



# 1144 Corby Boulevard

South Bend, IN 46617

## Property Highlights

- Restaurant / Retail space available in mixed use residential development offering ground floor availability with excellent visibility along State Road 23 and ample parking
- Developer to deliver space in grey box condition plus a buildout allowance for qualified tenants
- Ideal for experienced restaurant operator looking to capitalize on Notre Dame trade area as well as the 144-room development
- Additional incentives available for breakfast / lunch restaurant operators (late night bar use prohibited)
- Open-air space offers 16-ft ceiling heights and an overhead garage door opening to patio dining
- Tenant to receive benefit of a partial 10-year real estate tax abatement

Lease Rate:	\$27.50 SF/yr (NNN)
Available SF:	4,500 SF
Building Size:	13,500 SF

## Property Overview

Experience the vibrant pulse of South Bend, IN, where culture meets commerce at 5 Corners. This prime retail location, situated in the city's heart, offers unparalleled access to key locations like the University of Notre Dame, the scenic St. Joseph River, and the bustling Eddy Street Commons, making it the perfect spot for a thriving business in this dynamic community.

### John Jessen

Managing Director  
 jjessen@bradleyco.com  
 574.968.9270

### Gage Hudak, CCIM

Vice President  
 ghudak@bradleyco.com  
 574.855.5706









Demographics	1 Mile	3 Miles	5 Miles
Total population	13,373	101,169	183,141
Total households	4,527	39,113	73,364