

Prime Retail Space: South Bend Shoppes Fully Occupied

3600 Portage Ave, South Bend, IN 46628

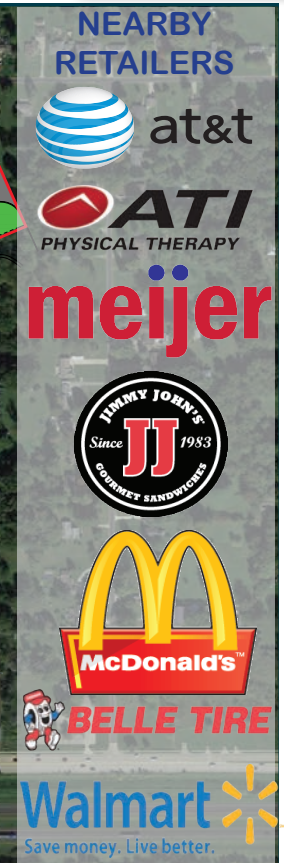
Project Overview

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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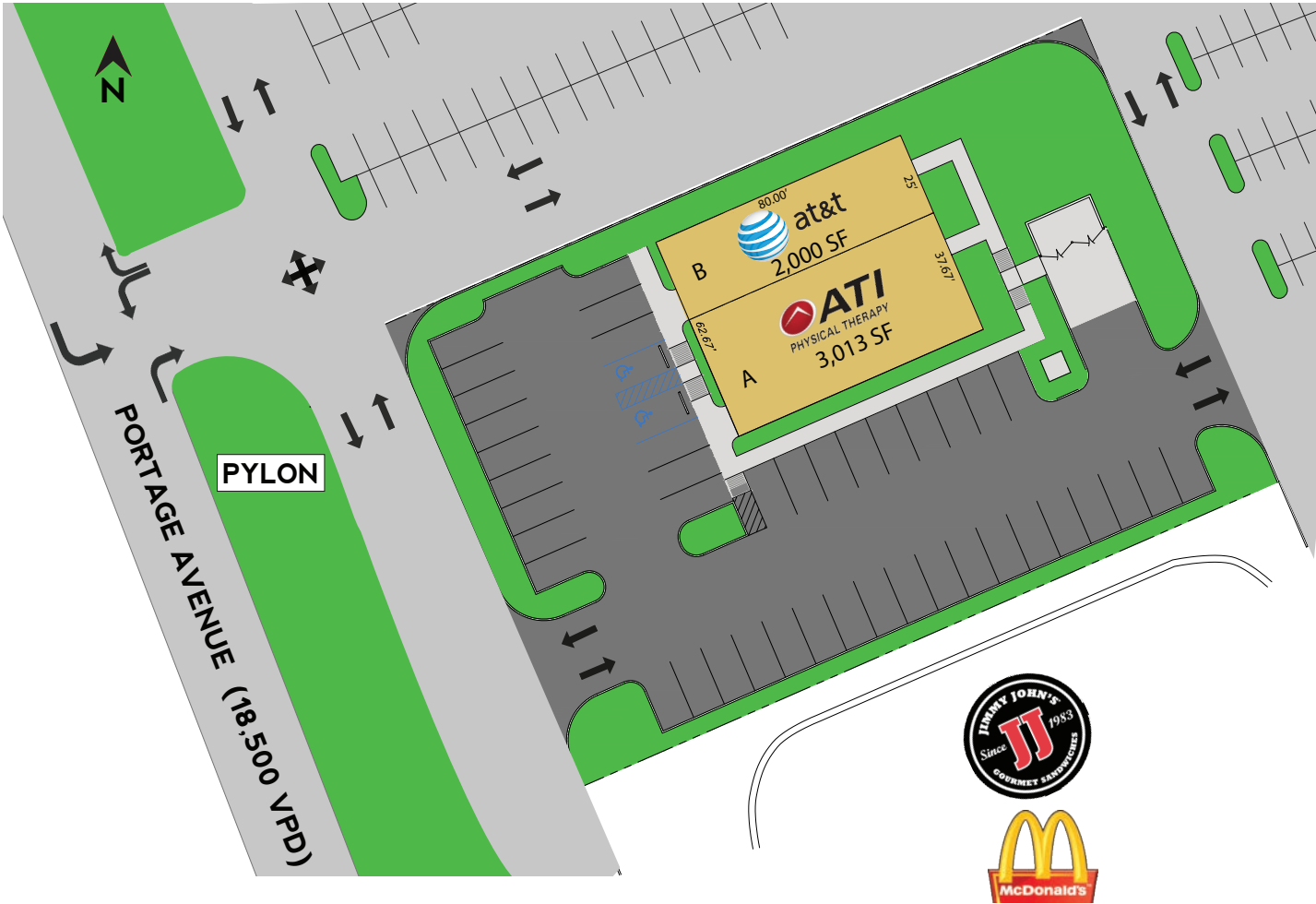
