

RETAIL SPACE FOR LEASE

560 W. Ireland Rd.
South Bend , IN



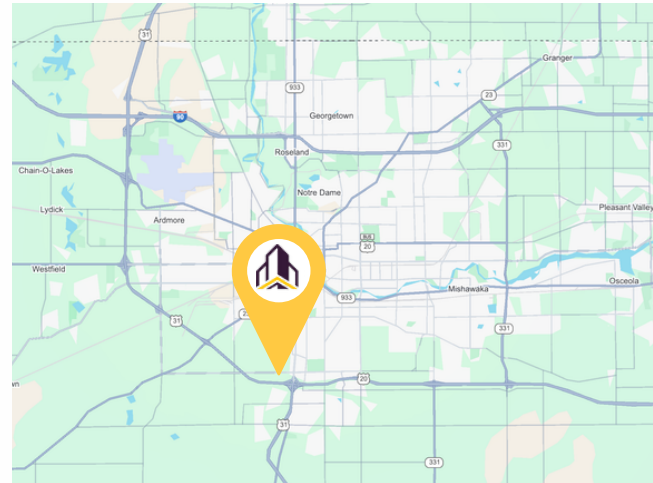
1,583 - 3,379 SF Available Space

Lease Price: \$25.00 - \$29.50/SF (NNN)



Property Highlights

- Join recently-renovated Verizon and MK Barbers in the stunning 7,805 SF Erskine Commons Center on an oversized 2.14-acre outparcel anchored by Lowe's and Walmart Supercenter on the bustling southside of South Bend.
- The Walmart Supercenter ranks among the top 20% nationally according to Placer.ai
- Located in a high traffic retail corridor including AMC Theaters, Chick-fil-A, Chipotle, PNC Bank, Menards, Buffalo Wild Wings, Texas Roadhouse, Domino's, Popeyes, Wendy's, Dunkin', Culvers, Tropical Smoothie Café, Mike's Car Wash, Drive & Shine and more.
- The 1,583 endcap features an outdoor patio and the 1,796 adjacent space includes an 8-foot hood system and overhead door. The two suites can be combined for a total of 3,379 SF.
- Property features excellent visibility with 138' of frontage on Ireland Road and great access at a signalized intersection with three curb cuts.



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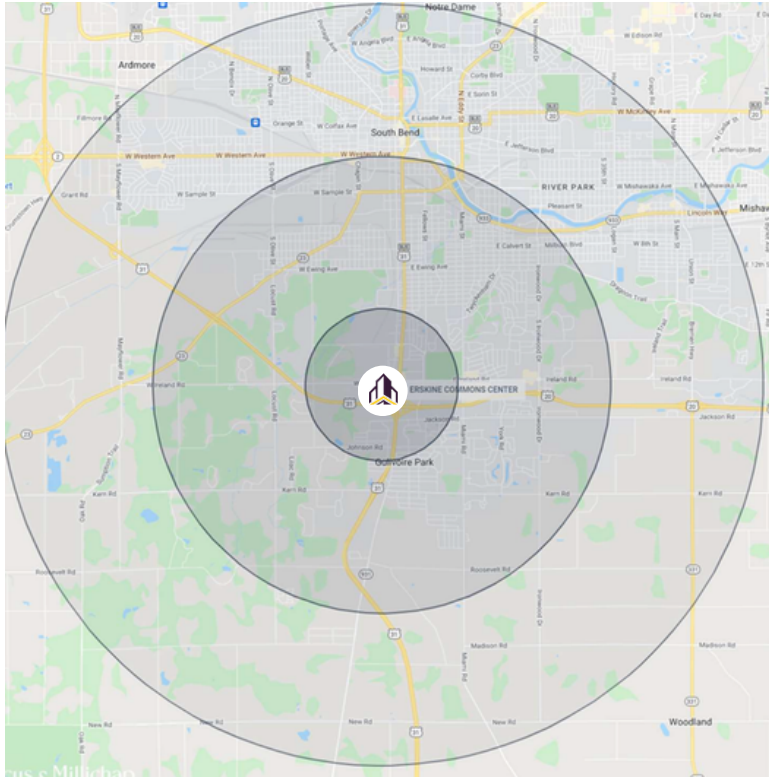
ADDITIONAL PHOTOS







DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,912	43,884	125,707
Median Age	38	36.08	33.29
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,287	17,382	48,000
Median HH Income	\$54,123	\$50,827	\$45,749

