



202 W IRELAND ROAD, SOUTH BEND, IN 46614

**2,600 SF Space
Available For Lease**

CBRE

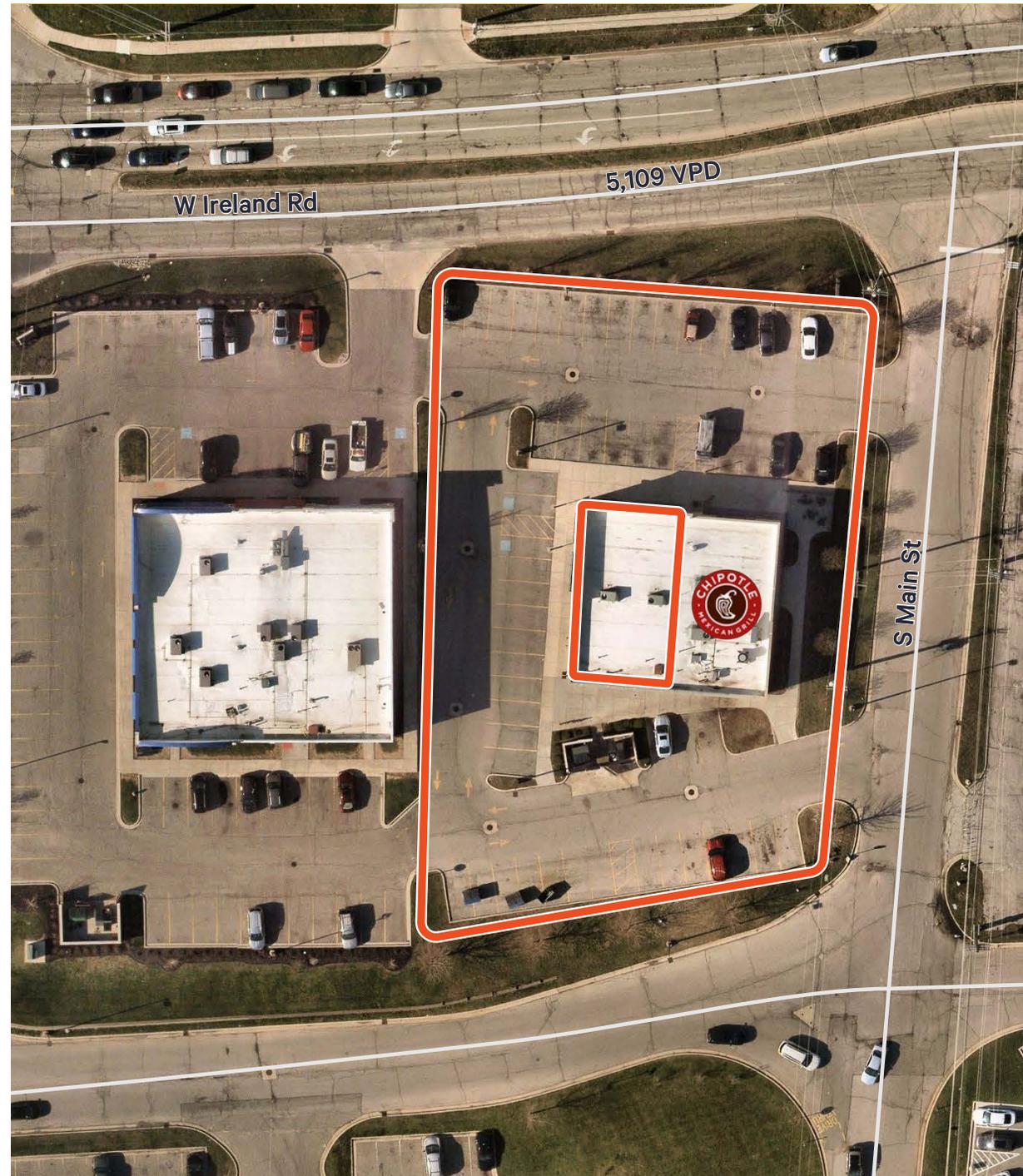
Property Overview

Timing is everything in retail. We are pleased to present a 2,600 SF high-end retail suite located in the ultra-competitive US-31/US-20 corridor.

