



RETAIL PROPERTY FOR LEASE

BROADMOOR PLAZA

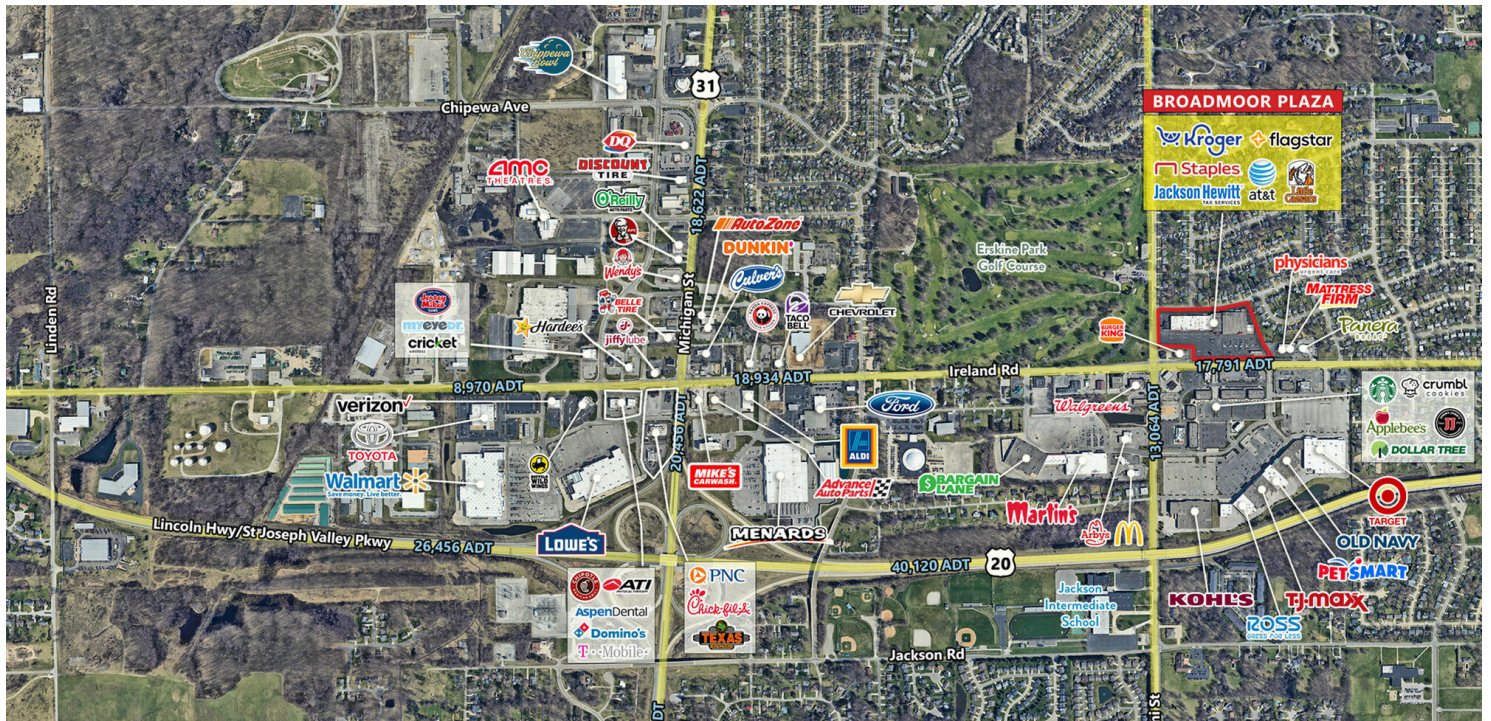
1143 EAST IRELAND ROAD, SOUTH BEND, IN 46614



BROADMOOR PLAZA

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PROPERTY OVERVIEW



PROPERTY SUMMARY

Lease Rate: Negotiable
Property Size: 115,059 SF

AVAILABLE SPACES SF

Space 3 2,100 SF
 Space 6 16,527 SF

PROPERTY OVERVIEW

Broadmoor Plaza is centrally located in South Bend, Indiana and features 115,059 SF of prime retail space. The center is anchored by Kroger and Staples.

PROPERTY HIGHLIGHTS

- Join Kroger, Staples, Flagstar Bank and Little Caesars.
- Area retailers include Target, TJ Maxx, Old Navy, AMC Theater, Walmart and Lowes.

