

RETAIL/RESTAURANT SPACE FOR LEASE

431 S. Dixie Way
South Bend, IN



4,679 SF Available Space

Lease Price: \$22.00/SF (NNN)

Ground Lease
Or
BTS Options
Available



Property Highlights

- This former Perkins spans approximately 4,679 sq ft of versatile interior space with a proven track record for high-volume dining. Ideal for reopening as a breakfast spot, casual eatery, or full-service restaurant with existing kitchen infrastructure in place and additional equipment which can be negotiated separately, minimizing startup costs for immediate operations.
- Located just two miles from Notre Dame's campus gates and a half mile from Saint Mary's and Holy Cross Colleges, this location taps into a steady stream of 16,000+ students, faculty, and alumni, plus game-day crowds and visitors—perfect for businesses catering to the universities' vibrant energy.
- Situated on SR 933 (Dixie Way), a major artery with over 24,000 daily vehicles, this site benefits from excellent visibility and accessibility, connecting South Bend to Niles and beyond—prime for drive-thru potential, delivery hubs, or retail concepts drawing commuters and locals alike.
- As the first commercial property immediately off the I-80/90 Toll Road Interchange at Exit 77 (IN-933/US-31), it captures direct traffic from eastbound and westbound travelers entering the South Bend area, offering unparalleled exposure to highway volumes exceeding 50,000 vehicles per day while providing seamless access to the university district and beyond.
- Also available for ground lease or build-to-suit, this property offers a rare opportunity to customize a new commercial space tailored to your brand's needs, leveraging its high-visibility lot and strategic location to maximize business potential while avoiding the costs of purchasing outright.
- Includes spacious dining areas seating up to 150, on-site parking for 50+ vehicles, and zoning that supports restaurant use with options for outdoor patios.



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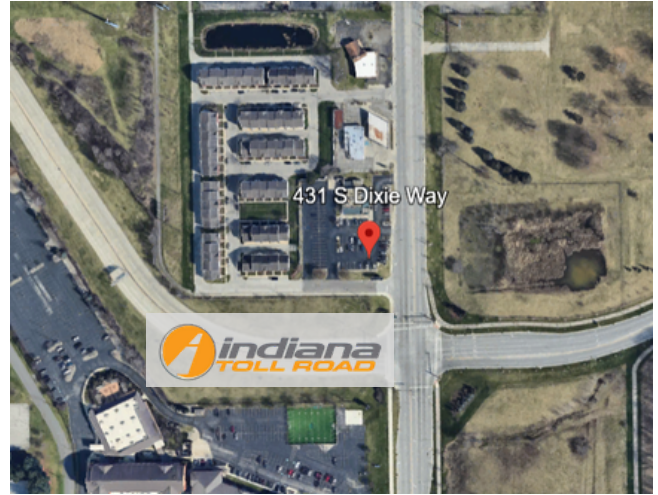
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LOCATION DETAILS

DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	1,780	17,646	47,238
Average Household Income	4,680	43,338	120,725
Households	\$94,097	\$77,642	\$65,473



Callout 1 (Top Left): Indiana Toll Road EXIT 77

Callout 2 (Top Right): JJ Sandwiches, Dunkin', Starbucks Coffee, Steak 'n Shake, Culver's, Little Caesars, Birch Hill Suites Extended Stay, Comfort Suites, Larkspur Landing Select Hotels South Bend, Spring Hill Suites Marriott

Callout 3 (Middle Right): La Quinta Inns & Suites, Drive Thru Shine, Marco's Pizza, Arby's, Wingate by Wyndham, HomeWood Suites by Hilton, Source Bank, flagstar, Juicy Buffet, Chipotle Mexican Grill

Callout 4 (Bottom Left): CarX, Baymont by Wyndham, Fat Cap Smoked Meats, Marathon, Bruno's Pizza, Ho Ping House Chinese Restaurant, Hilton Garden Inn, The Inn, South Bend Grill, Taco Bell, Biggby Coffee, Quality Inn & Suites, T. Allen's King Gyros BBQ-Burgers-Beef

Callout 5 (Bottom Middle): DQ, Grill & Chill, Holiday Inn Express, Phillips 66, Bob Evans Farmhouse Kitchen, Microtel by Wyndham, Belmont Beverage Stores of Indiana, American Pancake House

Callout 6 (Bottom Right): Warren Golf Course

Callout 7 (Bottom Center): Saint Mary's College Notre Dame, IN

Callout 8 (Bottom Left): Holy Cross College at Notre Dame, Indiana

Callout 9 (Bottom Center): Burke Golf Course

Callout 10 (Bottom Right): Notre Dame University Logo



PHOTOS





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