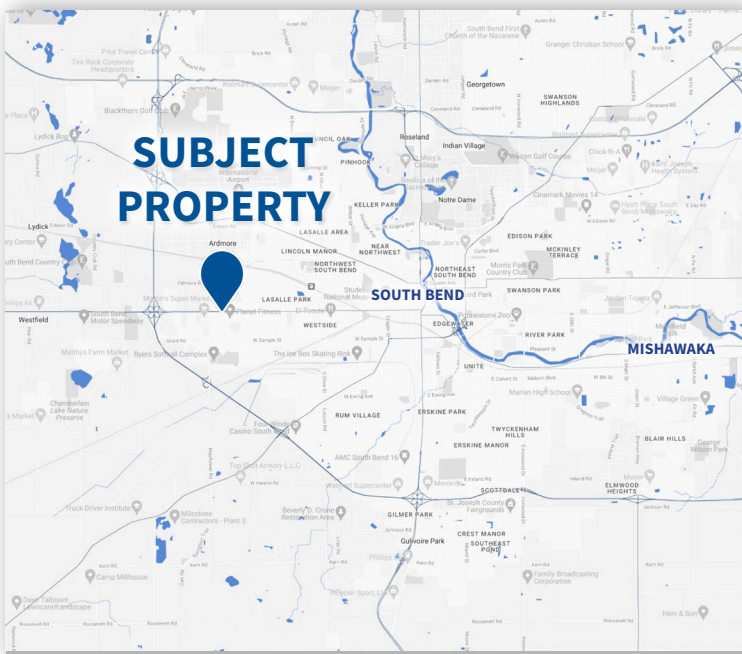


NEW STARBUCKS ANCHORED RETAIL CENTER

AVAILABLE FOR LEASE | 1,400-3,807 SF
SOUTH BEND, IN

VERITAS
REALTY

4921 Western Ave., South Bend, 46619



PROPERTY HIGHLIGHTS:

- 1,400-3,807 SF available in new Starbucks anchored retail development
- Located at a signalized hard corner along Western Ave., surrounded by national QSR's, Martin's Super Market, Kroger, and other national retailers.
- Located near South Bend International Airport, Washington High School, Navarre Middle School, Lafayette Elementary School, and Holy Family Catholic School, with a combined 1,750 students
- Densely populated sub-market within South Bend with 38,319 residents within 3 miles of the site and average income of \$51,799.

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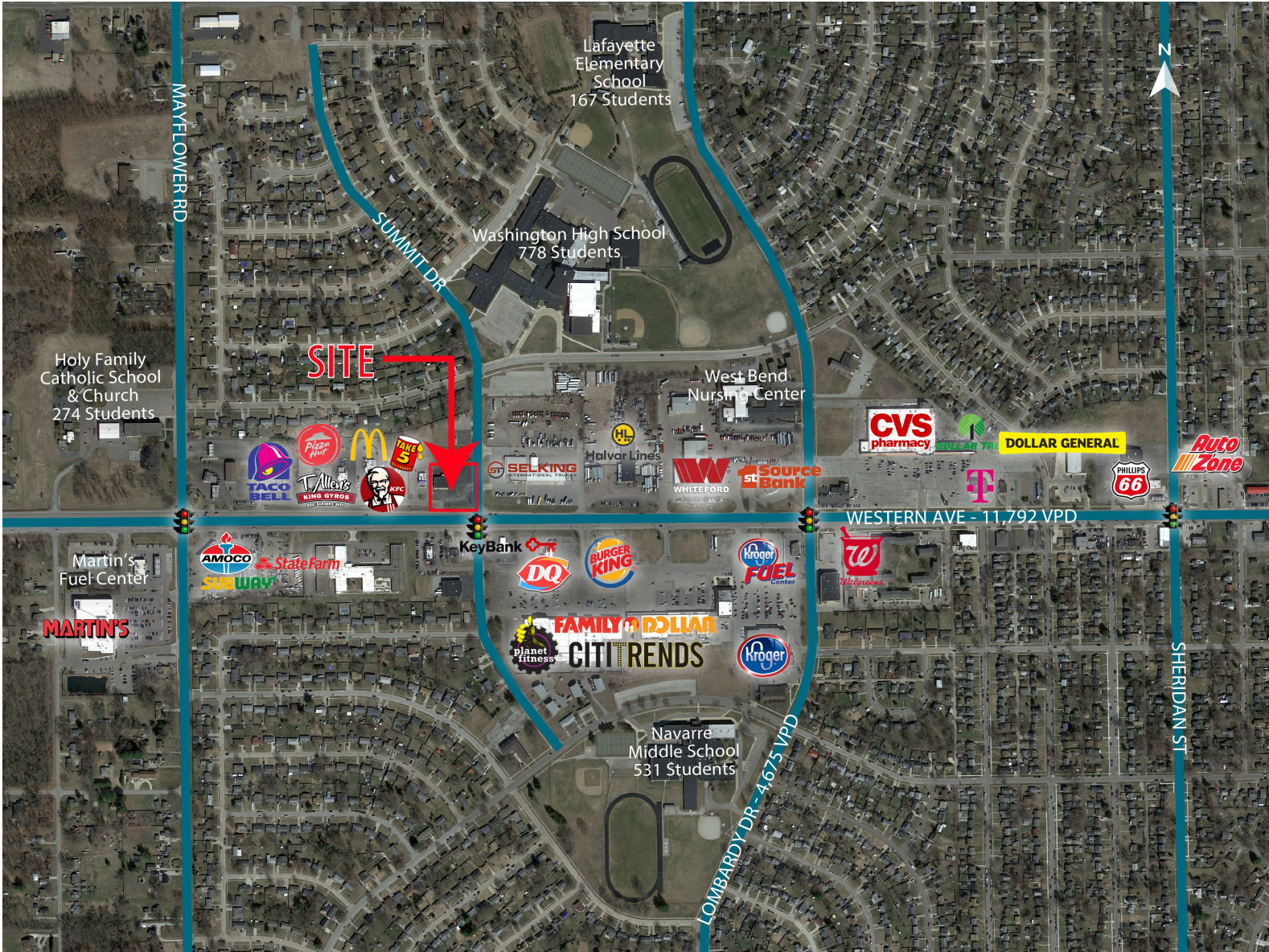
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NEW STARBUCKS ANCHORED RETAIL CENTER

AVAILABLE FOR LEASE | 1,400-3,807 SF
SOUTH BEND, IN

MARKET
AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	9,734	38,319	98,722
Daytime Pop:	2,105	14,192	58,085
Households:	3,562	13,766	35,512
Avg. HH Income:	\$54,205	\$51,799	\$69,297

NEW STARBUCKS ANCHORED RETAIL CENTER

AVAILABLE FOR LEASE | 1,400-3,807 SF
SOUTH BEND, IN

ZOOM
AERIAL



NEW STARBUCKS ANCHORED RETAIL CENTER

AVAILABLE FOR LEASE | 1,400-3,807 SF
SOUTH BEND, IN

SITE
AERIAL

4921 Western Ave., South Bend, 46619



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