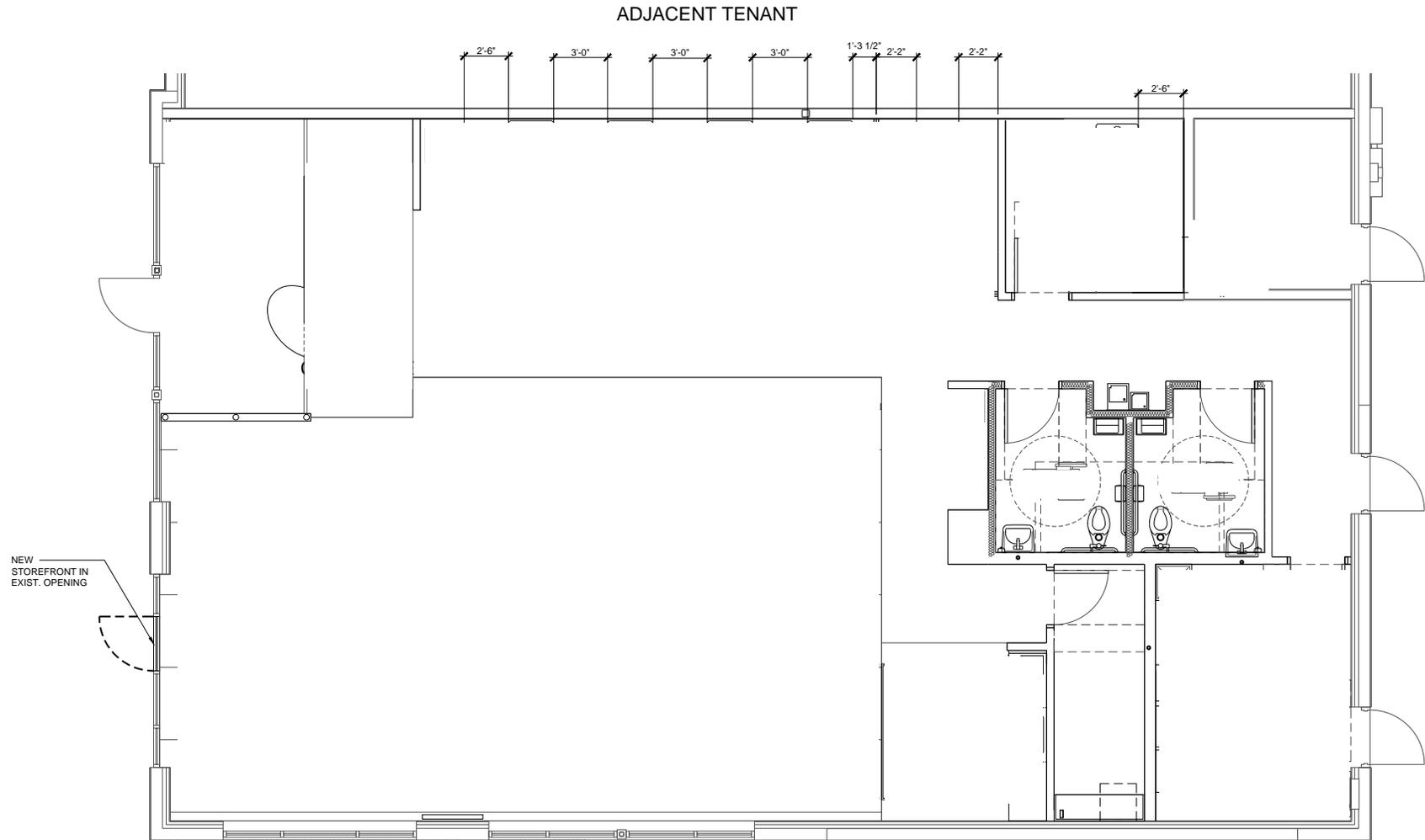
With a sleek, modern architectural profile and a neighboring anchor in Chipotle, this space is designed for high-performing operators who value both aesthetics and vehicle traffic.

