

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



Project Overview

Site Plan

Aerial (Site), Photos

Aerial (Southwest)

Aerial (Southeast)

Aerial (Market)



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	









# 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)



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.

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

VR VERITAS  
REALTY

A MEMBER OF  
CHAINLINKS  
RETAIL ADVISORS