

Retail Space for Sale or Lease

Long John Silvers
4949 Western Avenue
South Bend, Indiana 46619



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1,768 SF Free Standing Former Quick Serve Restaurant



Snapshot

Building:	1,768 SF
Land:	1.04 Acres
Zoning:	C-Commercial
Year Built:	1976
Parking:	47 Vehicles
Signage:	Pylon Signage Available
List Price:	Negotiable
Lease Rate:	\$18.00 PSF NNN

Property Details

New to the market is this free standing former quick serve restaurant. Consisting of 1,768 SF, this property has ample dining space, parking for 47 vehicles, pylon signage and drive-through. This property is located on Western Ave (SR 2), just west of the signaled intersection of Summit Dr. and Western Ave. and has a traffic count of 15,750 AADT. Available for Sale or Lease.

4100 Edison Lakes Parkway, Suite 350
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A Global Division of Cressy Commercial Real Estate

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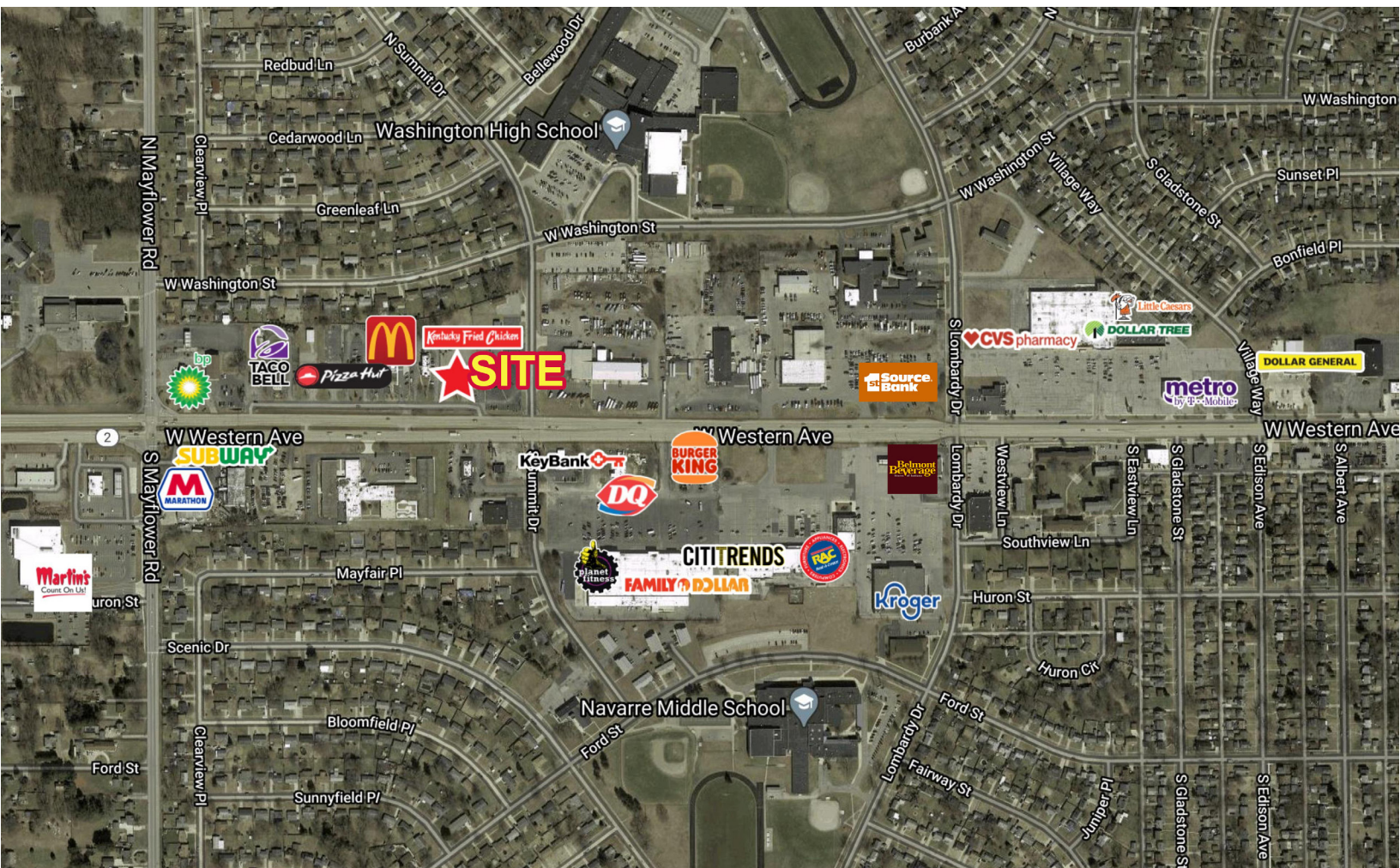
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Great Location - Retail, Commercial and Residential Area



Location

The property is located in the revitalized Western Ave. commercial corridor on the west side of South Bend. It is 3 minutes from the US20/31 Bypass, and 10 minutes from Downtown South Bend and the University of Notre Dame.

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNTS
POPULATION	9,520	37,599	95,493	15,750 on Western Ave.
NUMBER OF HOUSEHOLDS	3,422	13,271	33,890	
AVERAGE HOUSEHOLD INCOME	\$54,554	\$52,545	\$63,791	
MEDIAN HOME VALUE	\$79,815	\$80,909	\$108,490	

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