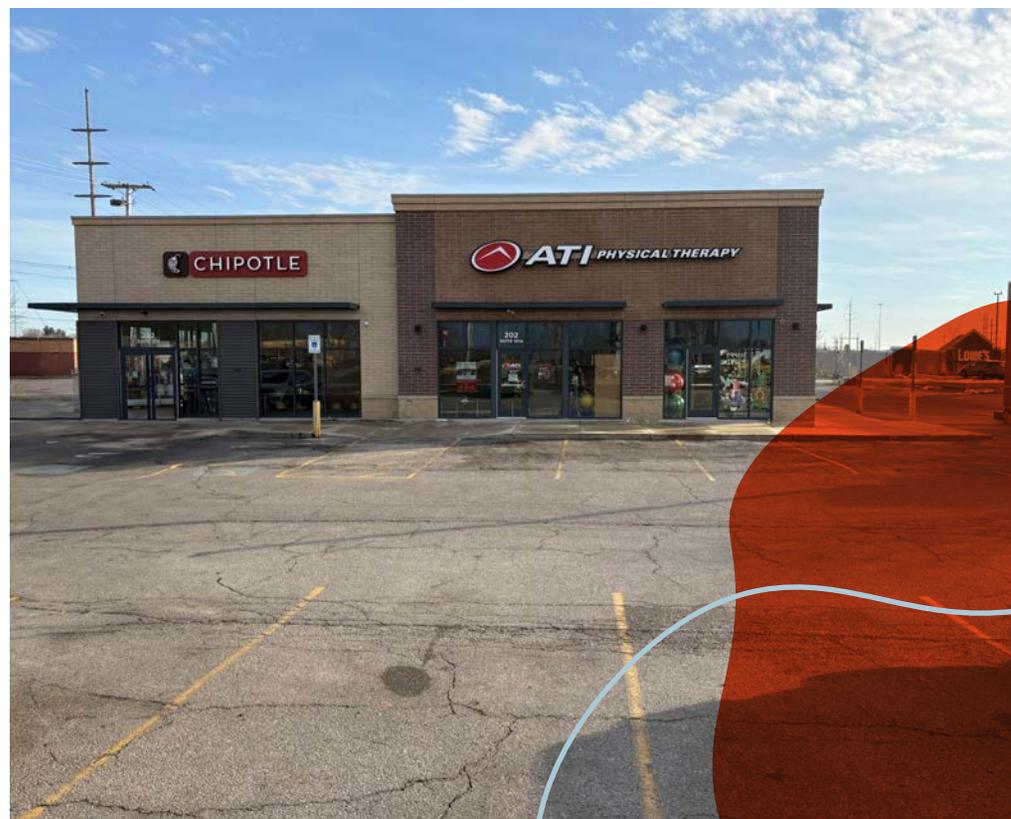
Being within a mile of the high traffic interchange of US-31 and US-20 gives you access to thousands of vehicles per day.

