

FOR LEASE

RETAIL PROPERTY



MARTINS PLAZA IRONWOOD NORTH

2015-2101 SOUTH BEND AVE. (SR 23), SOUTH BEND, IN 46617

PROPERTY OVERVIEW

Join Martin's Supermarket, CVS, Salon Rouge, UPS Store, The Frame Factory, & others at this Notre Dame market area location

PROPERTY HIGHLIGHTS

- Located one-third of a mile from the Notre Dame campus
- Outstanding tenant mix in a high volume grocery and pharmacy anchored shopping center
- Varied tenant mix generating valuable cross traffic
- 4-way traffic count exceeding 35,000 AADT
- CB zoning allows for a wide variety of uses
- Ample parking
- For Lease: \$16.50 NNN, 2020 CAM estimate \$3.85/SF

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	1,440 - 2,100 SF
Year Built:	1989
Building Size:	22,651 SF
Renovated:	2012
Market:	St. Joseph County

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,591	30,748	70,988
Total Population	8,366	84,034	189,480
Average HH Income	\$48,649	\$51,620	\$53,395

AVAILABLE SPACES

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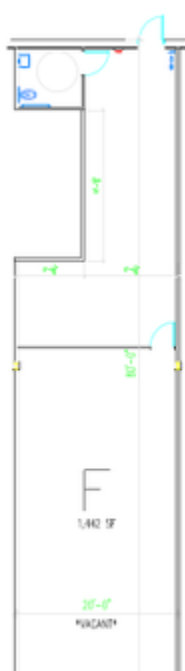
2023 South Bend Ave.

2031 South Bend Ave.

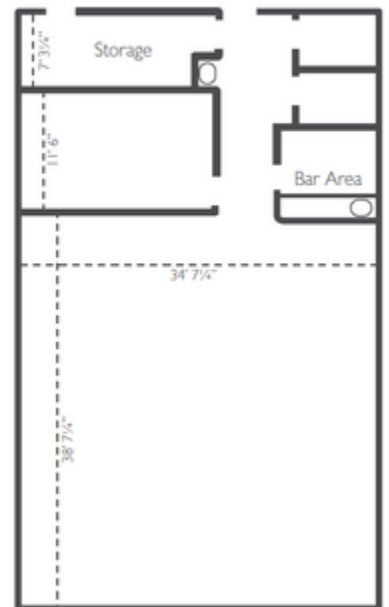
2045 South Bend Ave.



1,530 SF - End Cap



1,440 SF



2,100 SF

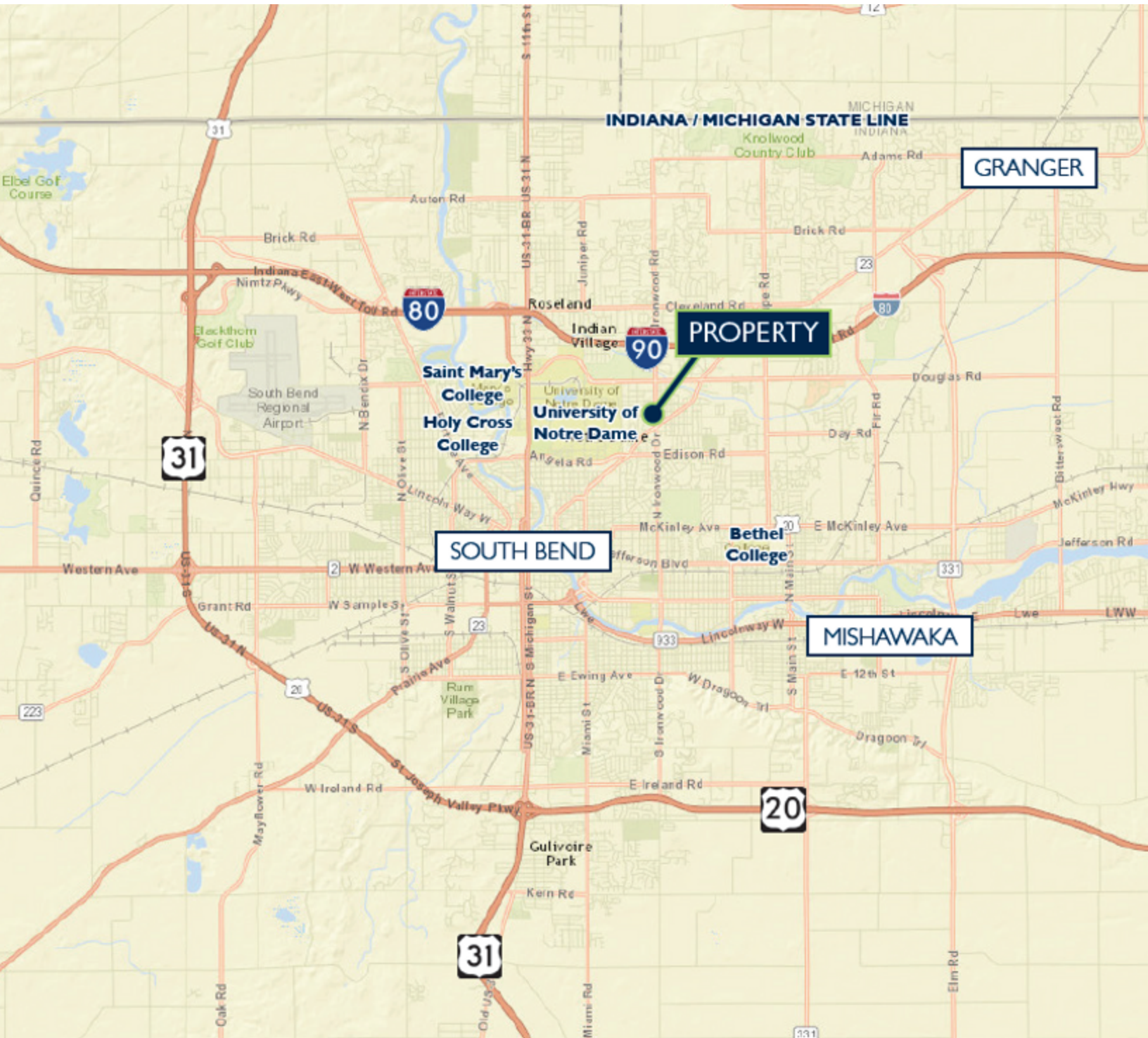
RETAILER MAP

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LOCATION MAP

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