Prime Retail Space: South Bend Shoppes
Fully Occupied

3600 Portage Ave, South Bend, IN 46628

Project Overview | Site Plan | Aerial (Site) | Aerial (Market) | Demographics

Property Highlights:

- High visibility outlot shops building, fully occupied with AT&T and ATI Physical Therapy
- Entrance shared with 195,000 SF Meijer Supercenter on Portage Ave and catty-corner to Wal-Mart Supercenter
- Prime visibility and easy access to Portage Ave (18,500 vehicle per day), close proximity to Cleveland Rd (20,511 VPD) and Interstate 80/90 (29,750 VPD)
- Highly developed commercial corridor with big boxes, restaurants, grocery and apartments and is located within minutes from University of Notre Dame, Saint Mary's College and Holy Cross College.
- Large, expanded population base with regional drawing power; serving as the economic and cultural hub of Northern Indiana, South Bend is central draw to population base in excess of 318,000 people that reside in within the MSA

FOR MORE INFORMATION PLEASE CONTACT:

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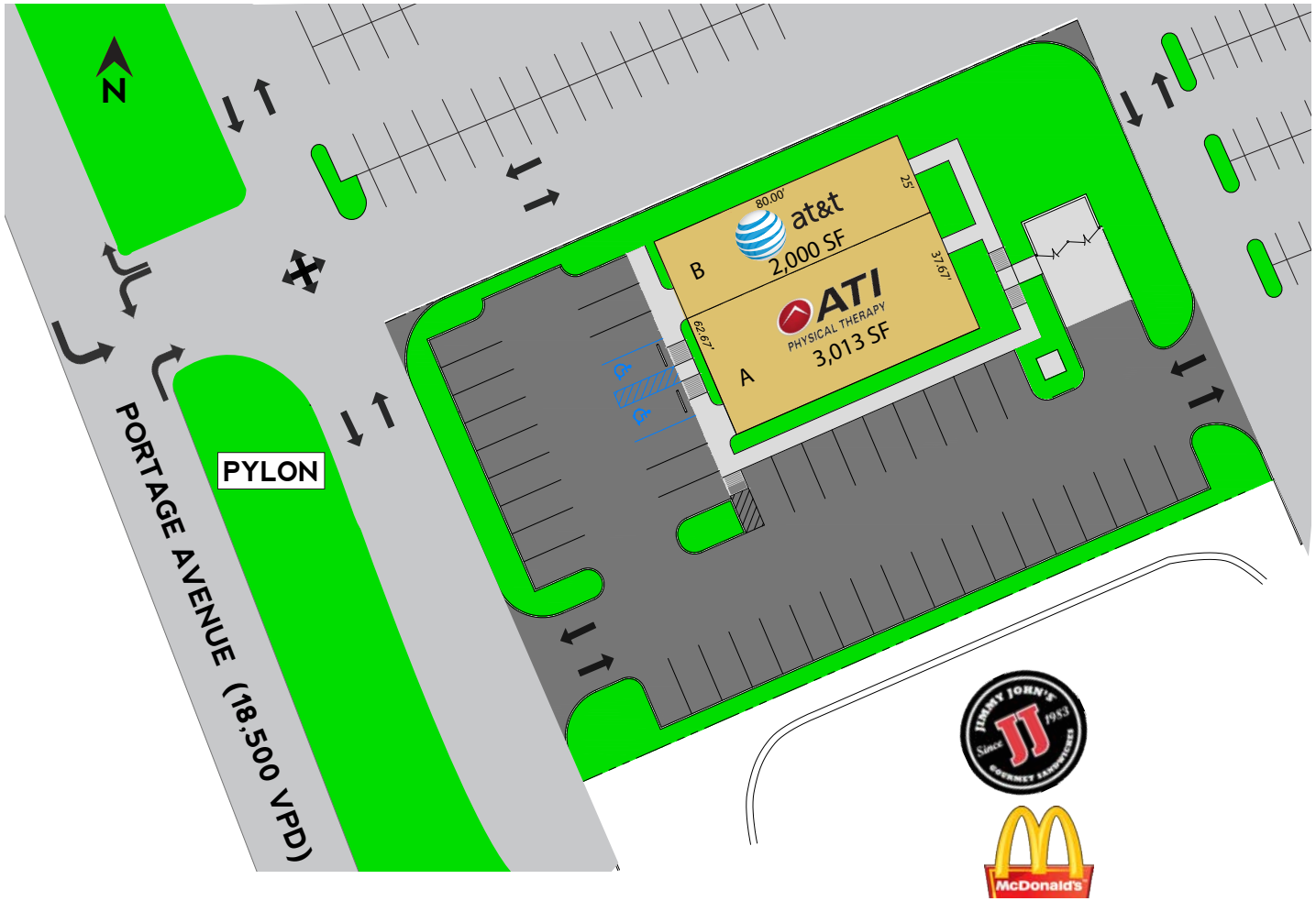
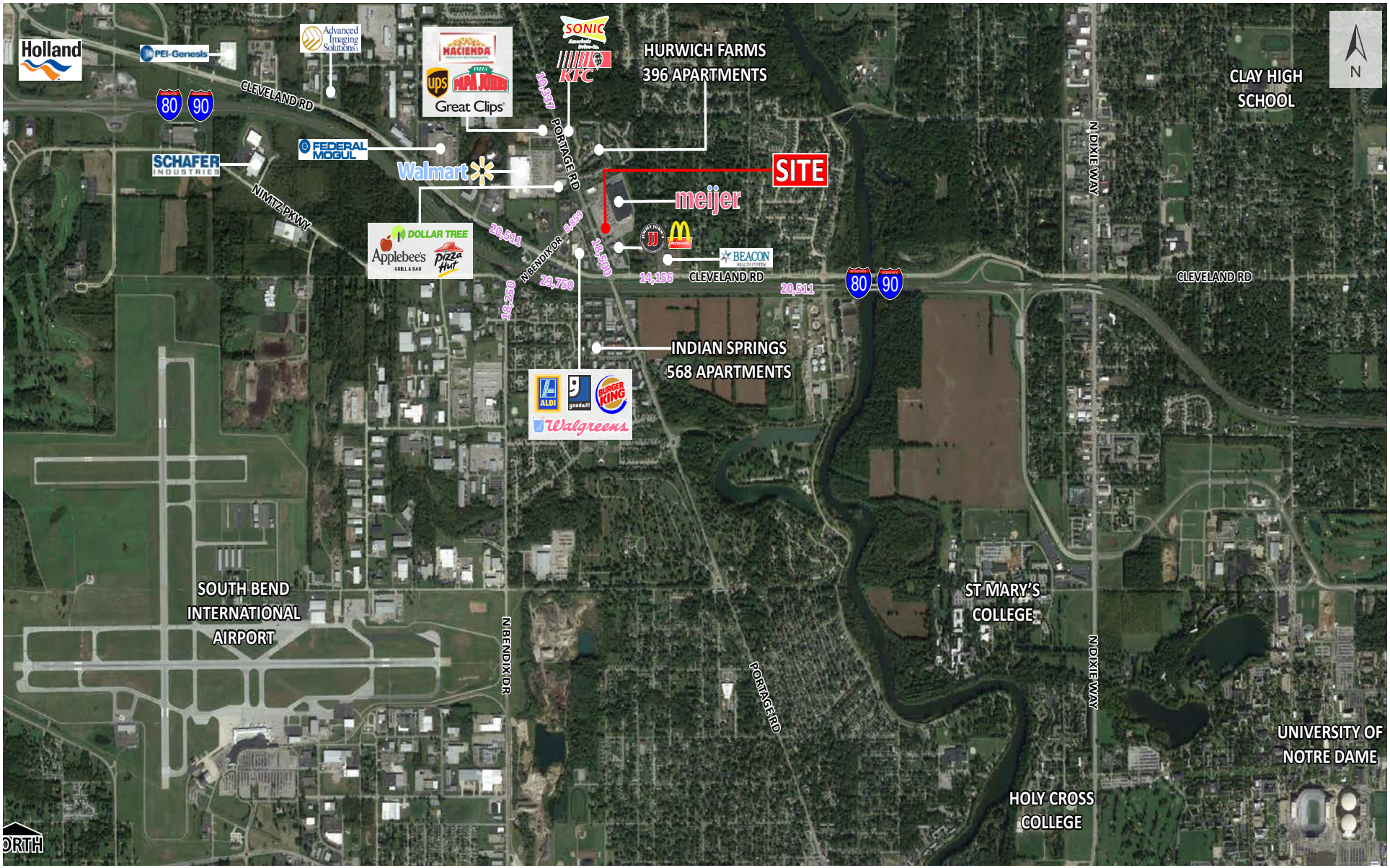
Suite	Tenant	Size	Frontage
A	ATI Physical Therapy	3,013 SF	37.67′
B	AT&T	2,000 SF	25′
		Total GLA:	**5,013 SF**
		Parking Ratio:	**8.4 Spaces / 1,000 SF**



