## Prime Retail Space: 2,000 SF END CAP Available

## **South Bend Shoppes**

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

**Project Overview** 

Site Plan

Aerial (Site), Photos

Aerial (Southwest)

Aerial (Southeast)

Aerial (Market)

- 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

- 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: <u>184,287</u>

#### 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
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Suite	Tenant	Size	Frontage
Α	ATI Physical Therapy	3,013 SF	37.67′
В	AVAILABLE	2,000 SF	25′
Total GLA:			5,013 SF
Parking Ratio:			8.4 Spaces / 1,000 SF







Project Overview Site Plan Aerial (Site), Photos Aerial (Southwest) Aerial (Southeast) Aerial (Market)









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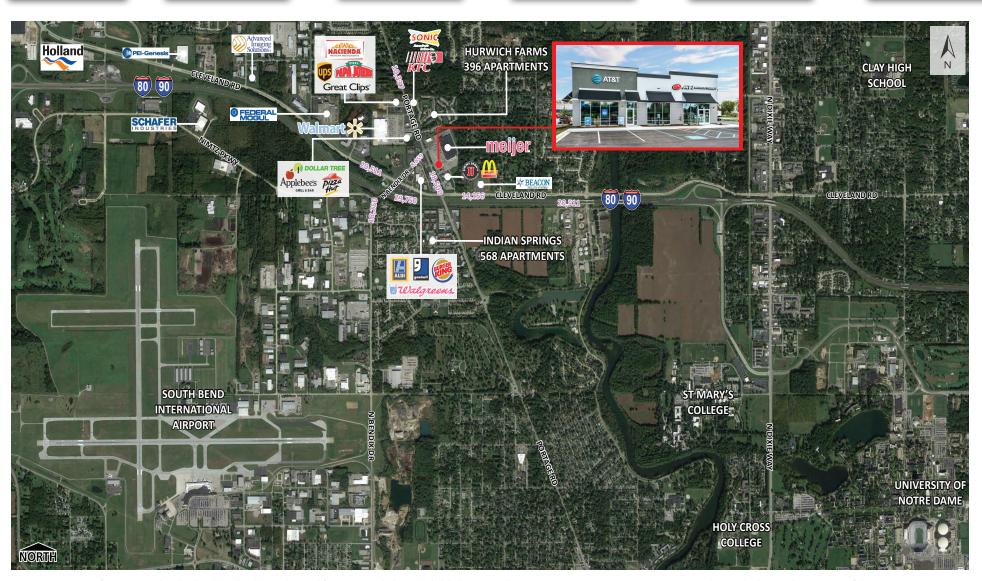
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