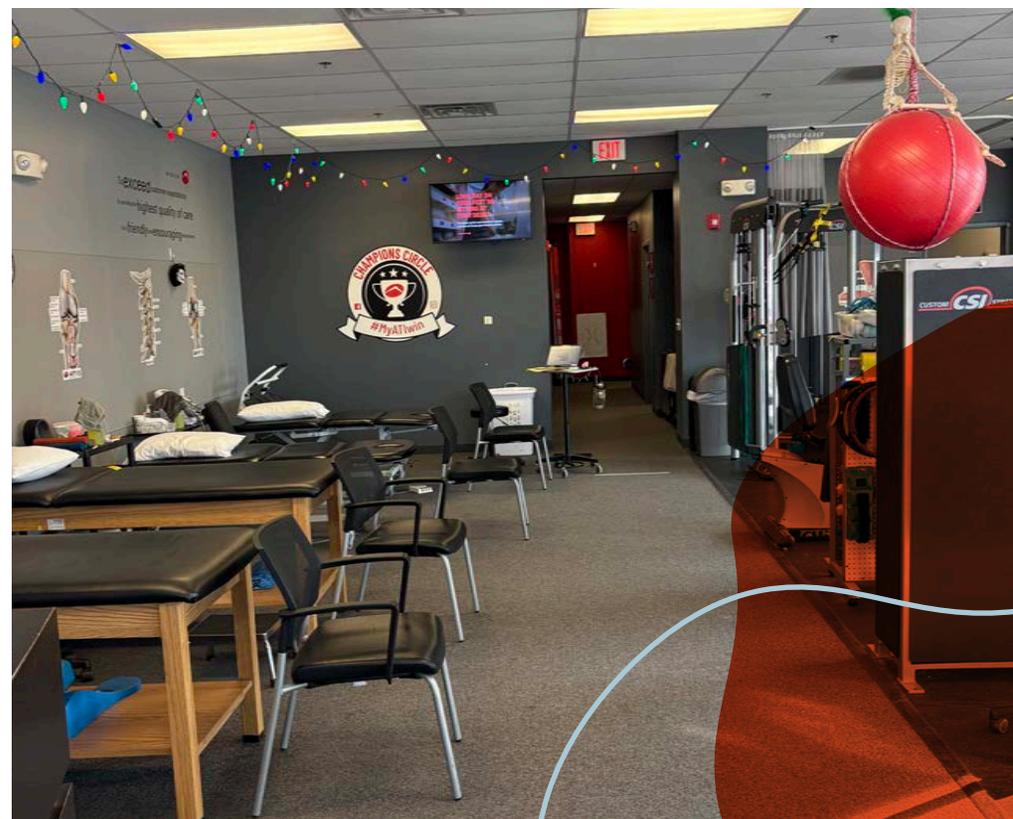
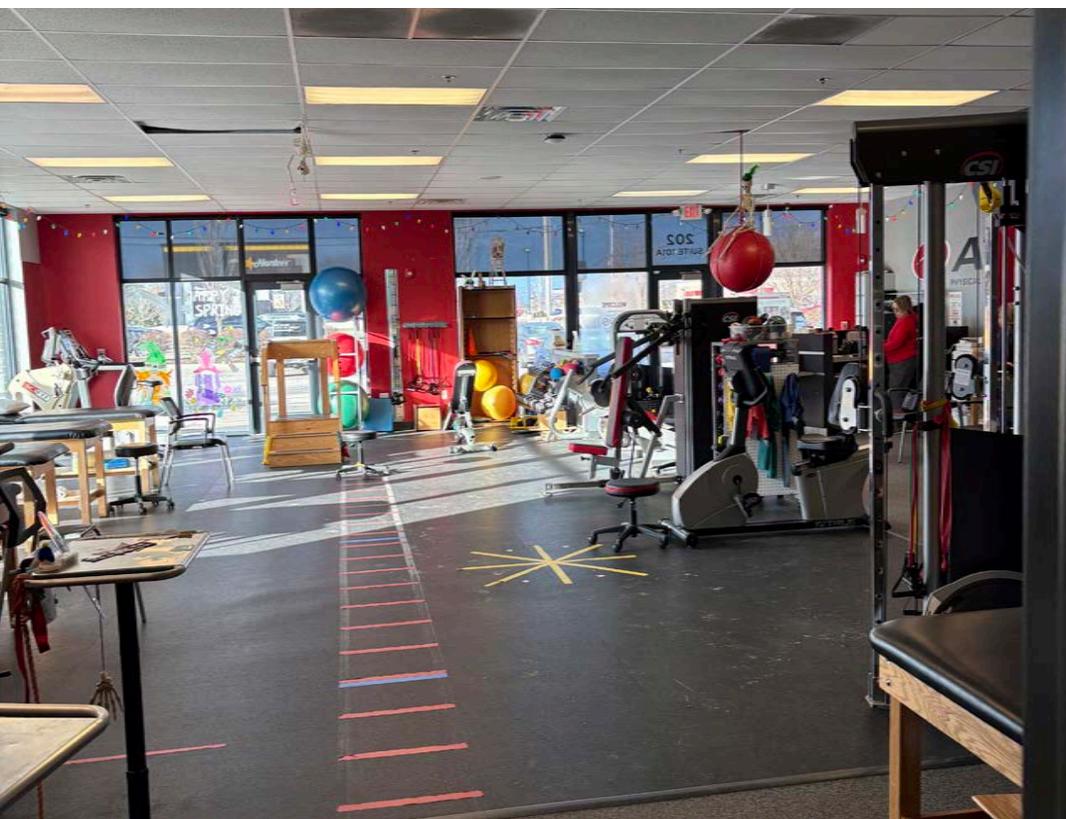
Joining the neighborhood that includes national giants like Chick-fil-A, Texas Road House, Buffalo Wild Wings, Lowe's, Menards, and Walmart ensures a constant flow of qualified consumers.



