

Prime Retail Space: 2,000 SF END CAP Available

South Bend Shoppes

3510 Portage Ave., Suites A & B, South Bend, IN 46628

Project Overview

- High visibility outlot shops building, first class construction with ample parking, join ATI Physical Therapy!
- Easy access to Portage Ave (18,500 VPD), close proximity to Cleveland Rd (20,511 VPD) & I-80/90 (29,750 VPD)
- Highly developed corridor with big boxes, restaurants, grocery, manufacturing, medical and apartments
- Large population base with regional drawing power; serving as the economic & cultural hub of Northern Indiana

Site Plan

Aerial (Site), Photos

Aerial (Southwest)

Aerial (Southeast)

Aerial (Market)

- Entrance shared with 195,000 SF Meijer Supercenter, catty-corner to Wal-Mart Supercenter
- Other nearby retailers include ALDI, Walgreens, Verizon, Jimmy Johns, McDonalds, WINGS ETC, Belle Tire
- Located within minutes from University of Notre Dame, Saint Mary's College and Holy Cross College
- South Bend is central draw to population base in excess of 318,000 people residing within the MSA



DEMOGRAPHICS

POPULATION:

3 Mile: 34,286
5 Mile: 105,180
7 Mile: 184,287

Households:

3 Mile: 13,232
5 Mile: 38,679
7 Mile: 71,747

Avg HH Income:

3 Mile: \$57,212
5 Mile: \$61,582
7 Mile: \$61,914

Employees:

3 Mile: 19,868
5 Mile: 72,651
7 Mile: 114,122

Retail & Restaurant Sales:

3 Mile: \$651,241,089
5 Mile: \$1,609,692,602
7 Mile: \$3,934,861,809

FOR MORE INFORMATION
PLEASE CONTACT:

