

BRIDGESTONE/FIRESTONE FOR SALE

4921 W. WESTERN AVENUE, SOUTH BEND, IN 46619



OFFERING SUMMARY

| | |
|----------------------|-------------------------------|
| Sale Price: | Contact broker |
| Building Size: | 4,368 (78'x56') |
| Lot Size: | 35,380 |
| Parking: | 19 Spaces |
| Real Estate Taxes: | \$2,635.06 |
| Parcel #: | 71-018-09392-00 |
| Contact Information: | John Thompson 847 910-9332 |

PROPERTY OVERVIEW

Potential for: Auto Service-Retail, Re-Development, QSR. Major area retailers include; Kroger, CVS, Dollar Tree, McDonald's, Taco Bell, KFC, Notre Dame University, Four Winds Casino & South Bend

LOCATION OVERVIEW

Western Avenue/Route 2 is a major East-West retail corridor, Located on Restaurant Row, across from Kroger.

PROPERTY HIGHLIGHTS

- 4 Bays/Great Pylon Signage
- Signalized intersection
- Traffic Counts - Western Ave. - 7,300 VPD & Summit - 1,700 VPD

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,105 | 15,636 | 31,442 |
| Total Population | 8,577 | 43,089 | 89,054 |
| Average HH Income | \$41,213 | \$40,779 | \$44,161 |

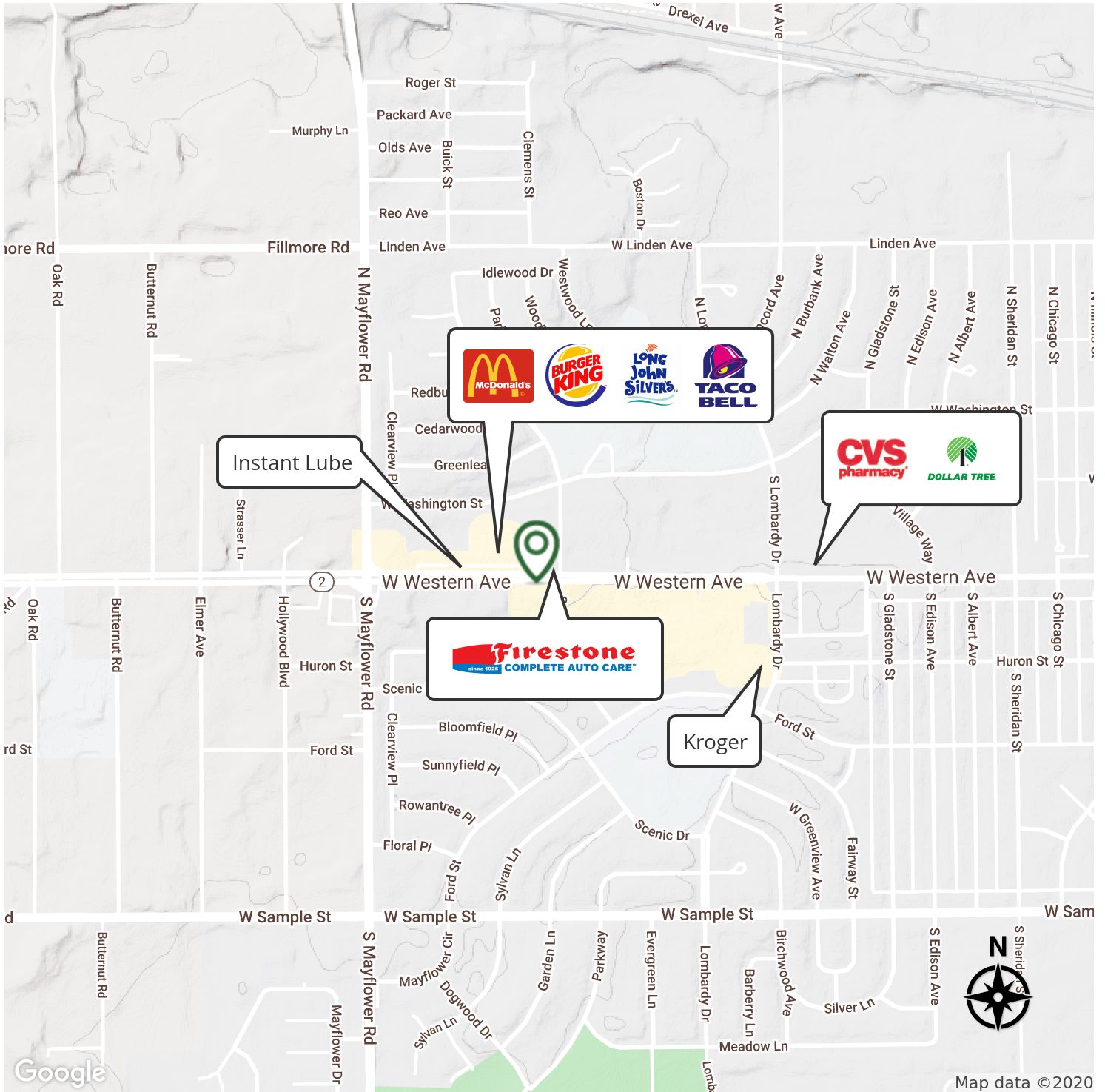
FOR MORE INFORMATION CONTACT:

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1540 E. DUNDEE ROAD, SUITE 240, PALATINE, IL 60074
847.870.8585 // HORIZONREALTYSERVICES.COM

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