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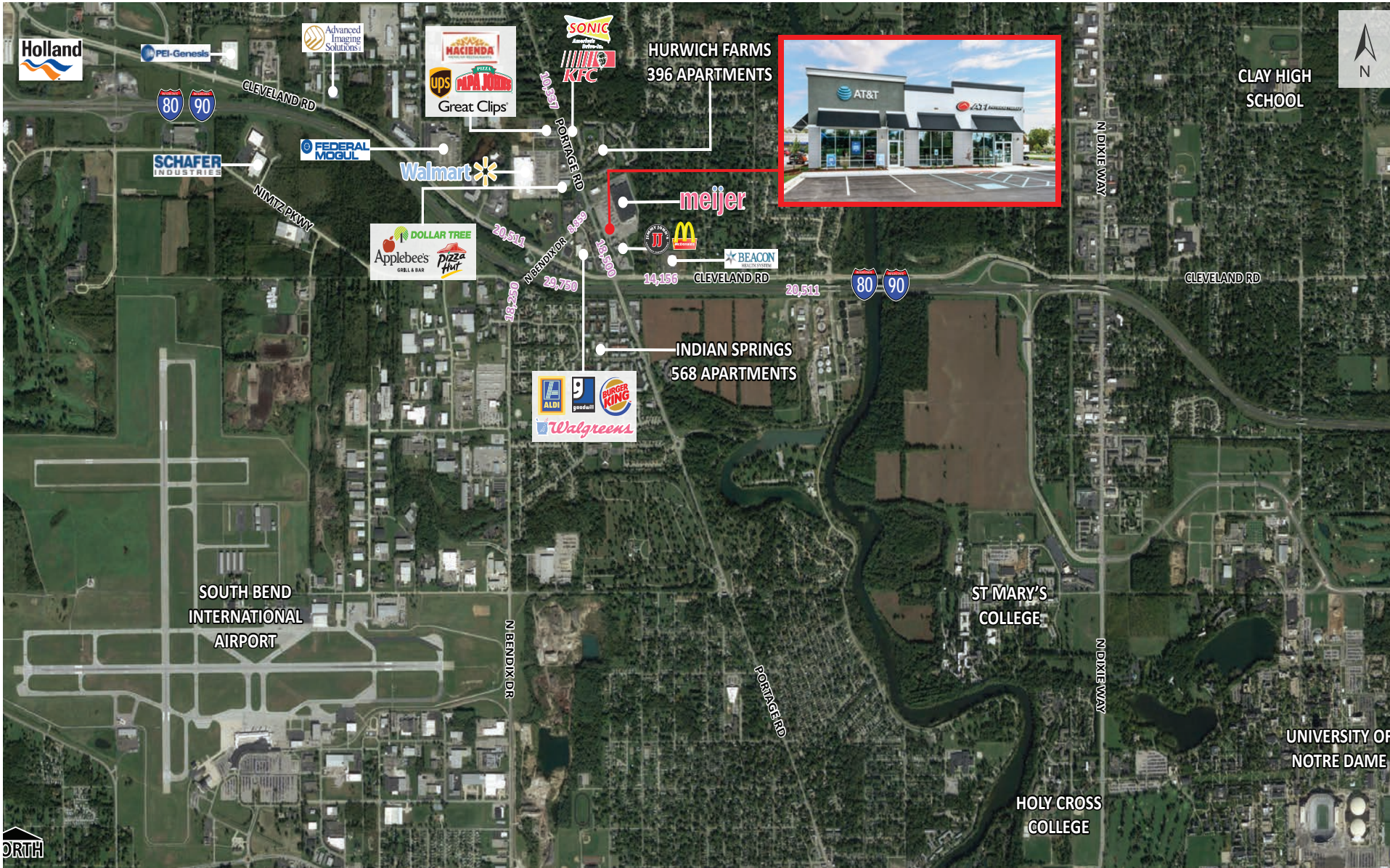
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Suite	Tenant	Size	Frontage
A	ATI Physical Therapy	3,013 SF	37.67'
B	AT&T	2,000 SF	25'
Total GLA:		5,013 SF	
Parking Ratio:		8.4 Spaces / 1,000 SF	







