



Eddy Street Commons

South Bend, IN 46617

Property Highlights

- Eddy Street Commons offers 115,000 SF of retail, 82,000 SF of office, and 736 residential units in a vibrant mixed-use environment.
- Prime retail location with a dynamic tenant mix including Trader Joe's, Five Guys, Starbucks, and more.
- Located directly across from the University of Notre Dame with 15,000+ students within walking distance.
- Over 2.7 million annual visitors to the development, providing strong customer traffic.
- Available spaces include a turnkey former restaurant, a former salon space, and a build-to-suit pad site for a standalone user.
- Landlord offers aggressive tenant improvement allowances to support renovation costs.

Lease Rate:	Negotiable
Available SF:	1,500 - 4,580 SF
Lease Structure:	NNN

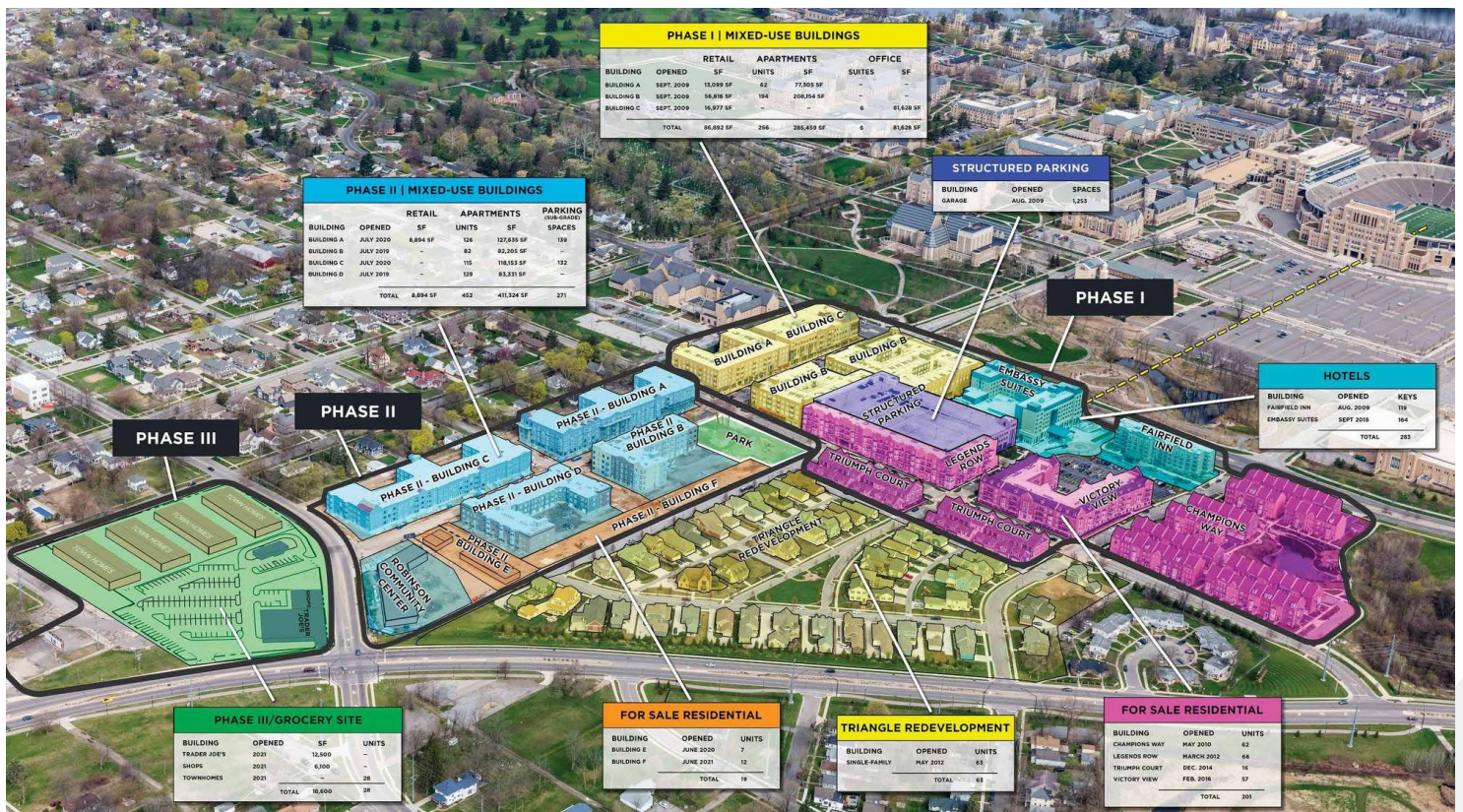
Leasing Opportunities Video

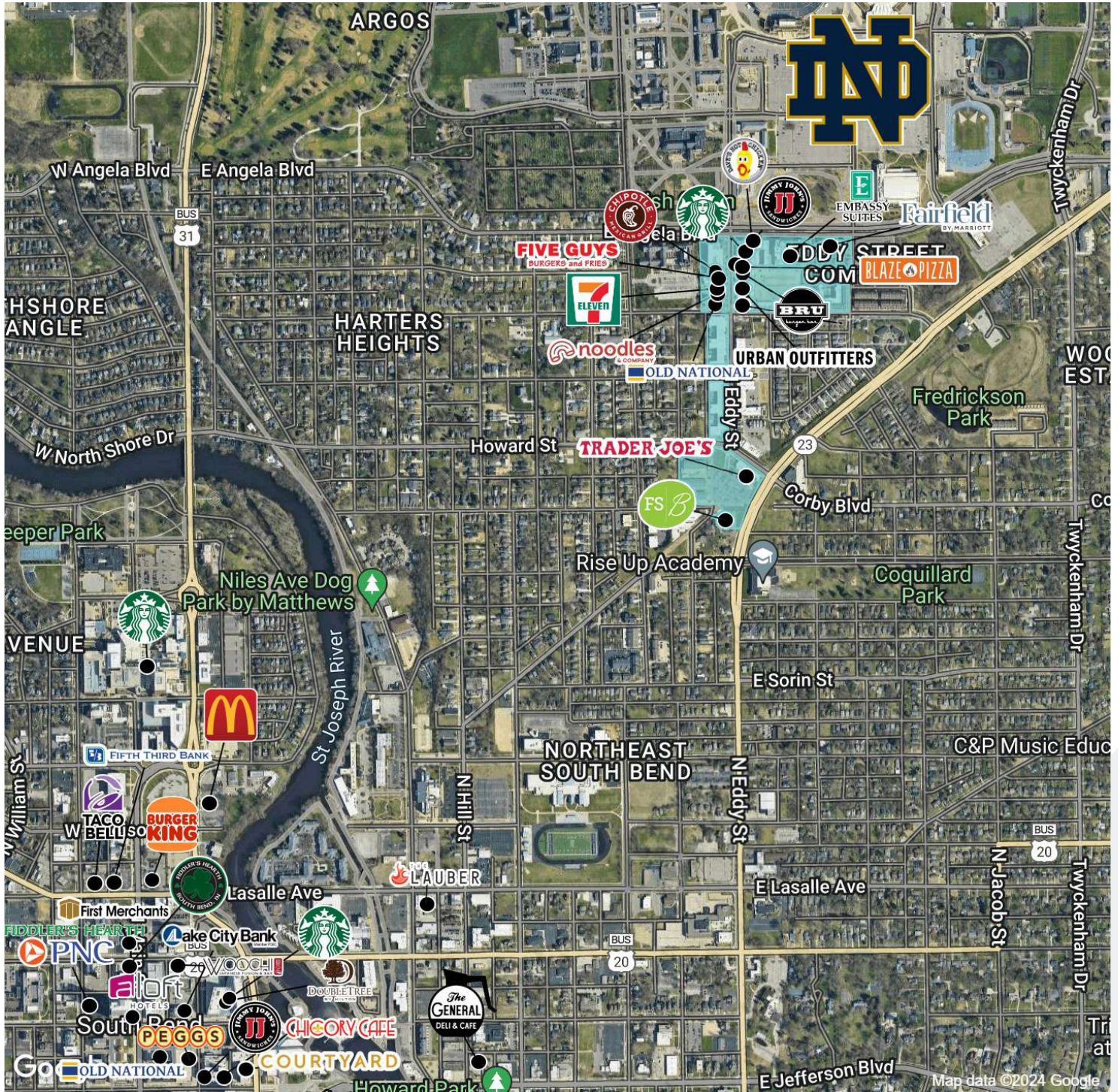
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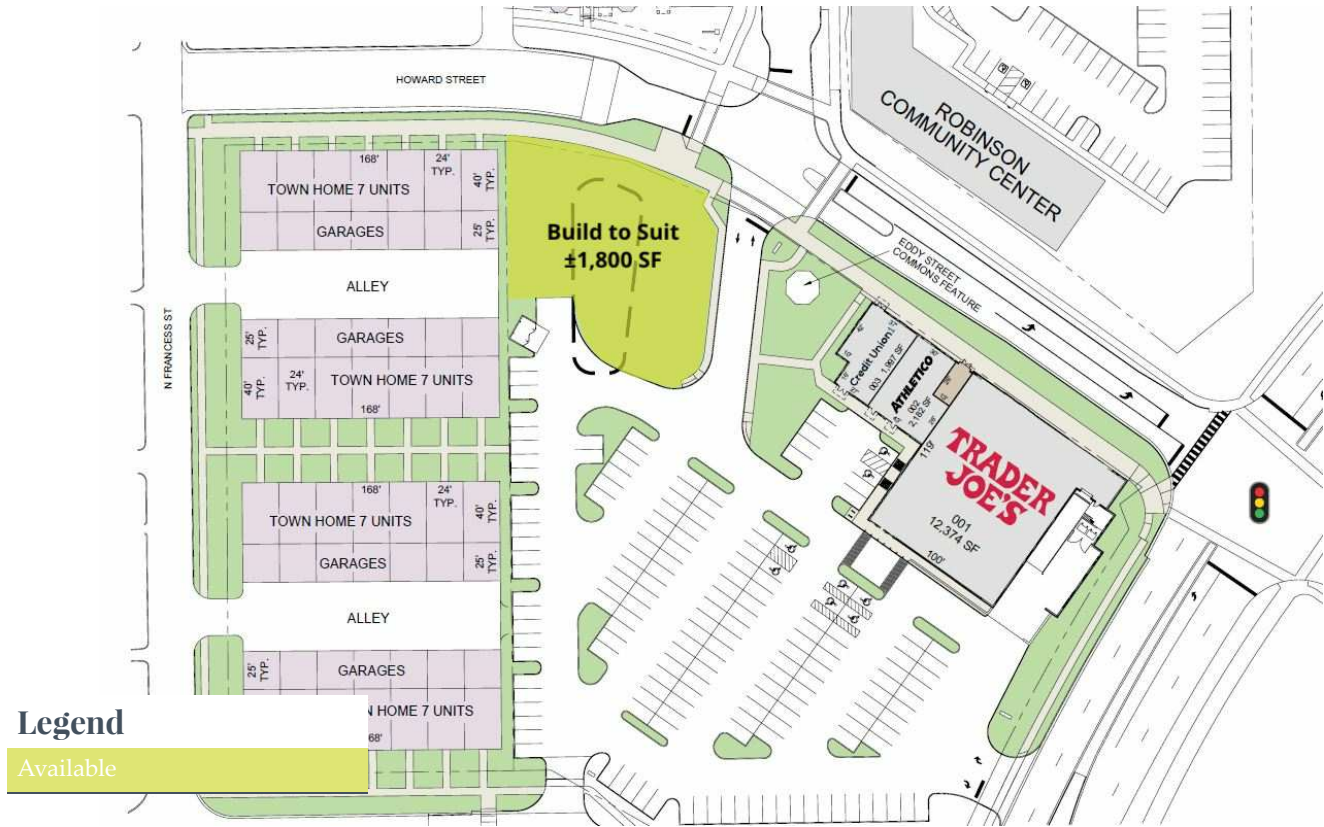


Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 4,580 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size	Type	Rate
Suite C104	Available	3,086 SF	NNN	Negotiable
Suite 103B	Available	4,580 SF	NNN	Negotiable

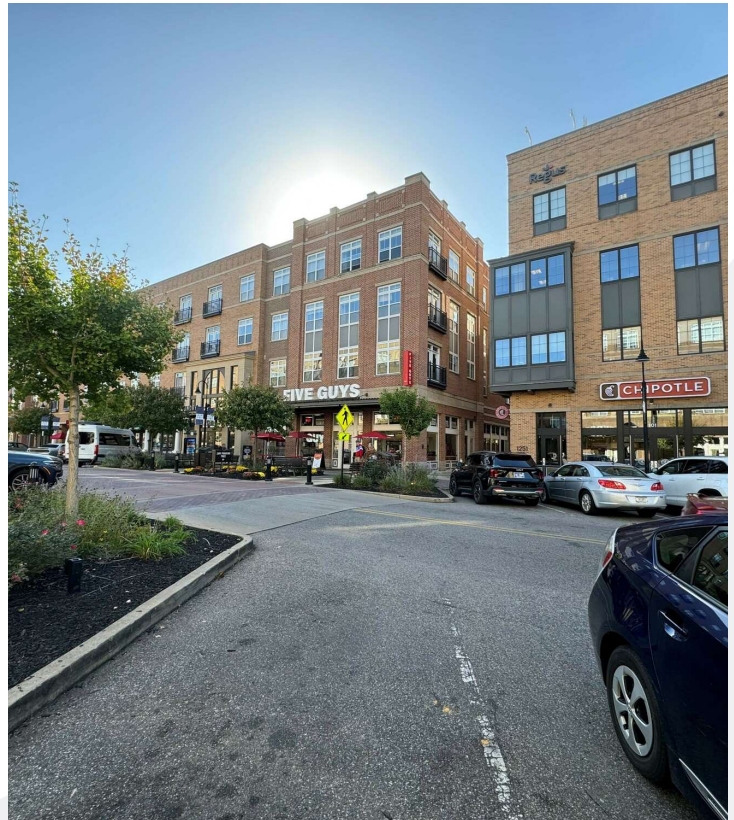


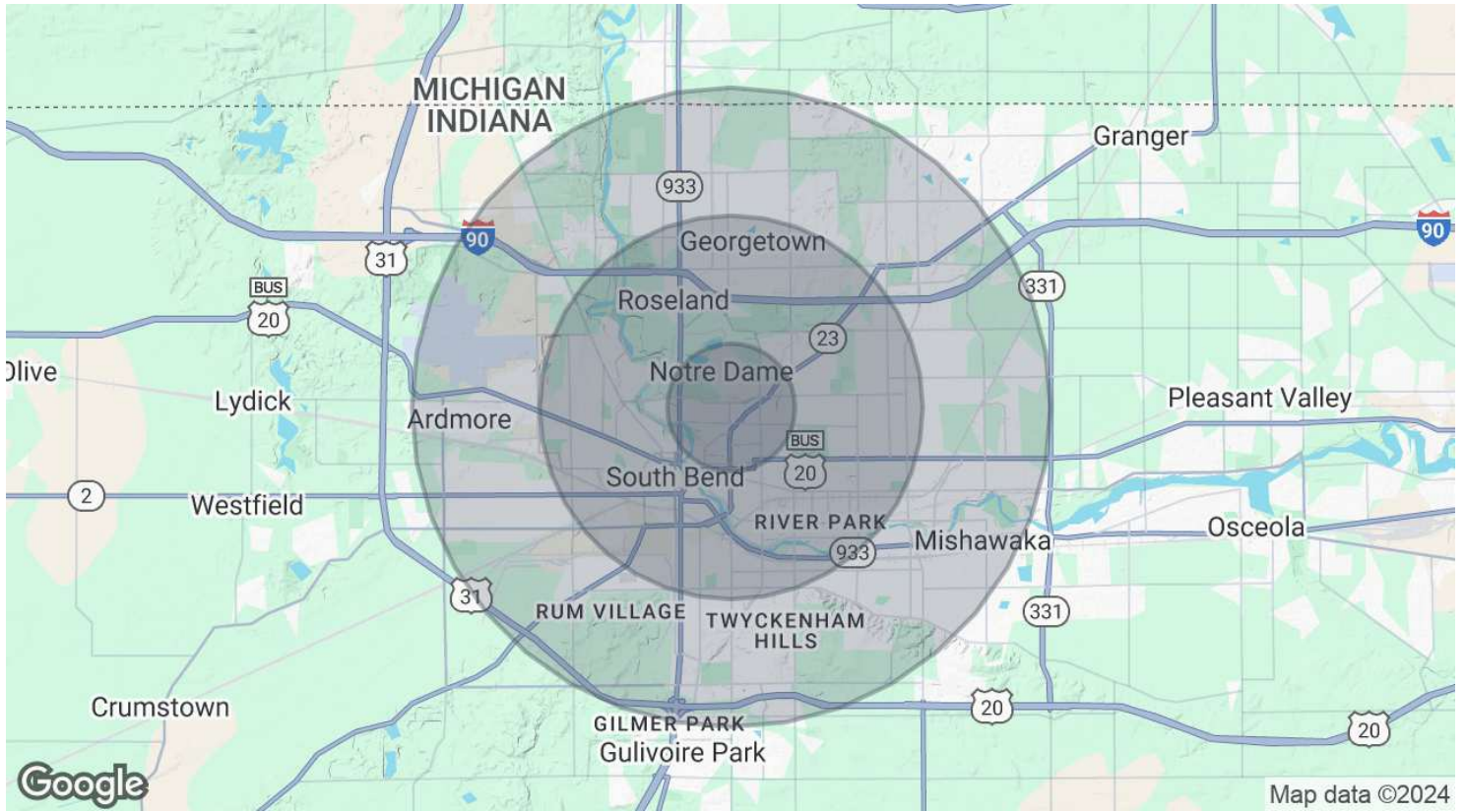
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Available Spaces

Suite	Tenant	Size	Type	Rate
Build to Suit	Available	1,800 SF	NNN	Negotiable





Population	1 Mile	3 Miles	5 Miles
Total Population	15,771	94,821	178,908
Average Age	30	37	38
Average Age (Male)	30	36	37
Average Age (Female)	30	37	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,292	36,499	71,232
# of Persons per HH	3.7	2.6	2.5
Average HH Income	\$73,071	\$70,216	\$78,343
Average House Value	\$294,243	\$191,603	\$203,869

Demographics data derived from AlphaMap