JAMISON DOWNS

T: 317-472-1800

E: Jamison@VeritasRealty.com

KYLE HUGHES

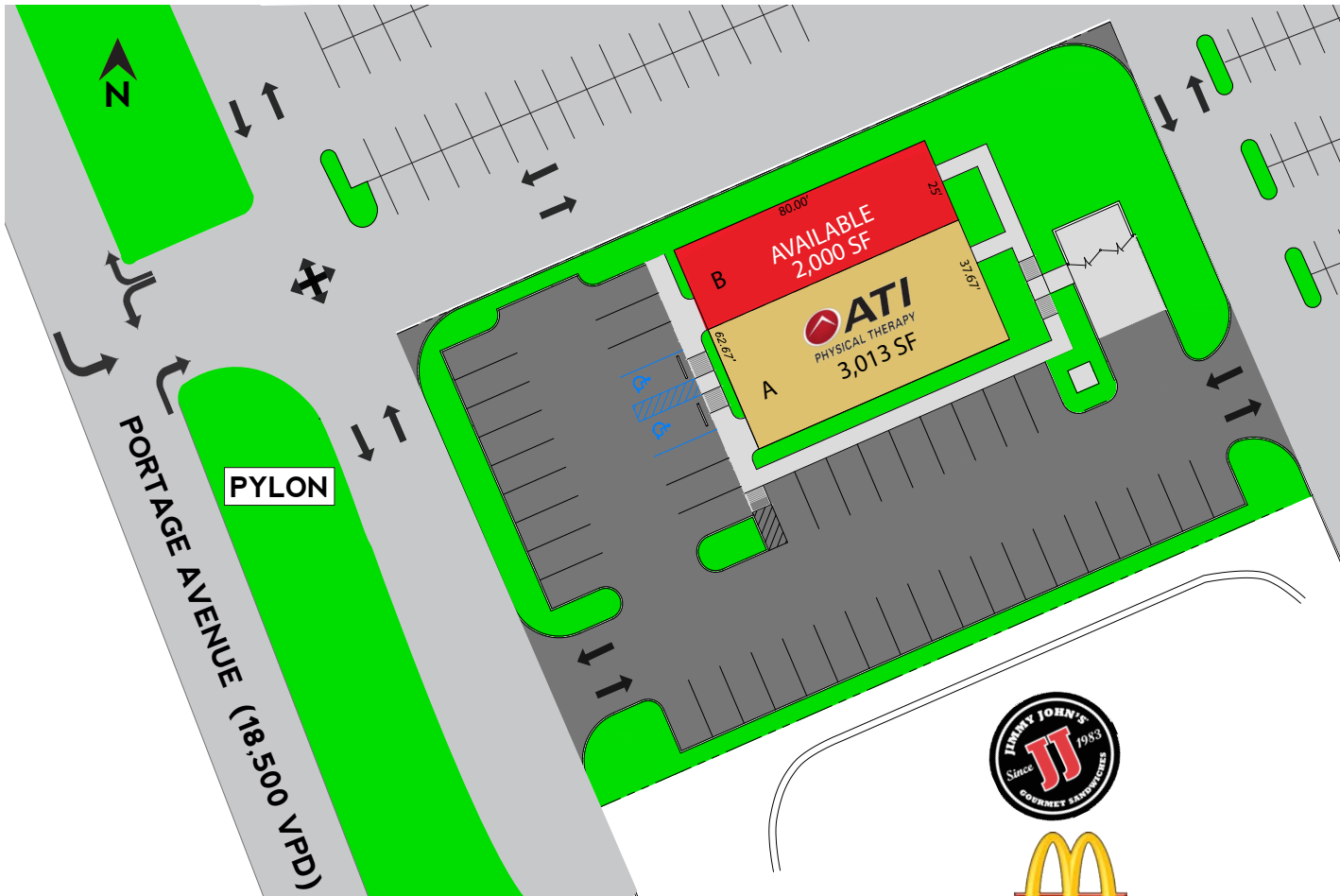
T: 317-472-1800

E: KHughes@VeritasRealty.com





Suite	Tenant	Size	Frontage
A	ATI Physical Therapy	3,013 SF	37.67'
B	AVAILABLE	2,000 SF	25'
Total GLA:		5,013 SF	
Parking Ratio:		8.4 Spaces / 1,000 SF	









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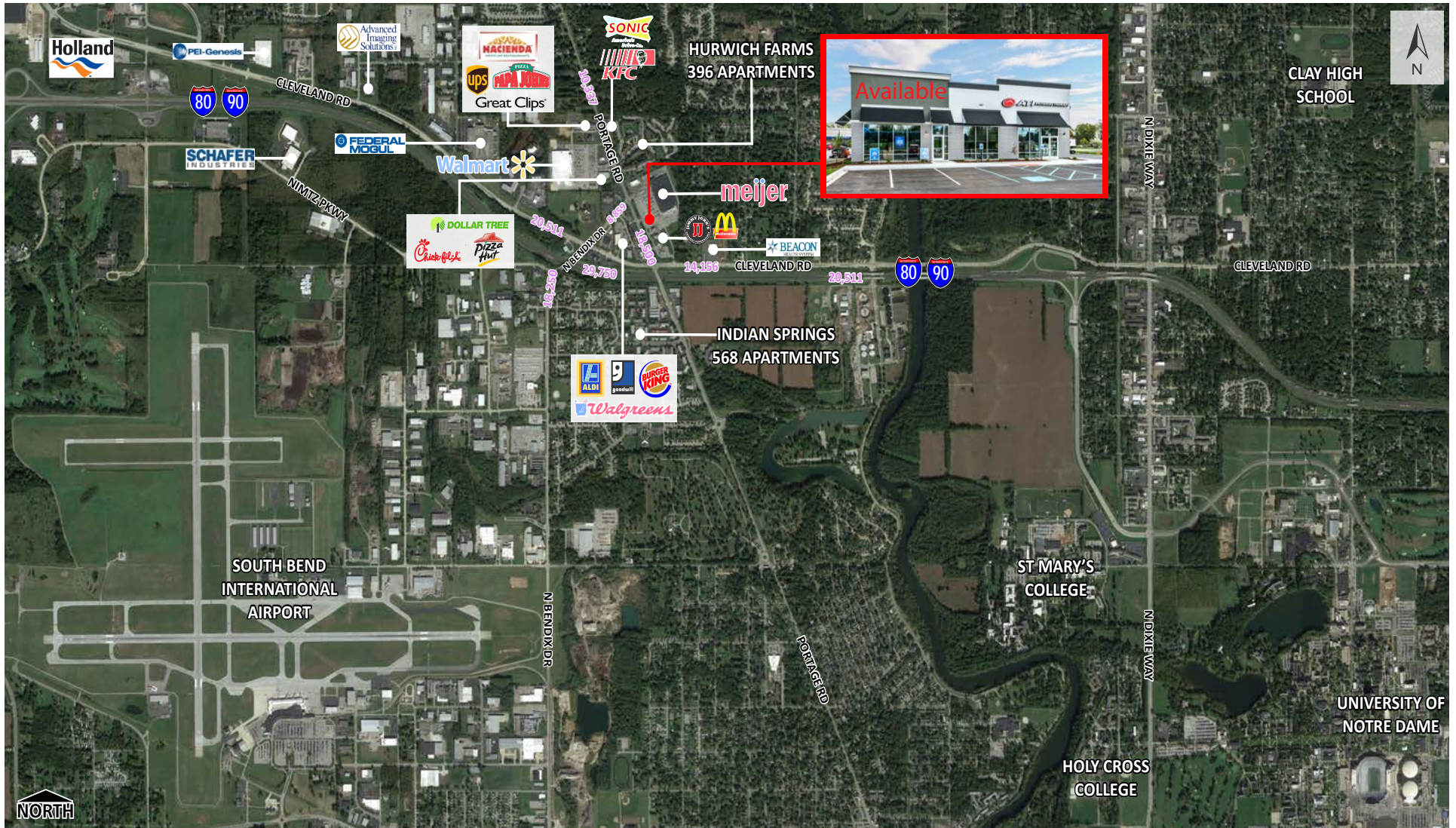
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