

LEASE



OFFICE / RETAIL

119 W IRELAND RD



119 W IRELAND RD, SOUTH BEND, IN 46614

PROPERTY OVERVIEW

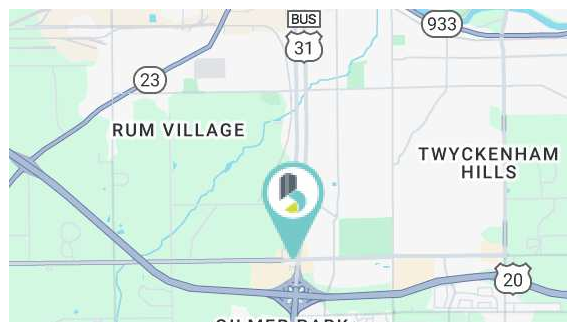
The Ireland Road corridor poses an exciting opportunity to lease a newly remodeled 1,348 SF end cap in South Bend's primary retail corridor! Join Tropical Smoothie Café in this newly remodeled two-tenant retail outlet. Significant owner investment includes new parking lot, drive thru, and façade. Positioned at a bustling intersection, the property benefits from high traffic counts exceeding 20,000+ VPD and excellent visibility. Located near Erskine Village, a major shopping and dining destination, this space offers prime traffic exposure for a new tenant in a thriving trade area.

PROPERTY HIGHLIGHTS

- 1,348 SF end cap – in newly remodeled structure with strong visibility
- Prime signage opportunities (monument & façade)
- Signalized intersection with strong traffic counts (20,000+ VPD)
- Located at the interchange of US-20/31 and Ireland Road
- Adjacent from a plethora of National Retailers including Walmart, Lowe's, Menards, Target, Kohls, amongst others

LEASE RATE \$21.00 SF/YR (NNN)

Available SF:	1,348 SF
Building Size:	2,960 SF
Year Built:	1973
Year Renovated:	2025
Traffic Count	20,456 AADT (US 31) 13,791 AADT (Ireland Rd)



BRADLEY COMPANY
112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

BRENDAN BRADLEY
Senior Broker
574.850.4927
bbradley@bradleyco.com

NIKKI NICKELL
Broker
574.213.5605
nnickell@bradleyco.com

MATT WETZEL
Senior Vice President
574.970.9006
mwetzel@bradleyco.com



BRADLEYCO.COM



ADDITIONAL PHOTOS

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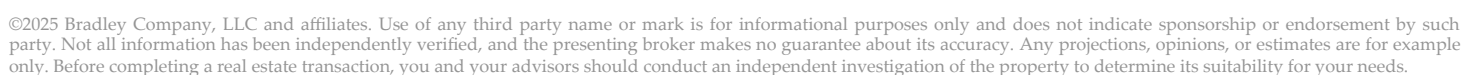
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MATT WETZEL
Senior Vice President
574.970.9006
mwetzel@bradleyco.com



