

Retail Space for Lease

Erskine Plaza Shopping Center

South Bend, Indiana 46614



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1,700 SF Suite for Lease in High Traffic Retail Corridor



Snapshot

Building:	91,862 SF
Available:	Suite 912 - 1,700 SF
Land:	5.5 Acres
Zoning:	C-1
Year Built:	1989
Parking:	109,000 SF Paved
Lease Rate:	\$16.00 PSF NNN

Property Details

Erskine Plaza, zoned C-Commercial for a wide range of uses, is a 91,862 SF multi-tenant neighborhood center anchored by the area's largest grocery store, Martin's Super Market. This particular Martin's location has a Greenbush Brewpub adjacent to it. Greenbush Brewing Co. is a local brewery which operates out of Sawyer, MI.

This property is located in the Erskine Trade Area, an area that encompasses over 1,400,000 SF of commercial, retail, professional and single-family residential subdivisions.

Sitting directly across from Erskine Village whose national tenants include Target, Kohl's, Old Navy and more, this property is less than 1-mile to US 31 and the US 20 Bypass, providing quality access for local and regional clientele.

The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

LEASE AVAILABILITY	SF	LEASE RATE
SUITE 912 - AVAILABLE 8/1/2021	1,700	\$16.00 PSF NNN

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
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www.cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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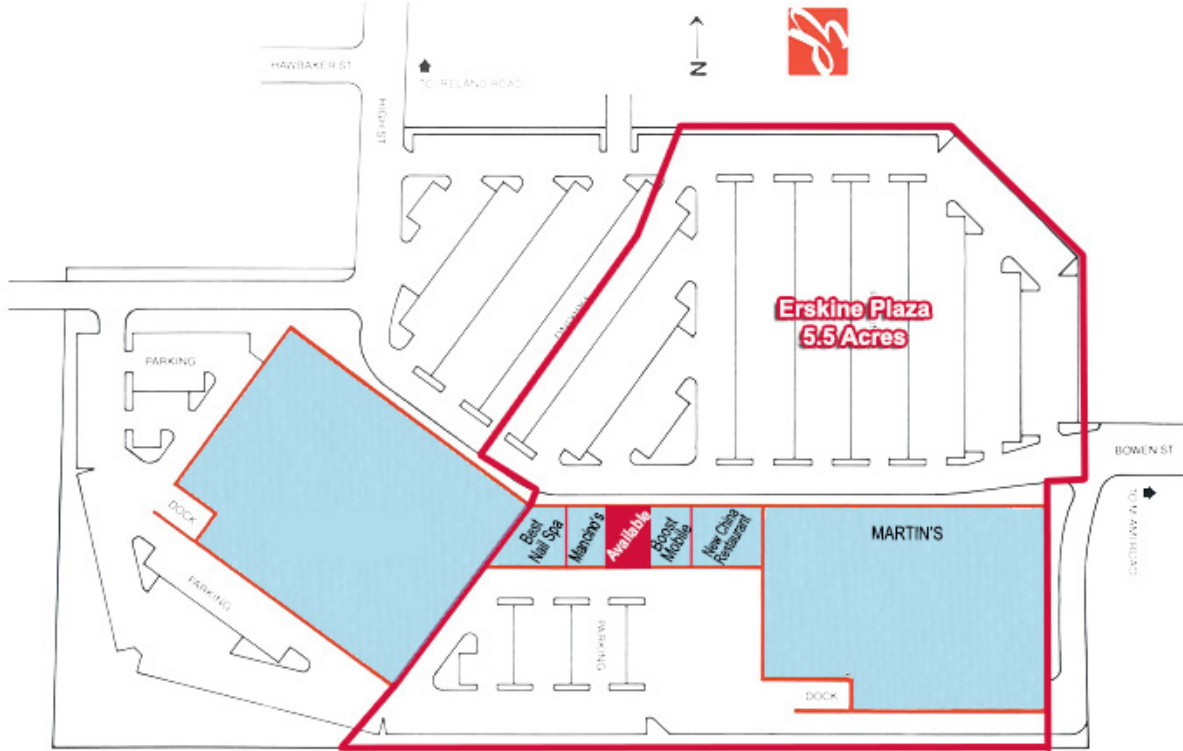
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Site Plans



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Less Than 1-Mile to US-31 and US-20 Bypass



Location

Located on the southern side of South Bend, Erskine Village is at the corner of Miami Street and Ireland Road in the heart of the regional trade area on the south side of South Bend - Long recognized as "Main & Main" location. The Erskine Trade area encompasses over 1,400,000 square feet of commercial development with strong upward trending demographic statistics. The property is just minutes from the Michigan Street and Ironwood Road access to the US 20/31 ByPass – a major connecting route from Michigan to Elkhart, Indiana. Annual Average Daily Traffic is 21,049 on Ireland Rd. and 10,768 on Miami Rd.

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,885	45,753	124,399
NUMBER OF HOUSEHOLDS	3,457	18,421	50,140
AVERAGE HOUSEHOLD INCOME	\$67,165	\$67,154	\$61,342

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