Kaniewski Funeral Homes, Inc.
1st Source Bank
meijer
SITE
Calvary
N BENDIX RD (8,859ADT)
ADVANCE AMERICA CASH ADVANCE
PORTAGE RD (18,500 ADT)
WINGS ETC. GRILL & PUB
Walgreens
ALDI
NOTRE DAME FEDERAL CREDIT UNION
McDonald's
meijer Gas
goodwill
BURGER KING
SAINT JOSEPH HEALTH SYSTEM
MutualBank
CLEVELAND RD (20,511)
INTERSTATE 90
INTERSTATE 80


Holland
PEI-Genesis
Advanced Imaging Solutions
HACIENDA
ups
PAPA JOHN'S
Great Clips
SONIC
KFC
HURWICH FARMS
396 APARTMENTS
CLAY HIGH SCHOOL
N
CLEVELAND RD
80
90
FEDERAL MOGUL
SCHAFER INDUSTRIES
Walmart
PORTAGE RD
10,587
SITE
meijer
NIMTZ PKWY
DOLLAR TREE
Applebee's GRILL & BAR
Pizza Hut
20,511
8,859
N BENDIX DR
29,750
19,230
15,500
14,156
BEACON
CLEVELAND RD
20,511
N DIXIE WAY
INDIAN SPRINGS
568 APARTMENTS
ALDI
goodwill
BURGER KING
Walgreens
SOUTH BEND
INTERNATIONAL
AIRPORT
ST MARY'S
COLLEGE
UNIVERSITY OF
NOTRE DAME
HOLY CROSS
COLLEGE

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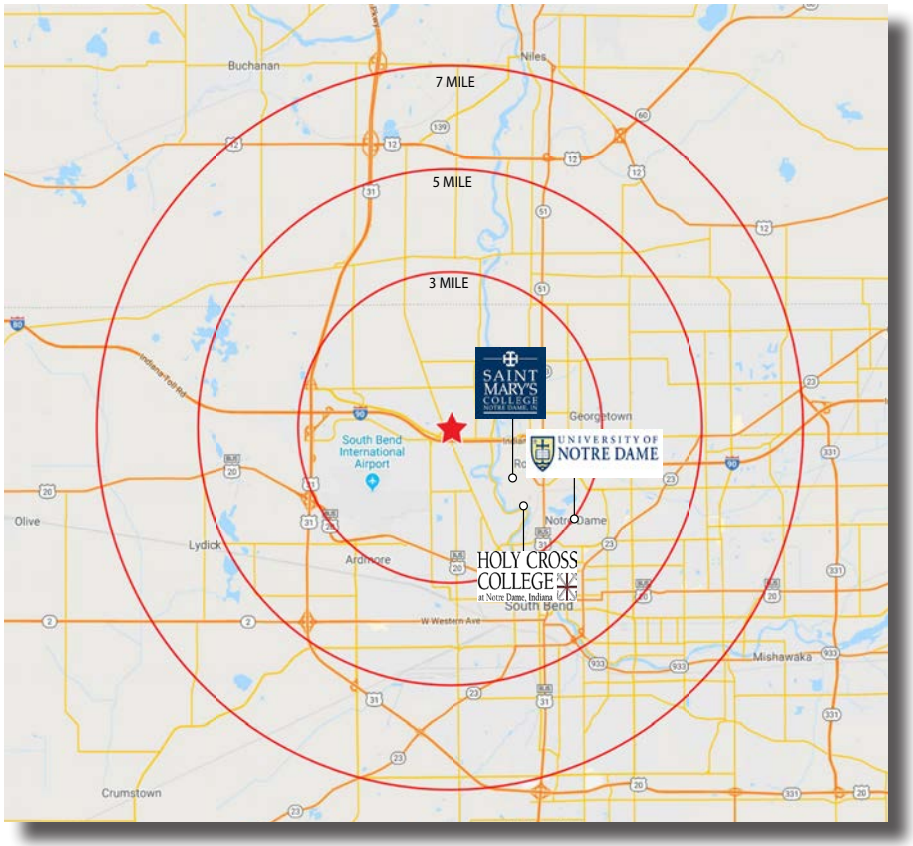

DEMOGRAPHICS	3 miles	5 miles	7 miles	10 miles	15 miles
Population	34,286	105,180	184,287	269,786	345,420
Households	13,232	38,679	71,747	106,332	134,314
Average HH Income	$57,212	$61,582	$61,914	$65,041	$66,801
Employees	19,868	72,651	114,122	150,578	178,693
Retail & Restaurant Sales	$651,241,089	$1,609,692,602	$3,934,861,809	$5,132,227,540	$5,812,426,047

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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