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SOUTH SIDE RETAILER MAP

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bbradley@bradleyco.com

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nnickell@bradleyco.com

MATT WETZEL
Senior Vice President
574.970.9006
mwetzel@bradleyco.com

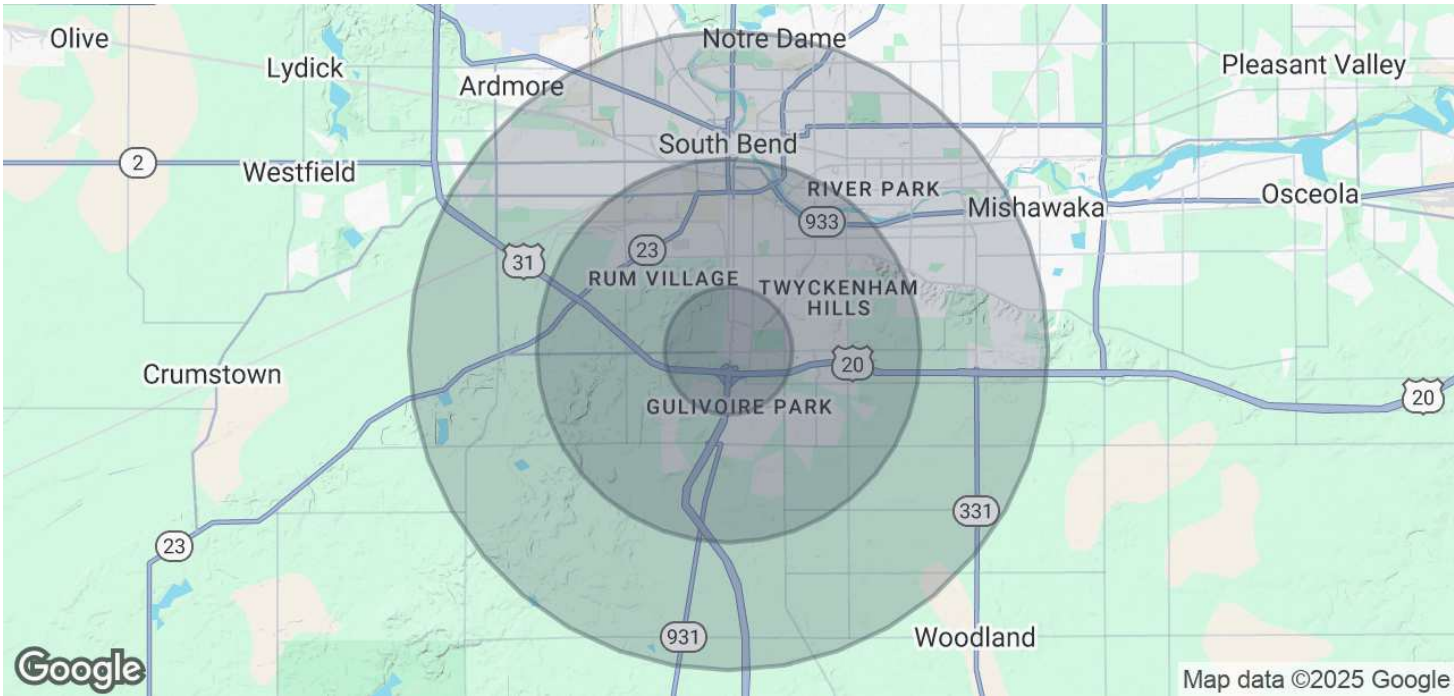


DEMOGRAPHICS MAP & REPORT

119 W IRELAND RD, SOUTH BEND, IN 46614

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,065	44,857	129,869
Average Age	41	39	38
Average Age (Male)	39	38	37
Average Age (Female)	43	40	39

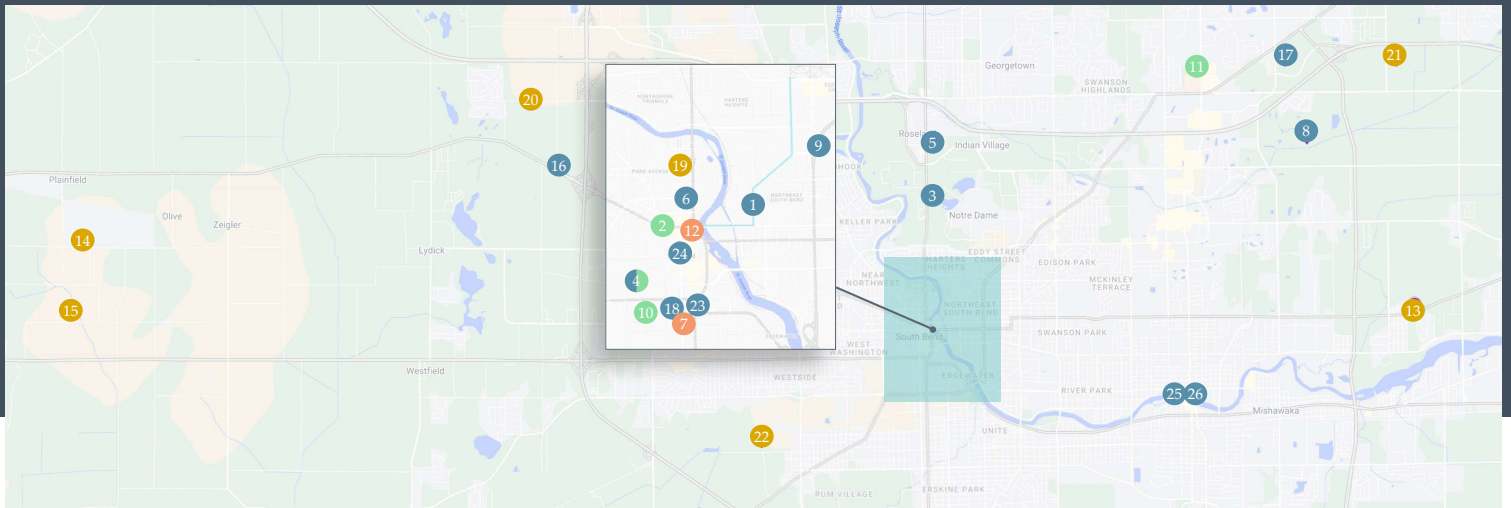
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,804	17,848	51,913
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$76,593	\$78,531	\$71,928
Average House Value	\$166,706	\$186,597	\$189,516

