

Retail Space for Lease

The Campus Shoppes  
1801-1835 South Bend Ave.  
South Bend, Indiana 46637



Retail Opportunities Just Steps from The University of Notre Dame



## Snapshot

Building: 32,658 SF Total

Available: 2,375 SF - 11,000 SF

Zoning: Neighborhood Center

Lease Rates: \$14.00 - \$22.00 PSF NNN

## Property Details

The Campus Shoppes is a well-established, multi-tenant retail center just east of the University of Notre Dame on highly traveled South Bend Avenue (SR 23). Three suites are available in total with two retail suites at 2,375 SF and 2,500 SF and an office suite with 11,000 SF. In addition to base rent, tenant pays prorated share of taxes, all insurance, utilities, janitorial, and trash removal. [VIEW PROPERTY ONLINE](#)

SUITE	SF	LEASE RATE
1807 - OFFICE	11,000 SF	\$14.00 PSF NNN
1813 - RETAIL	2,375 SF	\$20.00 PSF NNN
1827 - RETAIL	2,475 SF	\$22.00 PSF NNN

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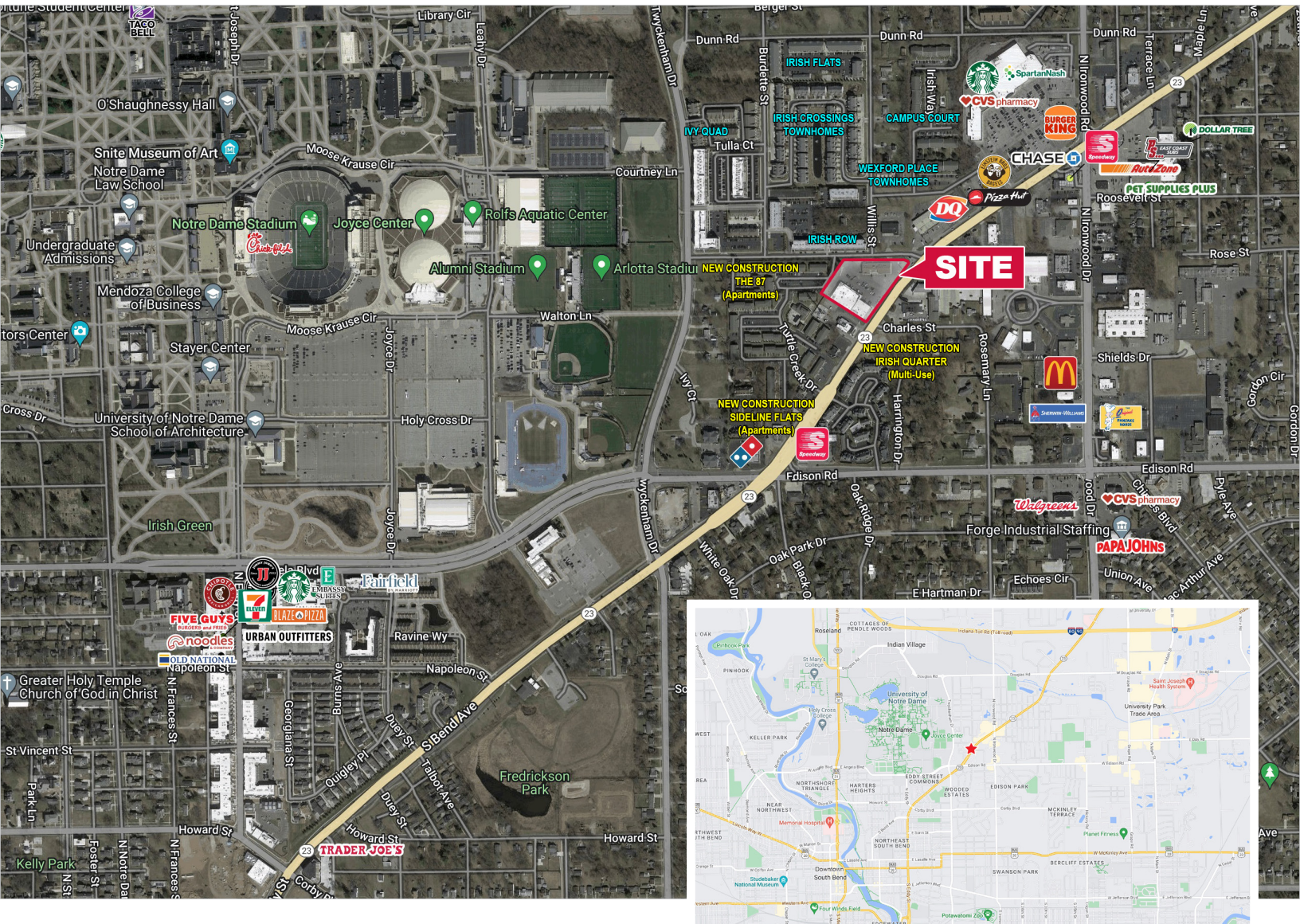


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## Numerous Area Amenities and New Construction Underway



### Location

The property is located in a high traffic commercial corridor location between Edison Road and Ironwood Drive in the South Bend Avenue trade area. It is easily accessible by hundreds of new student apartments directly to the north and northwest. This trade area offers a diverse mix of retail and commercial businesses (Martin's Supermarket, Starbuck's, Jimmy John's, Einstein Bagels, CVS Drugs, Chase Bank), numerous local and national restaurant chains, multi-tenant shopping centers, and professional, financial and insurance offices. Campus Shoppes is just seconds from the University of Notre Dame and minutes from downtown South Bend, Mishawaka, Saint Mary's College, Holy Cross College and Indiana University-South Bend (IUSB). Also close by is Eddy Street Commons, the University Park Mall Trade Area and many other commercial, retail and residential developments.

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