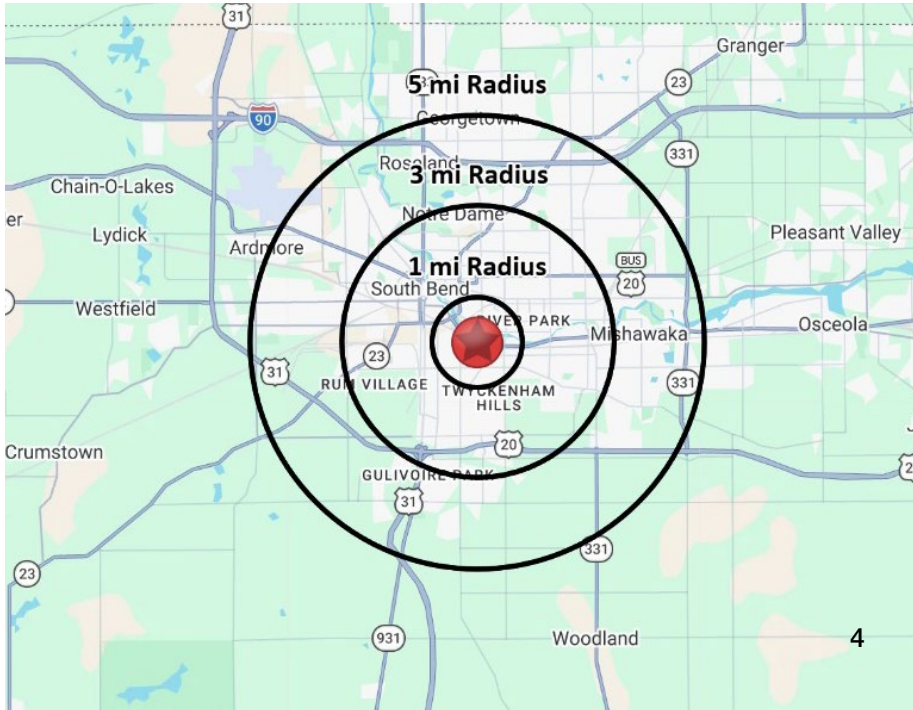


Location Overview

Ideally located at the corner of Lincolnway East and Twyckenham Drive, this property offers excellent accessibility and visibility in an established South Bend neighborhood. Situated near the quiet residential areas surrounding Indiana University South Bend (IUSB) and South Bend's vibrant Market District, the location provides convenient access to nearby amenities, local businesses, and the university. Its strategic positioning along a well-traveled corridor makes it an appealing location for both tenants and visitors.







Market Overview

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

1st Source Bank
AM General
Beacon Health System, Inc.
City of South Bend
Honeywell
Lippert Components
Martin's Super Markets Inc.
Meijer, Inc.
Patrick Industries
Press Ganey
Quality Dining
Saint Joseph County
Saint Joseph Health System (Trinity)
South Bend Community School Corporation
Steel Warehouse
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







Market Overview

2026 Demographics | South Bend/Mishawaka MSA	
Population	324,538
Households	128,459
Average Household Income	$92,813
Median Age	39.1
Average Commute Time	21.8 minutes
Total Businesses	6,736
Unemployment Rate	4%
Median Home Value	$196,600





Confidential Offering Memorandum

SELECT DENTAL ASSOCIATES
1422 LINCOLNWAY E. | SOUTH BEND, IN 46613

CONTACT:
Shawn Todd
Senior Broker, Business Broker
574.485.1520 | stodd@cressy.com

200 N. Church Street, Suite 200
Mishawaka, IN 46544
574.271.4060

NAI Cressy

CRESSY.COM

NAI Cressy is the global brokerage division of Cressy Commercial Real Estate, a Minority Business Enterprise (MBE) and certified by the National Native American Supplier Council (NNASC).

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