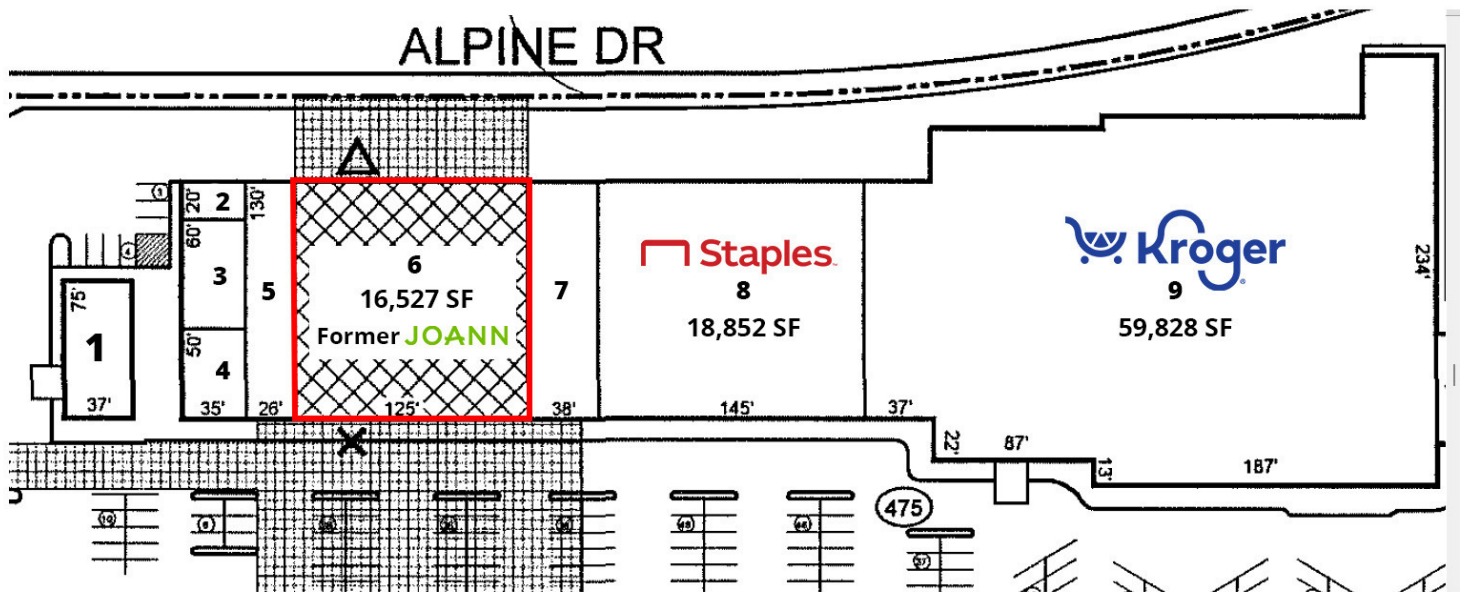
DEMOGRAPHICS

| | 3 Miles | 5 Miles | 7 Miles |
|--------------------|----------|----------|----------|
| Total Households: | 3,491 | 19,816 | 50,828 |
| Total Population: | 7,993 | 49,420 | 131,577 |
| Average HH Income: | \$59,279 | \$55,751 | \$51,457 |

