



# Martin's Plaza Ironwood North

2015-2101 South Bend Ave., South Bend, IN 46617

## Property Overview

Join Martin's Super Markets, CVS, Salon Rouge & others at this Notre Dame market area location

## Property Highlights

- **Prime Location:** Situated at the corner of State Road 23 and Ironwood, Martin's Plaza is a mere 1/3 mile from the University of Notre Dame. The retail center benefits greatly from this proximity to the University, with a steady influx of students, faculty, alumni, and football fans. South Bend Ave. exceeding 23,835 cars per day
- **Excellent Tenant Mix:** Offers a thriving community of businesses, including well-known national retailers, local boutiques, restaurants, and service providers, creating a dynamic shopping and dining destination and valuable cross traffic for future users
- **Strong Foot Traffic:** Benefit from a consistent flow of visitors thanks to the anchor tenant, Martin's Supermarket, attracting a steady stream of shoppers
- **Ample Parking:** Customers appreciate the convenience of the retail center's abundant parking
- **Flexible Use:** Local zoning of CB allows for a wide-variety of uses

LEASE RATE

\$18.00 SF/YR (NNN)

Available SF:

1,239 SF



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