



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

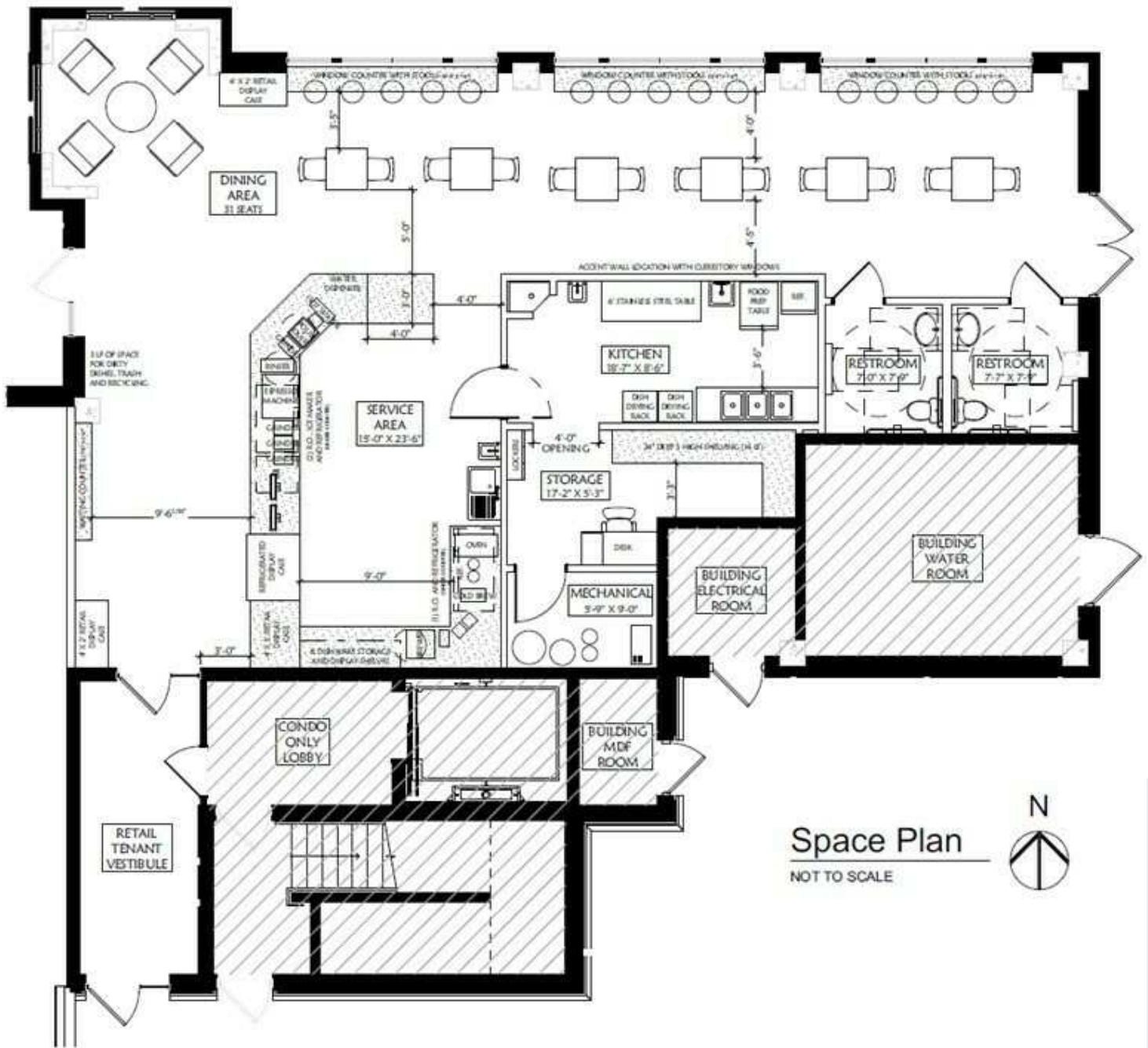
Experience the vibrant pulse of South Bend, IN, where culture meets commerce at 5 Corners. This prime retail location, situated in the city's heart, offers unparalleled access to key attractions like the University of Notre Dame, the scenic St. Joseph River, and the bustling Eddy Street Commons, making 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.



