



1144 Corby Boulevard

South Bend, IN 46617

Property Highlights

- Restaurant / Retail space available in mixed use residential development offering ground floor availability with excellent visibility along State Road 23 and ample parking
- Developer to deliver space in grey box condition plus a buildout allowance for qualified tenants
- Ideal for experienced restaurant operator looking to capitalize on Notre Dame trade area as well as the 144-room development
- Additional incentives available for breakfast / lunch restaurant operators (late night bar use prohibited)
- Open-air space offers 16-ft ceiling heights and an overhead garage door opening to patio dining
- Tenant to receive benefit of a partial 10-year real estate tax abatement

Lease Rate:	\$27.50 SF/yr (NNN)
Available SF:	2,317 SF
Building Size:	13,500 SF
Traffic Counts:	24,047 ADT N Eddy

Property Overview

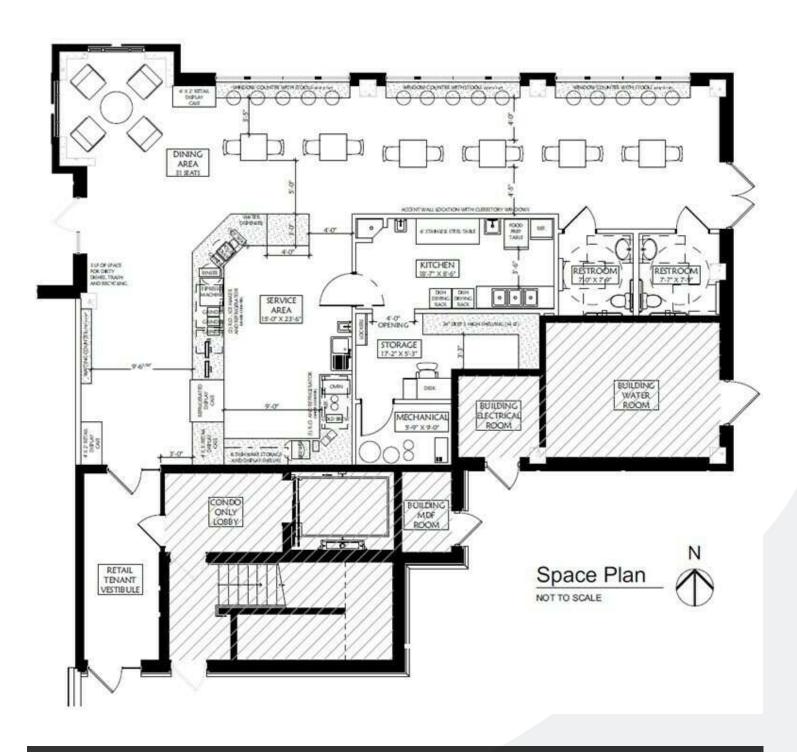
Experience the vibrant pulse of South Bend, IN, where culture meets commerce at 5 Corners. This prime retail location, situated in the city's heart, offers unparalleled access to key a ractions like the University of Notre Dame, the scenic St. Joseph River, and the bustling Eddy Street Commons, making it the perfect spot for a thriving business in this dynamic community.

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Note: Floor plan shown is for conceptual purposes only.

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