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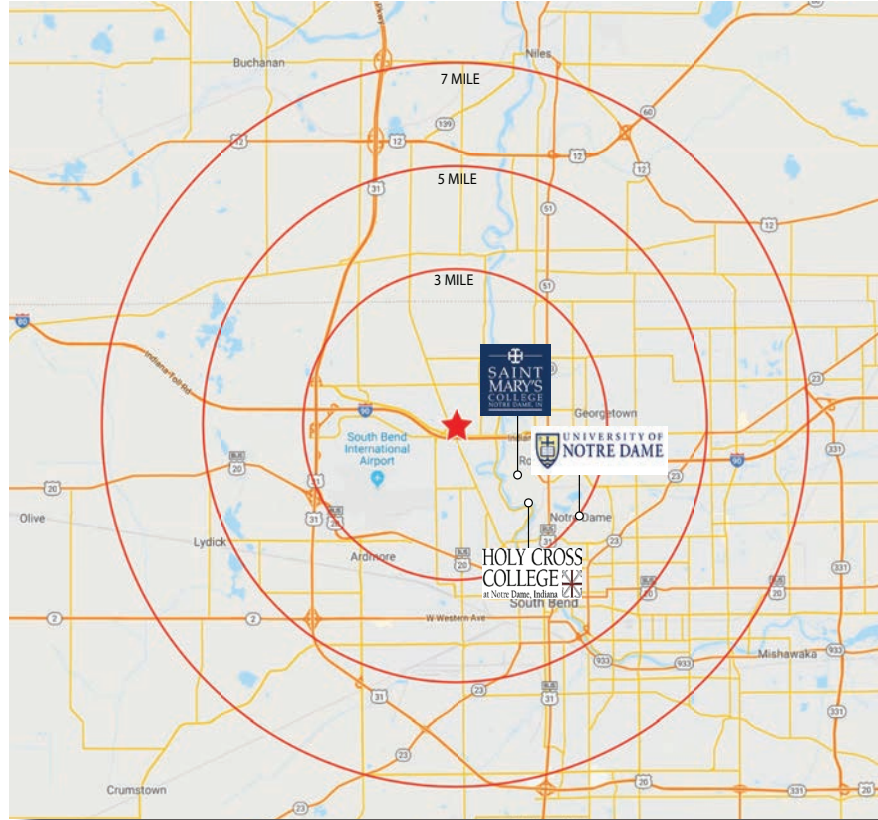
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DEMOGRAPHICS	3 miles	5 miles	7 miles	10 miles	15 miles
Population	34,286	105,180	184,287	269,786	345,420
Households	13,232	38,679	71,747	106,332	134,314
Average HH Income	\$57,212	\$61,582	\$61,914	\$65,041	\$66,801
Employees	19,868	72,651	114,122	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

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