



RETAIL/OFFICE OPPORTUNITY NEAR NOTRE DAME!

1801-1841 SOUTH BEND AVE. | SOUTH BEND, IN 46637



Retail/Office for Lease

Building Size: 32,658 SF
Available: 1,800 - 15,840 SF
Zoning: Neighborhood Center
CAM: \$4.50 PSF

VIEW PROPERTY ONLINE

SUITE	SQUARE FEET	LEASE RATE
1807 - OFFICE	11,250 SF	\$6.50 PSF MG
1801 - RETAIL	2,432 SF	\$20.00 PSF MG
1807A - RETAIL/OFFICE	3,620 SF	\$13.00 PSF MG
1807B - RETAIL/OFFICE	2,450 SF	\$12.00 PSF MG
1807C - RETAIL/OFFICE	2,600 SF	\$12.00 PSF MG
1807D - RETAIL/OFFICE	2,580 SF	Upon Request
2009 - RETAIL/OFFICE	15,840 SF	Upon Request

Details:

The Fortune Plaza is a well-established, multi-tenant retail center just east of the University of Notre Dame on highly traveled South Bend Avenue (SR 23). Five suites are available ranging from 1,800 to 15,840 SF. The center's prime location offers high visibility and accessibility, making it an attractive option for restaurants, retail stores, salons, & businesses seeking to capitalize on heavy foot traffic.



 **JAMES CHEN**

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. A liability of any kind is to be imposed on the broker herein.




- Located in a high traffic commercial corridor between Edison Road and Ironwood Drive.
- Easily accessible by hundreds of new student apartments directly to the north and northwest.
- Trade area offers diverse mix of retail and commercial businesses, numerous local and national restaurant chains, multi-tenant shopping centers, and professional financial and insurance offices.
- Just seconds away from the University of Notre Dame and minutes from downtown South Bend.
- Also nearby is Eddy Street Commons, the University Park Mall, and many other new developments.



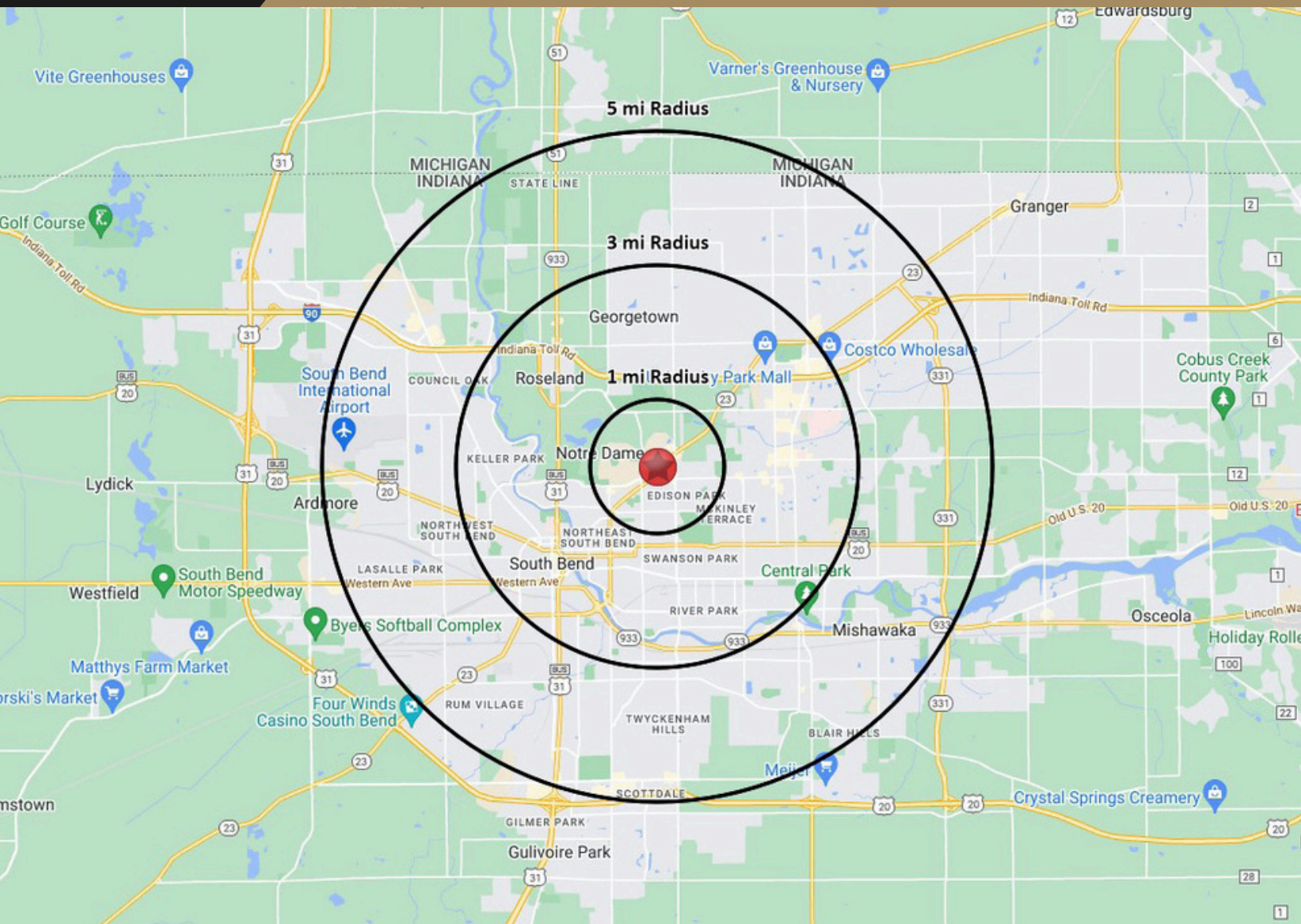
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2025 DEMOGRAPHICS

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POPULATION

1 MILE	18,603
3 MILE	95,649
5 MILE	186,811



NUMBER OF HOUSEHOLDS

1 MILE	4,971
3 MILE	37,913
5 MILE	74,907



AVERAGE HOUSEHOLD INCOME

1 MILE	\$65,385
3 MILE	\$70,616
5 MILE	\$75,265



MEDIAN HOME VALUE

1 MILE	\$202,897
3 MILE	\$164,371
5 MILE	\$167,539

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