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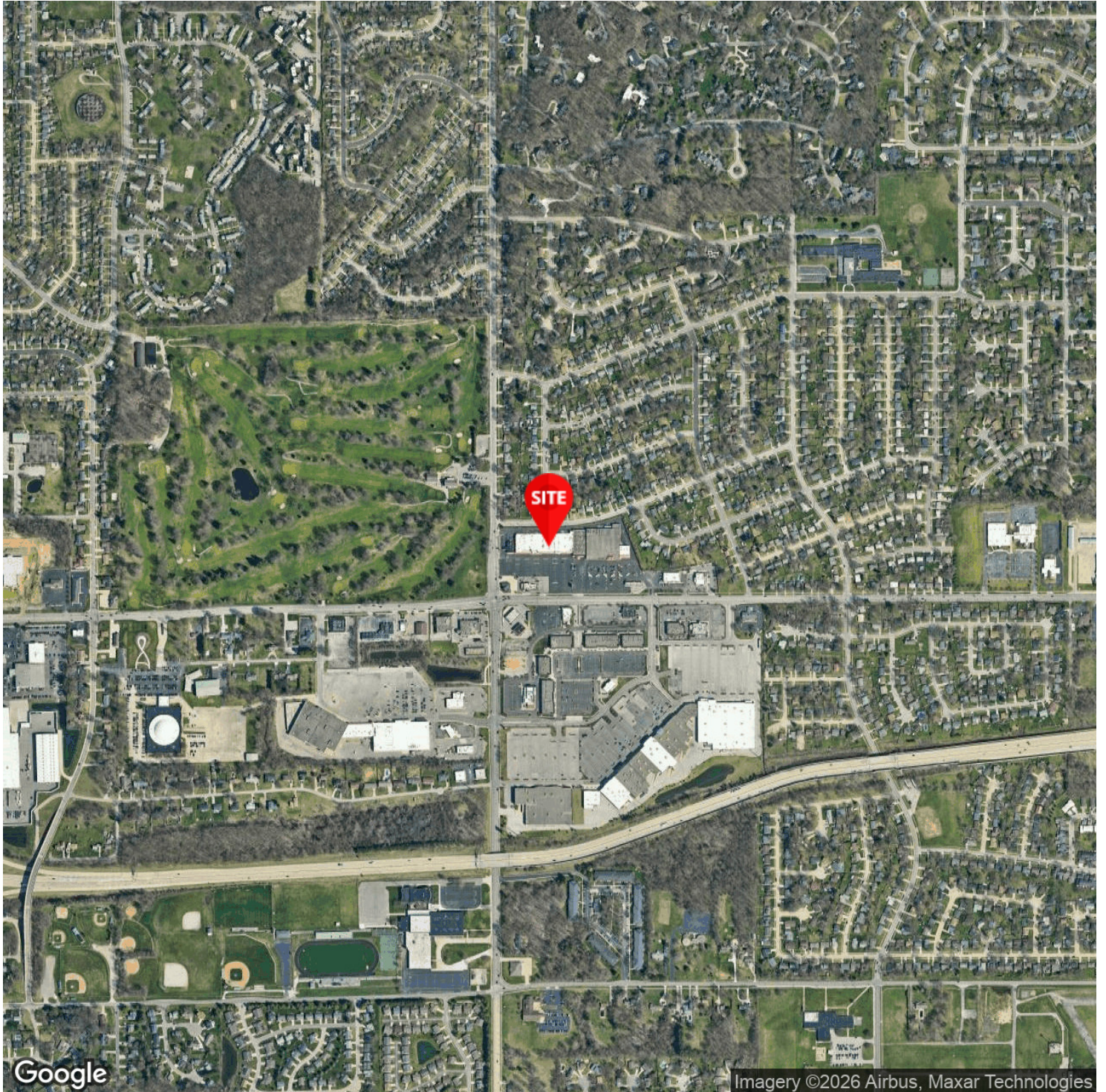
FORMER JOANN'S SPACE | 16,527 SF



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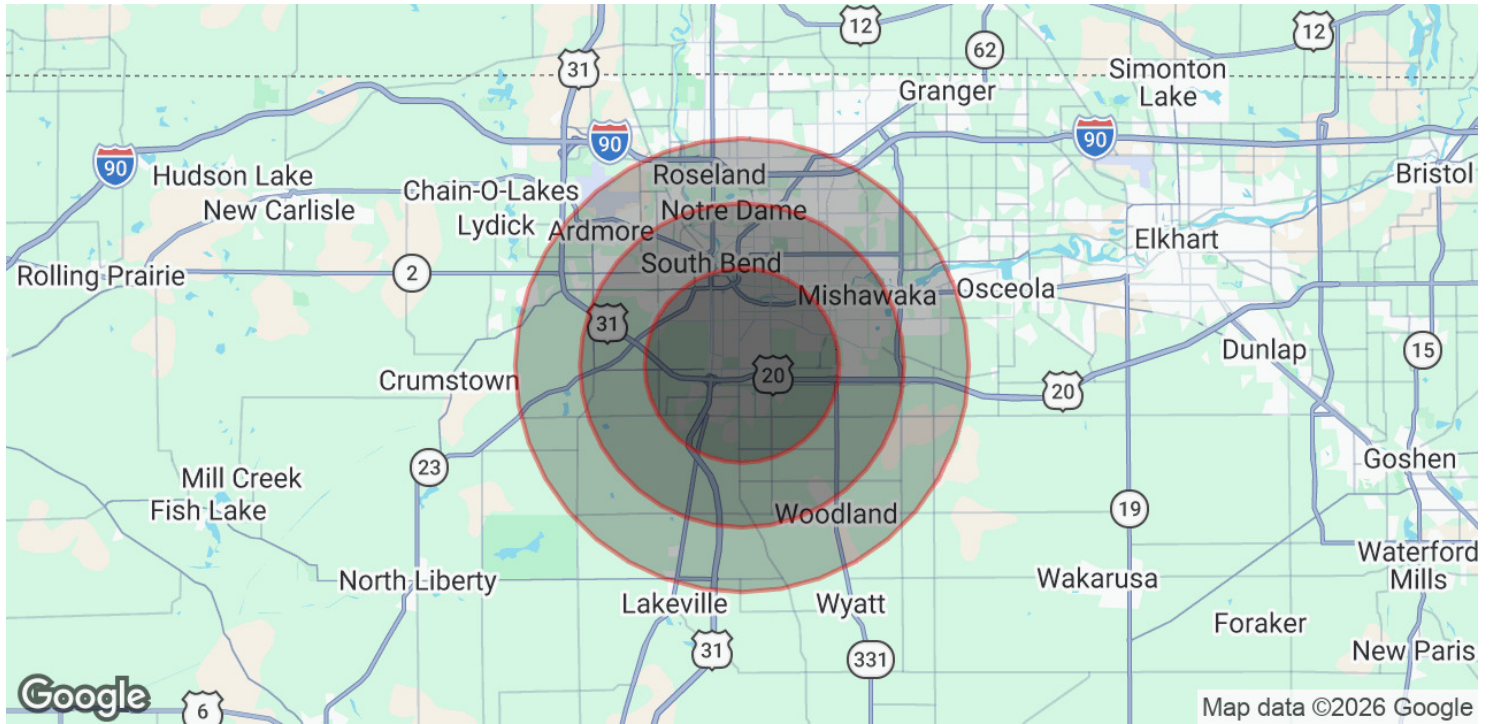
AERIAL MAP



