

IRISH QUARTER RETAIL SPACE

1724 & 1740 South Bend Ave. | South Bend, IN 46635



NOW AVAILABLE! Retail Space for Lease Steps From Notre Dame's Campus and Full of Possibilities

- Building:** 30,000 SF
- Available:** 9,700 SF on Ground Floor
- Developer:** Three Leaf Partners
- Zoning:** LB - Local Business
- CAM:** \$6.92
- Lease Rates:** \$25.00 PSF NNN

TENANT ALLOWANCE AVAILABLE!

Details:

Welcome to Irish Quarter! This Class A property is only steps away from the University of Notre Dame and Eddy Street Commons and just minutes from a rejuvenated Downtown South Bend, Saint Mary's College, Holy Cross College, and Indiana University-South Bend (IUSB). Irish Quarter offers the best of all worlds. This rare opportunity to attain a 9,700 SF Class A commercial space on the ground floor is perfect for a restaurant, bar or cafe providing easy access for the tenants! This space will grab the attention of university students and visitors. With over 40,000 cars passing daily, it's a great location for any retailer. 20,300 SF of luxury apartments is available for rent on the second and third floors.

[VIEW PROPERTY ONLINE](#)

[TAKE A VIDEO TOUR!](#)



P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [X](#) [f](#) [v](#)
200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Tim Mehall
Vice President Retail Services, Principal
D 574.485.1516
tmehall@cressy.com

