

LEASE

OFFICE



505 E IRELAND RD



505 E IRELAND RD, SOUTH BEND, IN 46614

PROPERTY OVERVIEW

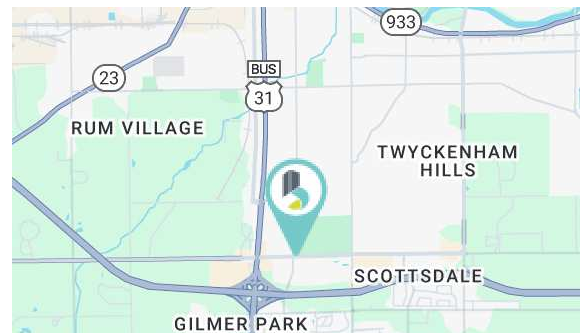
The Ireland Road/Erskine retail corridor serves as the primary retail destination for the south side of South Bend with traffic counts in excess of 17,000 vehicles per day. The Property sits at the corner signalized intersection of Fellows St & Ireland Rd, adjacent to the Erskine Park Golf Course. The Ireland Road corridor, anchored by national tenants such as Walmart, Menards, Lowes, Target, Kohls, and the Gates & Jordan Auto malls, is home to a multitude of QSRs, retail stores, auto services, and amenities. The available in-line office is flanked by Edward Jones financial advisors.

PROPERTY HIGHLIGHTS

- Three-tenant building at signalized intersection of Fellows St & Ireland Rd
- 1,200 total square feet: 779 square foot ground floor with 421 square feet of mezzanine space
- Modified Gross lease structure where tenant additionally pays gas, electric, phone, and Wi-Fi (taxes, insurance, and water included in base rate)

LEASE RATE \$2,600 MONTHLY (MG)

Available SF:	1,200 SF
Lot Size:	0.56 AC
Year Built:	2006
Building SF:	3,321 SF
Traffic Counts:	17,607 AADT



BRADLEY COMPANY
112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

GREG PINK
Vice President
574.237.6004
gpink@bradleyco.com

MATT WETZEL
Vice President
574.970.9006
mwetzel@bradleyco.com

BRENDAN BRADLEY
Broker
574.850.4927
bbradley@bradleyco.com



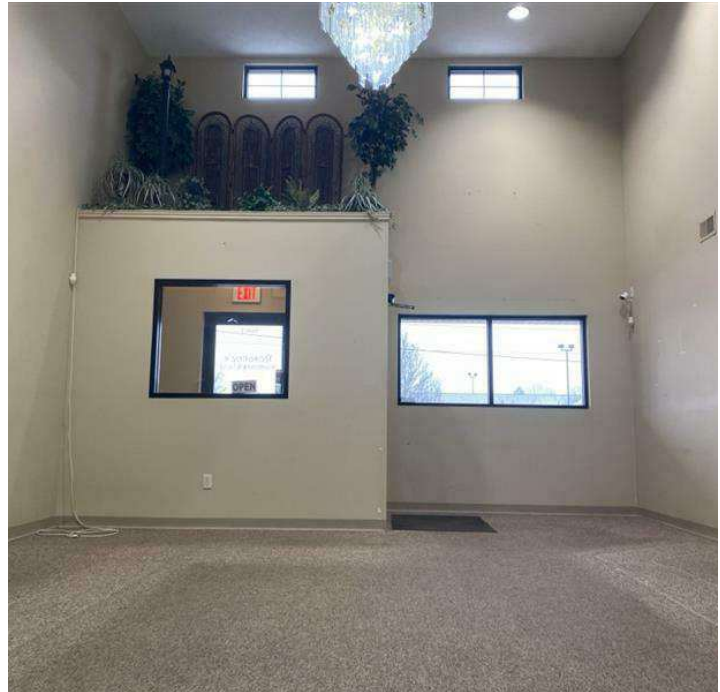
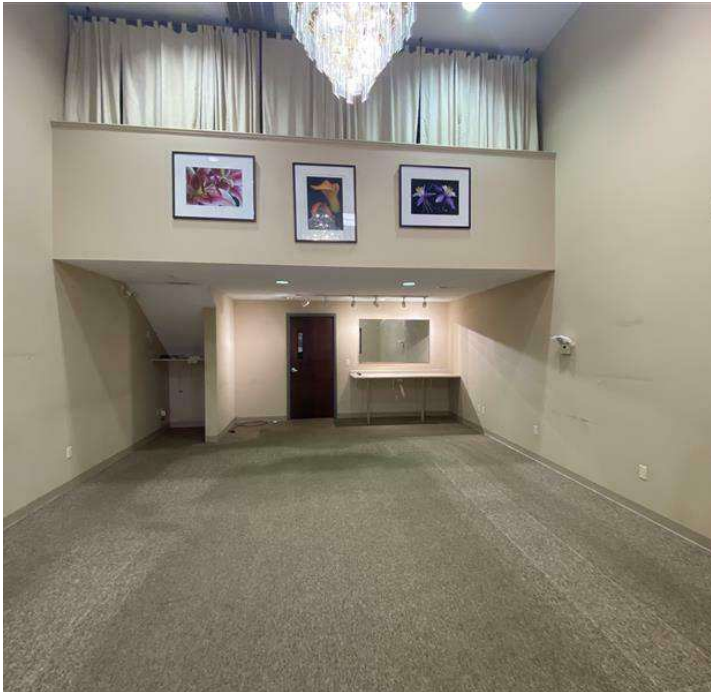
BRADLEYCO.COM



