

Prime Retail Space: South Bend Shoppes - coming late 2018 delivery 2,000 SF (end cap) Available

3600 Portage Ave, South Bend, IN 46628

Project Overview

Site Plan

Aerial (Site)

Aerial (Market)

Demographics



Property Highlights:

- High visibility outlot shops building (late 2018 Delivery), 2,000 SF (end cap) available, first class construction
- 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 | Available (end cap) | 2,000 SF | 25' |
| B | ATI Physical Therapy | 3,013 SF | 37.67' |
| Total GLA: | | 5,013 SF | |
| Parking Ratio: | | 8.4 Spaces / 1,000 SF | |



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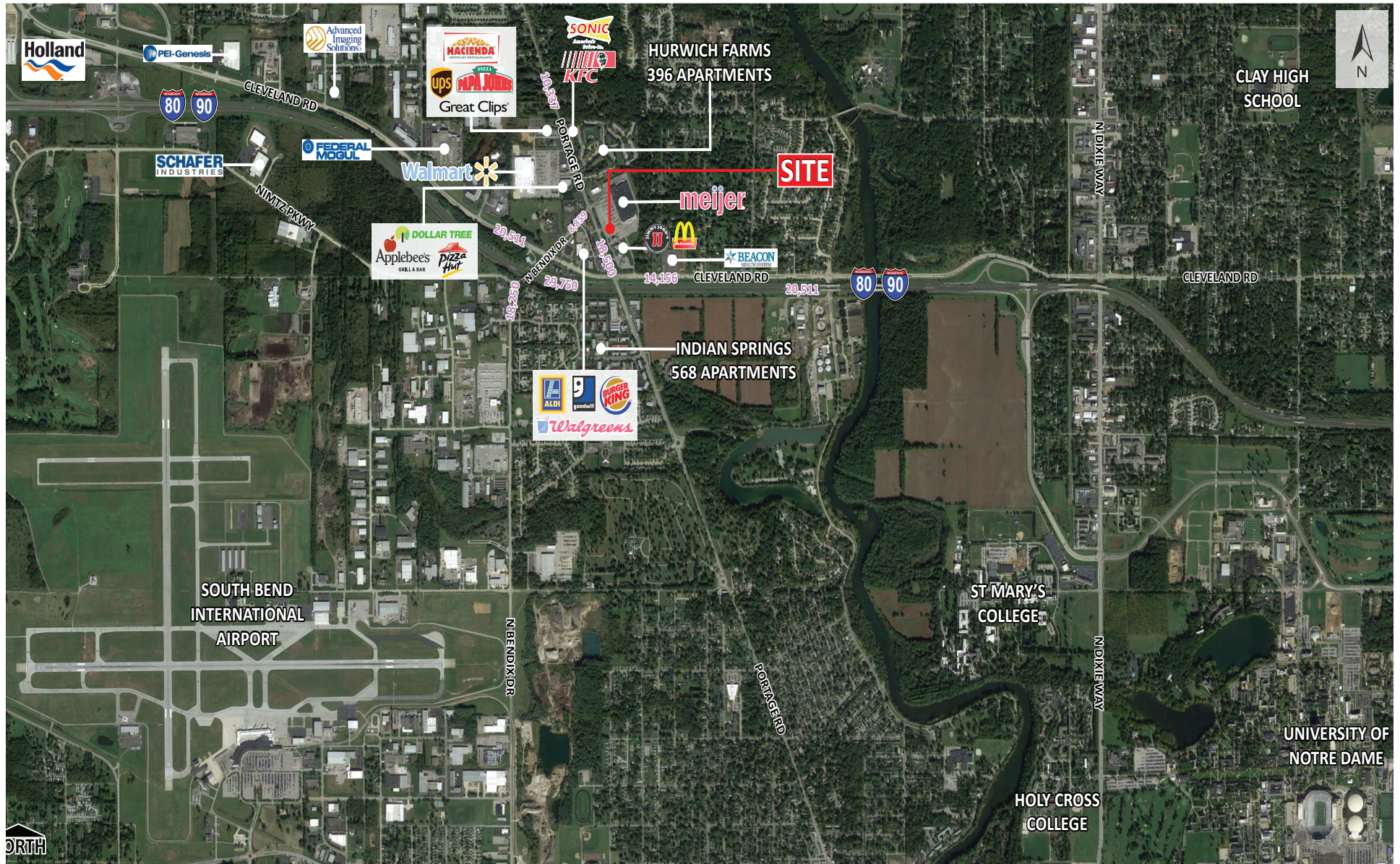
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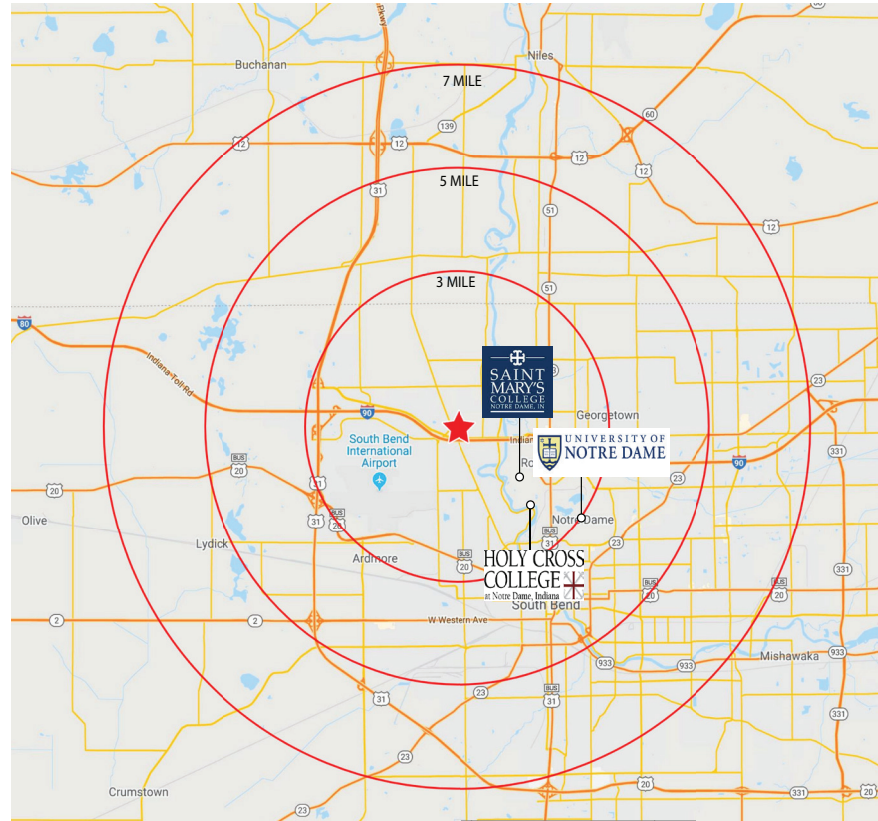
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| DEMOGRAPHICS | 3 miles | 5 miles | 7 miles | 10 miles | 15 miles |
|---------------------------|---------------|-----------------|-----------------|-----------------|-----------------|
| Population | 34,286 | 105,180 | 184,287 | 269,786 | 345,420 |
| 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 |

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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