John Mester
Senior Broker Retail/Investments
D 574.485.1501
jmester@cressy.com

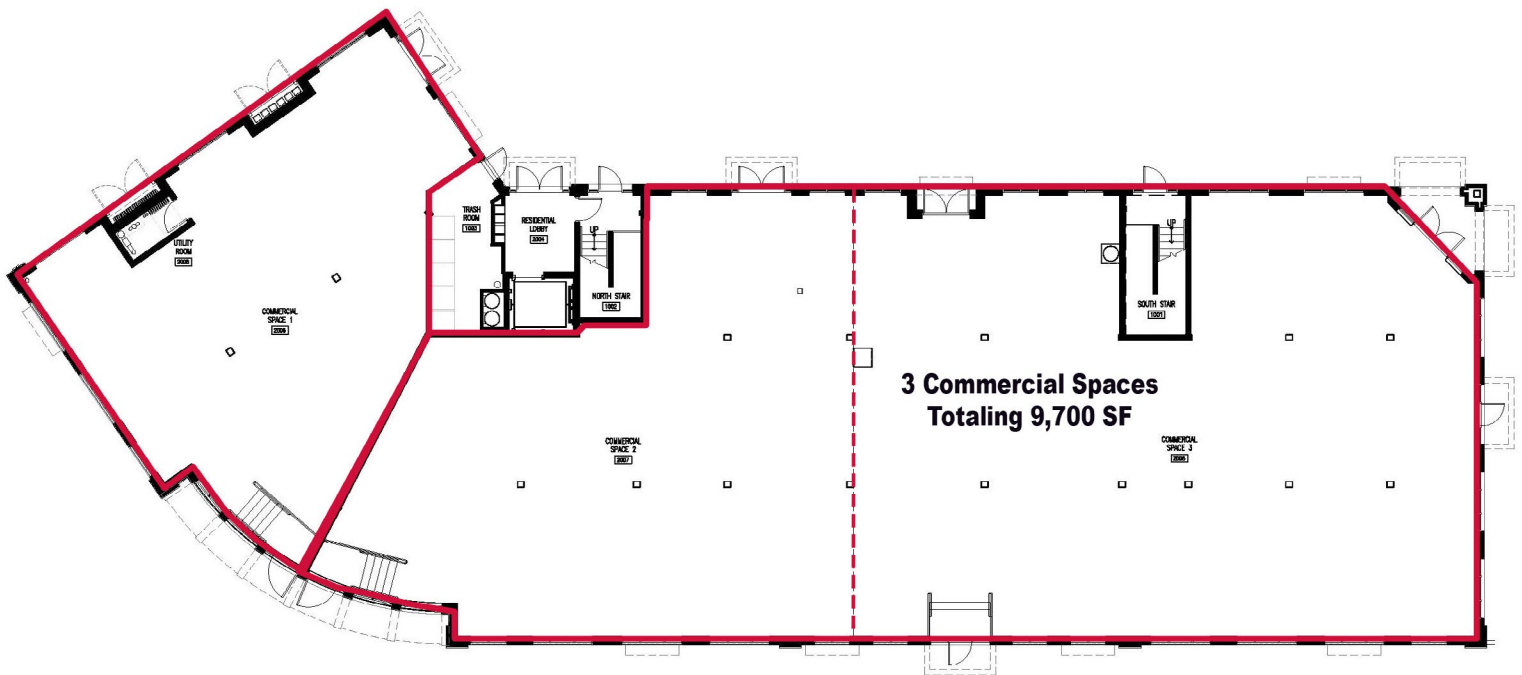


Perfect location for a restaurant/bar, a cafe/bakery or a fitness center!



Ground Floor Commercial Space

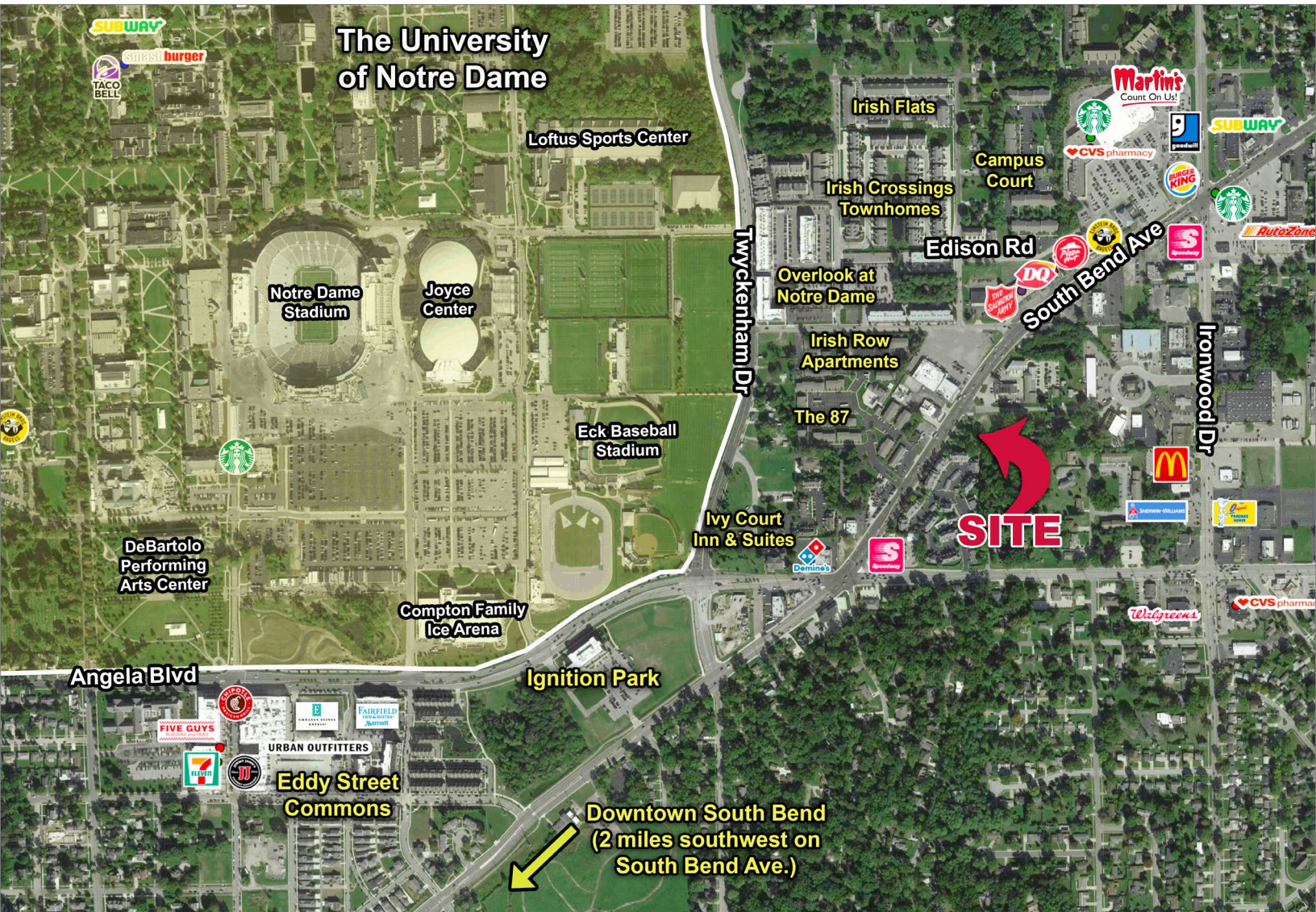
3 Spaces Available Totaling 9,700 SF
2 Spaces can be Combined