Demographics data derived from AlphaMap

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mwetzel@bradleyco.com



● New Construction
 ● Investment
 ● Economic Development
 ● Redevelopment

St. Joe County 2025 Growth & Development

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 Walkway from Notre Dame to South Bend 2 ND DTSB Tech Talent Hub 3 Notre Dame Solar Field 4 Diocese of Fort Wayne / South Bend 5 Northern Edge Project 6 Madison Lifestyle District 7 Momentum Hub 8 Mishawaka Fieldhouse 9 Five Corners 10 Four Winds Field Expansion 11 Grandview Expansion 12 Morris Performing Arts Renovations 13 AM General | <ul style="list-style-type: none"> 14 AWS building 15 GM Chip Plant 16 Indiana Dinosaur Museum 17 Springs at Mishawaka 18 Diamond View Apartments 19 Beacon Tower Expansion 20 Lippert After Market Fulfillment Center 21 Microsoft Data Center 22 Verbio Plant Expansion 23 The Monreaux 24 Aloft 25 The Avalon 26 The Mill |
|--|---|



	Type	Project	Size	Timeline
1	New Construction	Walkway from Notre Dame to South Bend	Eddy Street to Lasalle Avenue	5/2024- 11/2024
2	Investment	ND DTSB Tech Talent Hub	\$30 million grant from Lilly Endowment (CCC), renovating research and innovation space	8/2024 - N/A
3	New Construction	Notre Dame Solar Field	46,000 SF	Summer 2024
4	New Construction / Investment	Diocese of Fort Wayne / South Bend	8 acres / 80 houses, 11k SF of retail	TBD
5	New Construction	Northern Edge Project	\$180 million, 370+ multi-family units	End of 2024 - Late 2028
6	New Construction	Madison Lifestyle District	\$330 million: 240 apts, 100 key hotel, 40,000 SF of commercial space, 900 parking	N/A
7	Redevelopment	Momentum Hub	\$6.3 million - Momentum Development, SB Common Council - Waiving \$830k in taxes over 8 yrs	7/2024 - 7/2026
8	New Construction	Mishawaka Fieldhouse	220,000 SF facility & 15,000 SF tenant space	Completed
9	New Construction	Five Corners	\$31 million mixed use - 108 apartments, 4 condos and retail space	4/2024 - Spring 2025
10	Investment	Four Winds Field Expansion	\$48 M Expansion, Field replacement, Seats replacement, relocation of Splash Pad, add double decker seating, exceeding 10K seats	10/2024 - N/A
11	Investment	Grandview Expansion	\$175 million development, 246 apartments, 66 townhomes, a hotel, rooftop & ground level restaurants, retail and green space	N/A
12	Redevelopment	Morris Performing Arts Renovations	\$10 M reno's Phase 1, \$16.5 M addition Phase 2, Phase 3 TBD	7/2022 - Early 2026
13	Development	AM General	\$70 million, 300 jobs, 74,000 SF expansion onto exsisting building	5/2024 - 6/2025
14	Development	AWS building	\$11 billion development, 400 direct jobs, 1,000 + total	10 - 15 Years
15	Development	GM Chip Plant	\$3.5 billion development, 1,700 jobs	2024 - 2027
16	New Construction	Indiana Dinosaur Museum	\$20 million, expected to create 144 jobs	Completed
17	New Construction	Springs at Mishawaka	\$44 million, 280 apartment homes	7/2024 - Summer 2025
18	New Construction	Diamond View Apartments	60 affordable apartments, 7 townhomes	7/2024 - 2025
19	Development	Beacon Tower Expansion	\$232 million, 10-story patient care tower	10/2022 - Late 2025
20	Development	Lippert After Market Fulfillment Center	\$50 million, Warehouse - 100 new jobs	
21	Development	Microsoft Data Center	930 AC acquired old St Joe Farms, bought for \$77.5 million	
22	Development	Verbio Plant Expansion	\$230 million to expand and develop	Begin 2026
23	New Construction	The Monreaux	46-60 units, Affordable housing development	
24	New Construction	Aloft	\$14.7 million, 88 luxury units	
25	New Construction	The Avalon	108 units, studio apartments \$1K-3K per month	
26	New Construction	The Mill	\$63 million, 227 units, \$1k-\$2k / month apartments	