



Vacant Wendy's

3401 LINCOLN WAY WEST | SOUTH BEND, IN

PRICE: \$465,000

OWNER-USER OPPORTUNITY



Retail Investment Group

Vacant Wendy's

OWNER-USER OPPORTUNITY

PRICE: \$465,000

LOCATION: 3401 LINCOLN WAY WEST
SOUTH BEND, IN 46628

LAND SIZE: ±0.76 ACRES

BUILDING SIZE: ±2,275 SQUARE FEET

EXECUTIVE SUMMARY



VACANT WENDY'S | SOUTH BEND, IN

PROPERTY OVERVIEW



Investment Highlights

- Corner Lot
- Below Replacement Cost
- Adjacent to McDonalds, Arbys, Dominos, Advance Auto, Taco Bell

Retail Investment Group is pleased to be the exclusive listing agent for a Vacant Wendy's property in South Bend, Indiana. This is an excellent redevelopment opportunity. The property has top-notch frontage, signage and visibility along Lincoln Way with ±14,286 vehicles per day. The Wendy's is still operating but will be vacating April 2021. Nearby N. Bendix Dr. sees ±14,653 VPD. The property structure is ±2,275 square feet and sits on ±0.76 Acres of land. Nearby retailers include McDonalds, Arbys, Dominos, Advance Auto, Taco Bell and various auto-related services