LOCATION OVERVIEW

IRISH QUARTER RETAIL SPACE

1724 & 1740 South Bend Ave. | South Bend, IN 46635



- This property is located just north of Edison Road on South Bend Avenue, 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).
- Close by is Eddy Street Commons, the University Park Mall Trade Area, and many other commercial, retail and residential developments.

2023 DEMOGRAPHICS

IRISH QUARTER RETAIL SPACE

1724 & 1740 South Bend Ave. | South Bend, IN 46635



POPULATION

1 MILE	17,914
3 MILE	93,597
5 MILE	183,632



NUMBER OF HOUSEHOLDS

1 MILE	4,858
3 MILE	37,533
5 MILE	73,556



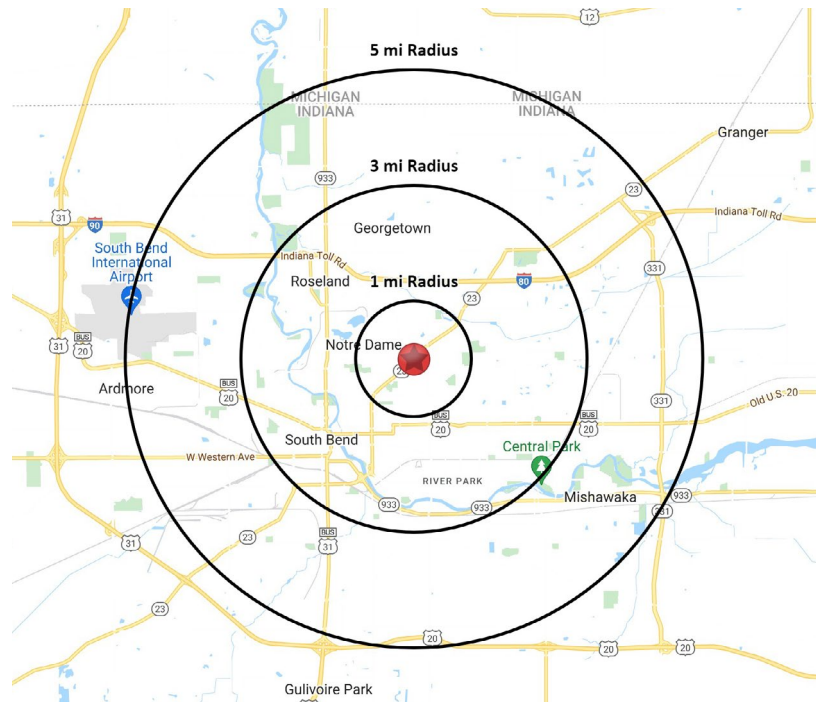
AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,019
3 MILE	\$83,015
5 MILE	\$87,583



MEDIAN HOME VALUE

1 MILE	\$196,161
3 MILE	\$157,460
5 MILE	\$159,617



is the Global Brokerage Division of Cressy Commercial Real Estate.

Tim Mehall
Vice President Retail Services, Principal
D 574.485.1516
tmehall@cressy.com

John Mester
Senior Broker Retail/Investments
D 574.485.1501
jmester@cressy.com