



315 W. Ireland Rd.

South Bend, IN 46614

Property Overview

The Ireland Road retail corridor serves as the primary retail destination for the south side of South Bend. Walmart, Lowe's and Gates Toyota Dealership are located directly across Ireland Road from the subject property. Ireland Commons is an 11,120-square-foot strip center located at the signalized hard corner of Ireland Road and Lafayette Boulevard in South Bend, IN. The 82% occupied center was constructed in 2008 and is positioned on 1.52 acres. Tenants are Edward Jones, Jersey Mike's Subs, MyEyeDr., and Macri's Italian Kitchen.

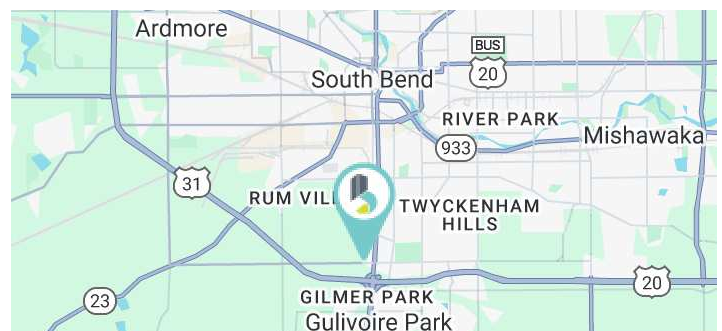
Property Highlights

- 1,495 SF endcap with excellent access and visibility to signalized hard corner
- Dense retail trade area anchored by Lowe's and Walmart with daily traffic counts exceeding 22,000 vehicles
- Ireland Commons shares its signalized intersection with the main entrance to the Walmart/Lowe's anchored retail development
- Tenants reimburse CAM, real estate taxes, insurance, and management fees

LEASE RATE

\$21.50 SF/YR (NNN)

Available SF:	1,495 SF
Lot Size:	1.52 Acres
Year Built:	2007
Building Size:	11,120 SF



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,495 SF	Lease Rate:	\$21.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 105	Available	1,495 SF	NNN	\$21.50 SF/yr