505 E IRELAND RD, SOUTH BEND, IN 46614

LEASE

OFFICE



GREG PINK
Vice President
574.237.6004
gpink@bradleyco.com

MATT WETZEL
Vice President
574.970.9006
mwetzel@bradleyco.com

BRENDAN BRADLEY
Broker
574.850.4927
bbradley@bradleyco.com



SOUTH SIDE RETAILERS

505 E IRELAND RD, SOUTH BEND, IN 46614

LEASE

OFFICE



GREG PINK
 Vice President
 574.237.6004
 gpink@bradleyco.com

MATT WETZEL
 Vice President
 574.970.9006
 mwetzel@bradleyco.com

BRENDAN BRADLEY
 Broker
 574.850.4927
 bbradley@bradleyco.com

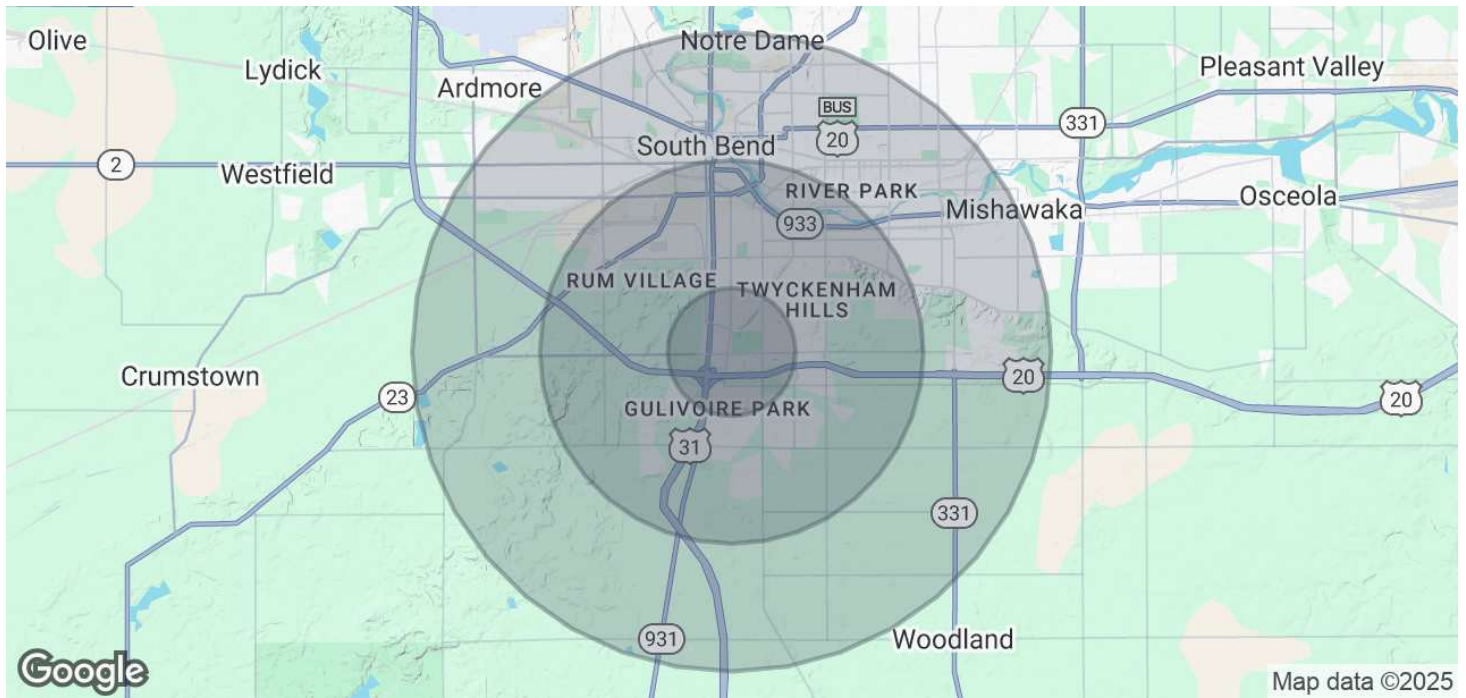


DEMOGRAPHICS MAP & REPORT

505 E IRELAND RD, SOUTH BEND, IN 46614

LEASE

OFFICE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,061	46,489	132,880
Average Age	41	39	38
Average Age (Male)	39	38	37
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,702	18,564	53,105
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$79,017	\$78,780	\$72,069
Average House Value	\$170,620	\$187,529	\$189,359

Demographics data derived from AlphaMap

GREG PINK
 Vice President
 574.237.6004
 gpink@bradleyco.com

MATT WETZEL
 Vice President
 574.970.9006
 mwetzel@bradleyco.com

BRENDAN BRADLEY
 Broker
 574.850.4927
 bbradley@bradleyco.com