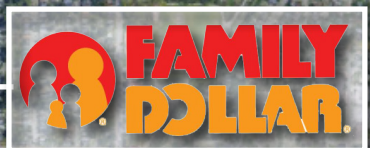
South Bend International Airport

LATHROP ST
±15,000 VPD

N BENDIX DR
±14,653 VPD

N OLIVE ST
±11,550 VPD

PORTGAGE AVE
±13,000 VPD



LINCOLN WAY
±14,286 VPD

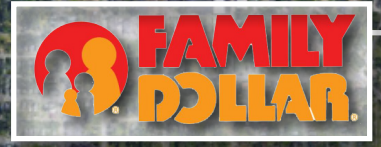


Image Landsat / Copernicus



±3.9 MILES



±2.7 MILES

**Downtown
South Bend**

ABOUT SOUTH BEND

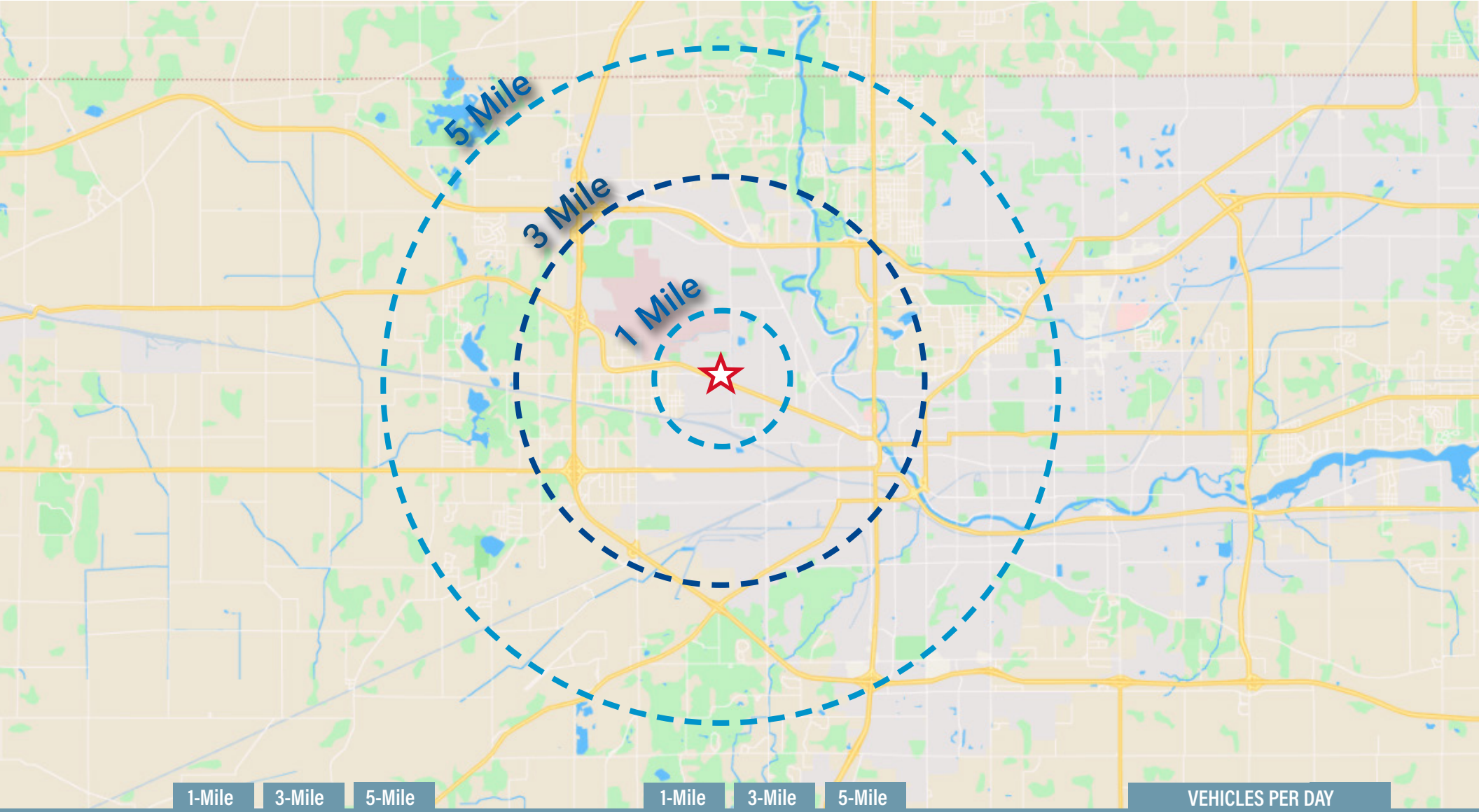


South Bend is a city in, and the county seat of, St. Joseph County, Indiana on the St. Joseph River near its southernmost bend, from which it derives its name. As of the 2018 census, the city had a total of 101,860 residents; its metropolitan statistical area had a population of 320,740 and its combined statistical area, 721,296 in 2010. It is the fourth-largest city in Indiana, serving as the economic and cultural hub of northern Indiana.

The area was originally settled in the early 19th century by fur traders and was established as a city in 1865. The St. Joseph River shaped South Bend's economy through the mid-20th century. River access assisted heavy industrial development such as that of the Studebaker Corporation, the Oliver Chilled Plow Company, and other large corporations. The population of South Bend declined after 1960, when it had a peak population of 132,445. This was chiefly due to migration to suburban areas as well as the demise of Studebaker and other heavy industry. Today, the largest industries in South Bend are health care, education, small business, and tourism. Remaining large corporations include Crowe, Honeywell, and AM General.

The largest universities in South Bend-Mishawaka, IN-MI are University of Notre Dame (4,254 degrees awarded in 2017), Indiana University-South Bend (971 degrees), and Southwestern Michigan College (597 degrees). The median property value in South Bend-Mishawaka, IN-MI is \$136,200, and the homeownership rate is 69.9%. Most people in South Bend-Mishawaka, IN-MI commute by Drove Alone, and the average commute time is 20.8 minutes. The average car ownership in South Bend-Mishawaka, IN-MI is 2 cars per household. South Bend-Mishawaka, IN-MI borders Elkhart-Goshen, IN, Niles-Benton Harbor, MI, Michigan City-La Porte, IN, Sturgis, MI, Plymouth, IN, and Kalamazoo-Portage, MI.

2020 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	17,745	126,925	310,348	2010 Households	7,795	52,507	123,710	W Bell Rd:	±42,232 VPD
2020 Population	122,578	157,764	363,796	2020 Households	10,087	65,526	144,741	N 7th Ave:	±14,857 VDP
2025 Population	124,576	171,249	391,947	2025 Households	10,996	71,126	155,816		

Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The

information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty

or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.

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