

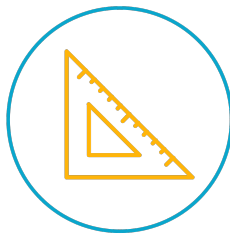
# South Bend Shopping Center

Walmart Shadow Center

3697 Portage Rd., South Bend,  
IN 46628



**GLA**  
16,120 SF



**Space Available**  
1,493 SF



**True Trade Area Population**  
74,134



**Traffic Count**  
12,377

## Market Highlights

- Located across the street from a high-performing Meijer with 2.1M annual visits
- South Bend is home to University of Notre Dame with over 12,000 students enrolled annually
- Nearby national retailers include Aldi, Chik-fil-A, Walgreens, and Goodwill
- Anchor tenant: Dollar Tree

Located an 8-minute drive from the University of Notre Dame campus, this shopping center is across the street from a high-performing Meijer with 2.1M annual visits that draws shoppers from both the university and from surrounding small towns. Portage Road sees 12,000+ vehicles per day, ensuring a steady stream of customers and high visibility for your business, making it the perfect location for retail, healthcare services, or a restaurant.

### For More Information:

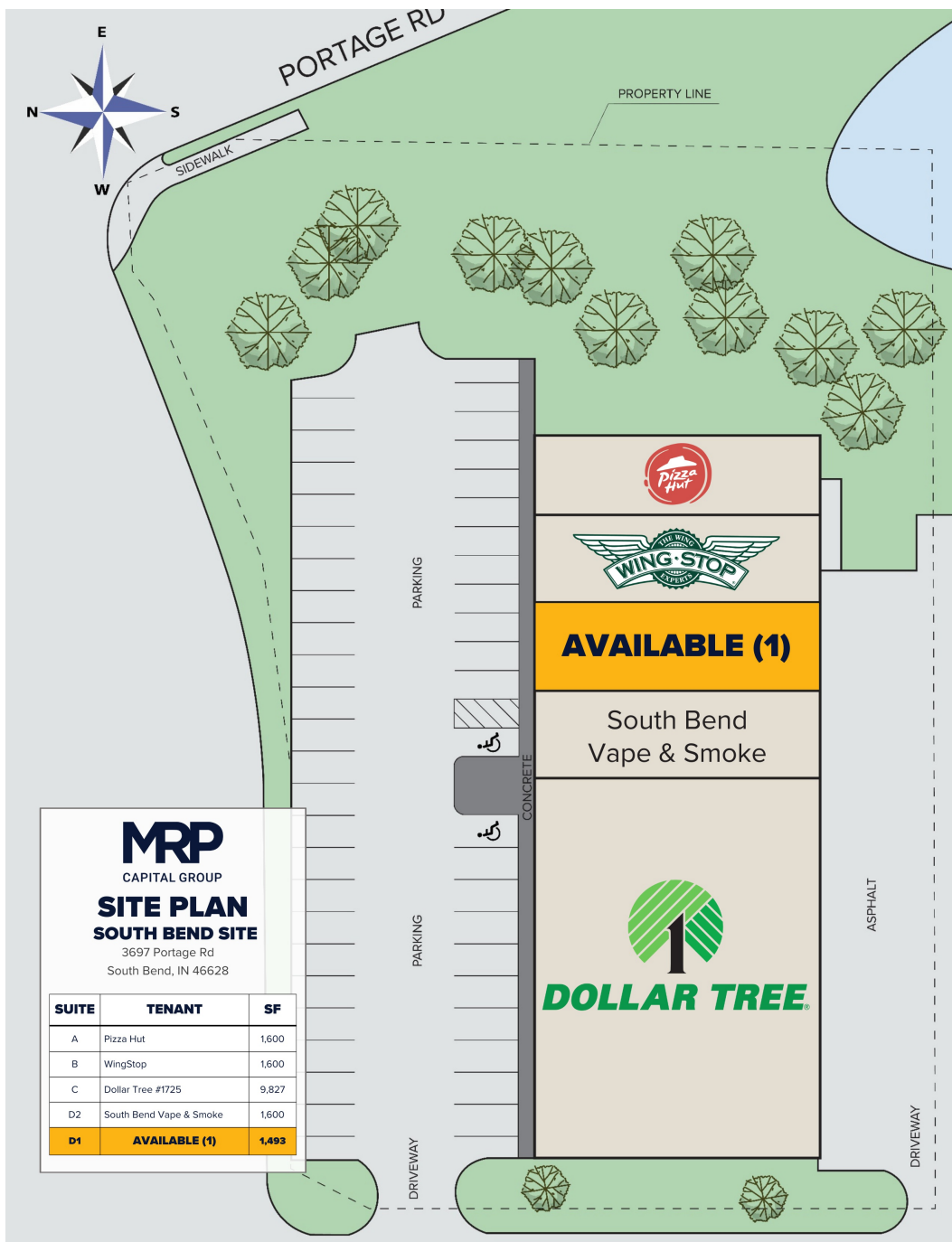
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