Space Plan







Retail Amenities Map



Transportation Map



15 MINUTES TO
SOUTH BEND INT'L AIRPORT

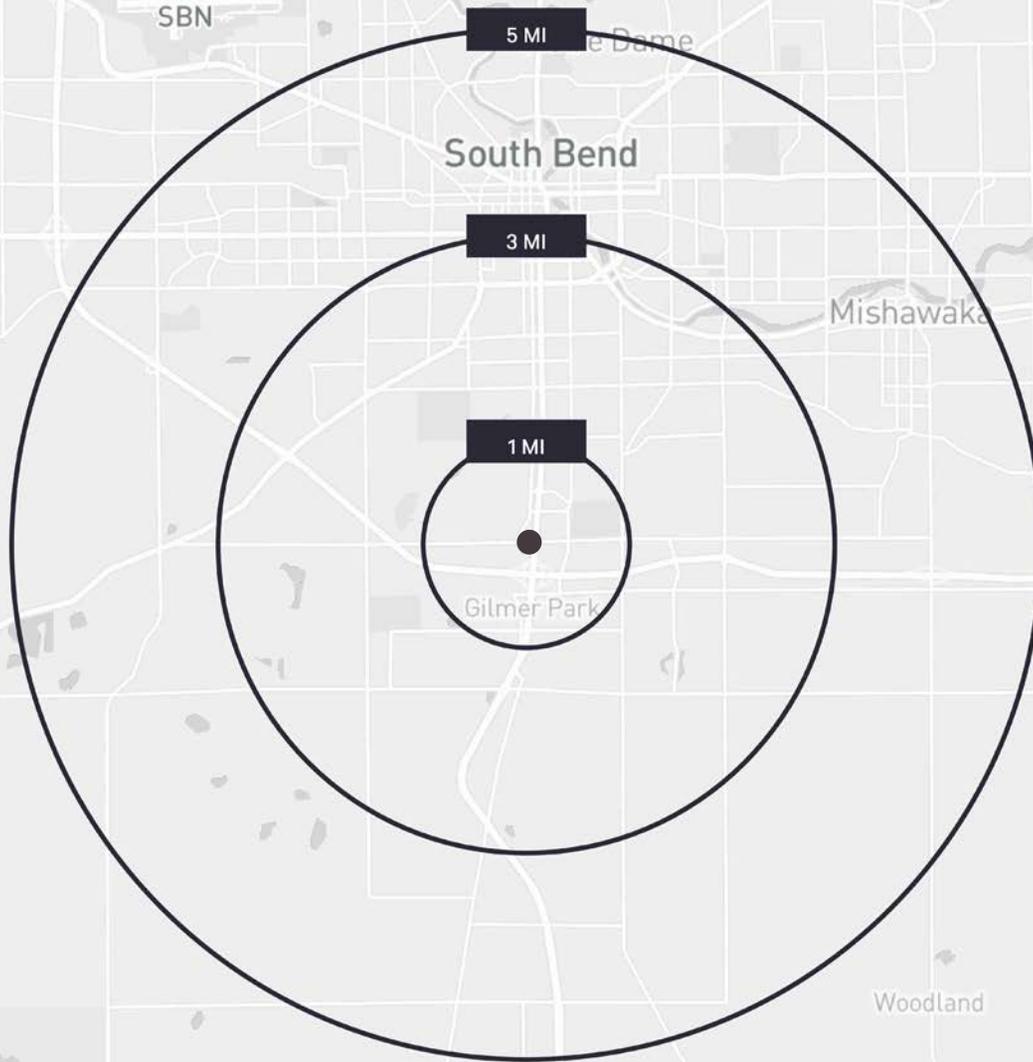
10 MINUTES TO
DOWNTOWN SOUTH BEND

202 W
Ireland Road

EASY ACCESS TO US-31

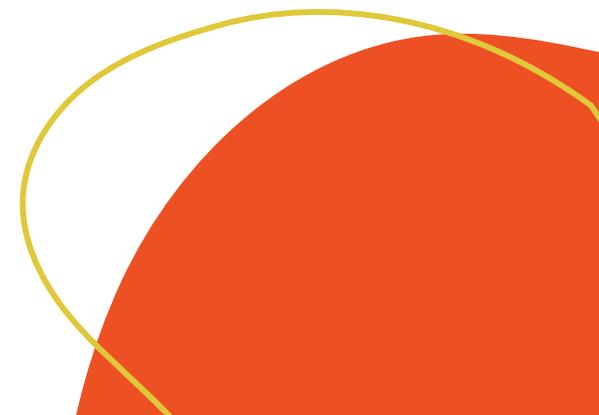
EASY ACCESS TO US-20

Area Demographics



in 2025

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,559	44,297	127,273
Average Household Income	\$82,805	\$81,146	\$77,361
Household Size	2.26	2.38	2.35
Median Age	41.4	37.7	34.7



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