BROADMOOR PLAZA

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DEMOGRAPHICS MAP & REPORT



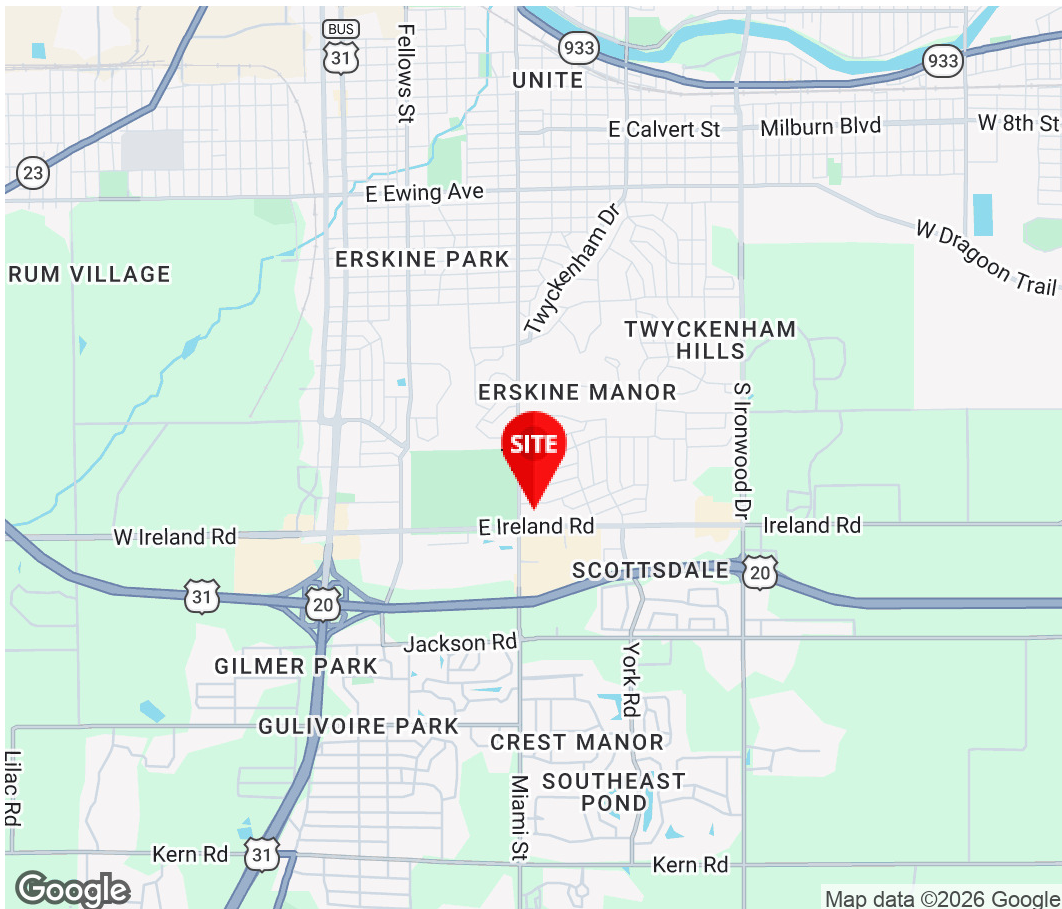
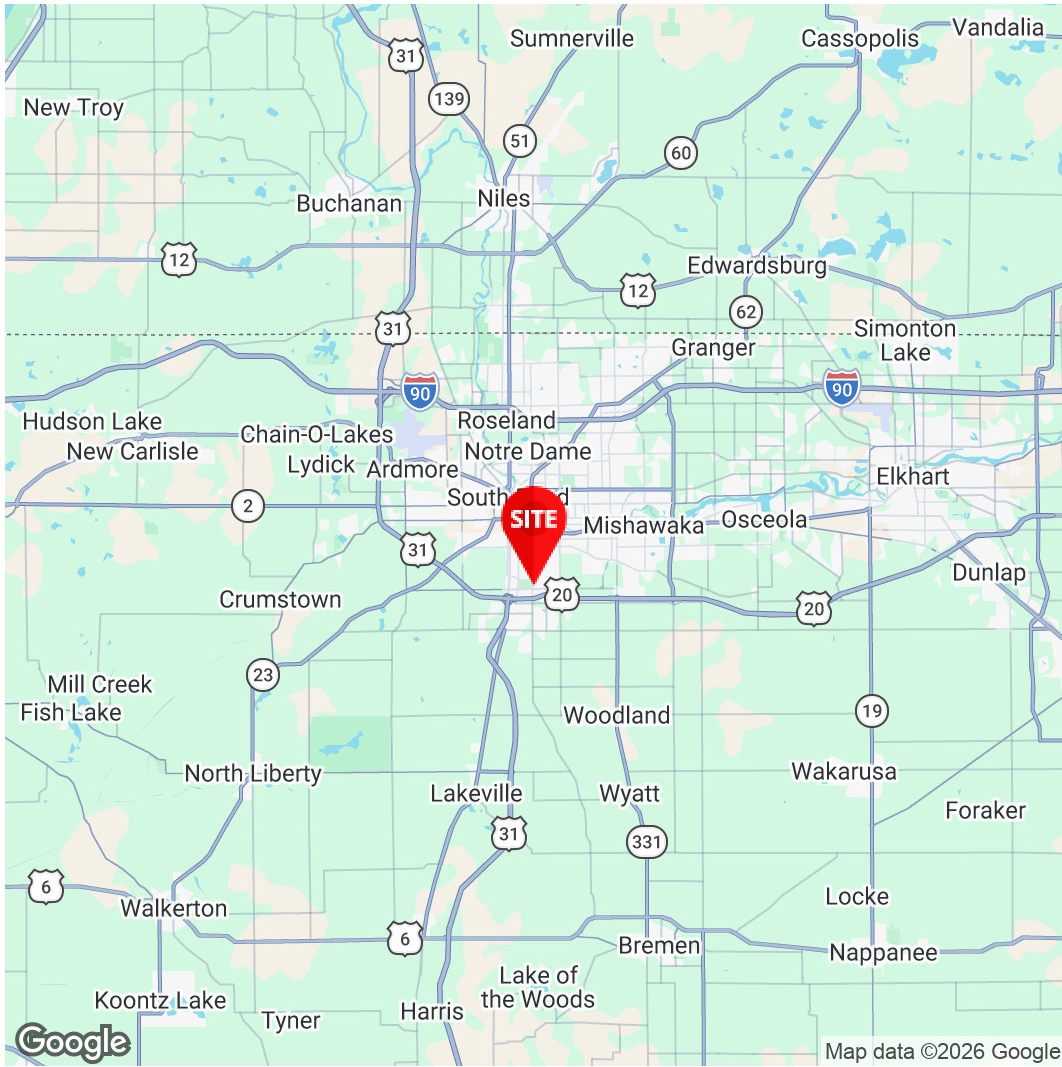
POPULATION

| | 3 MILES | 5 MILES | 7 MILES |
|-----------------------------|---------|---------|---------|
| Total Population | 7,993 | 49,420 | 131,577 |
| Average Age | 39.6 | 35.6 | 34.3 |
| Average Age (Male) | 36.6 | 33.7 | 32.7 |
| Average Age (Female) | 43.5 | 38.1 | 36.0 |

HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 7 MILES |
|----------------------------|-----------|-----------|-----------|
| Total Households | 3,491 | 19,816 | 50,828 |
| # of Persons per HH | 2.3 | 2.5 | 2.6 |
| Average HH Income | \$59,279 | \$55,751 | \$51,457 |
| Average House Value | \$148,996 | \$130,278 | \$120,625 |

2020 American Community Survey (ACS)



Gerald Divaris
Chairman / CEO
757.497.2113
Gdivaris@Divaris.Com

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