

FOR LEASE

315 West Ireland Road, South Bend, IN 46614



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Ireland Commons

PROPERTY OVERVIEW

Ireland Commons features two available end caps measuring 1,495 and 2,250 square feet. The 11,120-square foot strip center is well positioned along Ireland Road near the US 31 business corridor. Ireland Commons features superior ingress/egress as well as visibility to Ireland Road in comparison to nearby strip centers.

Shadow-anchored by Walmart and Lowe's, the center benefits from strong traffic counts along Ireland Road, nearby Michigan Street (US 31 Business Corridor), and US 20.

PROPERTY HIGHLIGHTS

- Two end caps available measuring 1,495 and 2,250 square feet available
- 11,120 square-foot strip center constructed in 2008
- Zoning: C, Commercial
- Ireland Road corridor is anchored by Walmart, Lowe's, and Menard's. Nearby traffic generators include Chick fil A, Texas Roadhouse, Aldi, Gates Toyota, and Buffalo Wild Wings
- Northwest signaled corner of Ireland Road and Lafayette Street across from Lowe's and Walmart primary entrance
- Excellent frontage and visibility to Ireland Road
- The site features superior ingress/egress to Ireland Road in comparison to competing strip centers
- Jersey Mike's and Macri Italian Kitchen drive strong daytime traffic to Ireland Commons
- Combined traffic counts of approximately 35k at intersection of US 31 and Ireland Road
- Approximately five miles south of the University of Notre Dame, one of the most prominent universities in the U.S. (13,000 student enrollment)



OFFERING SUMMARY

LIST PRICE:

\$18.00/SF NNN

BUILT:

2008

ZONING:

C

TRAFFIC COUNT:

**14,027 ADT along Ireland Rd
20,538 ADT along Michigan St (US 31)**

SUITES:

Two Available

USES:

Retail, Professional/Financial Services

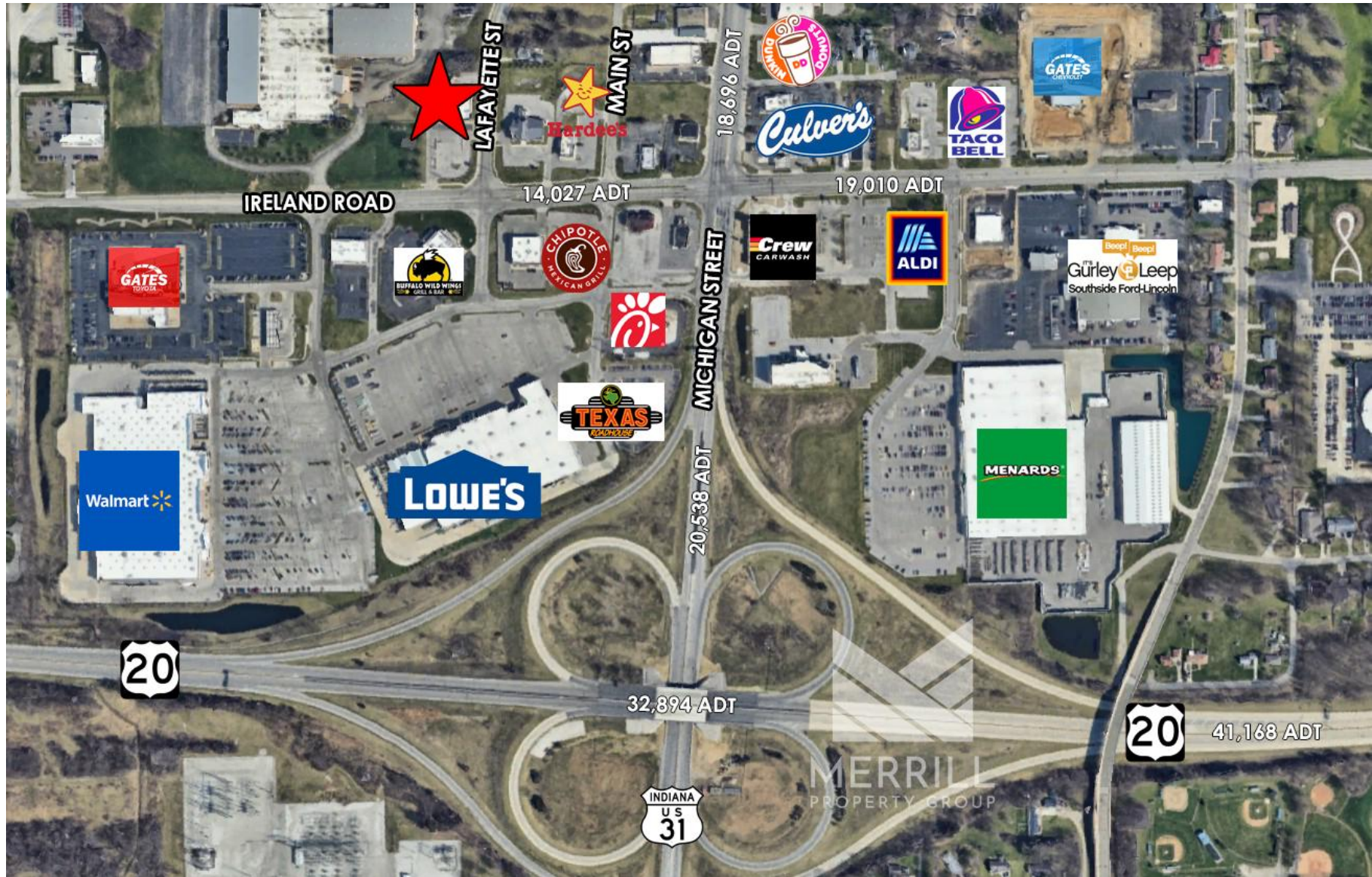
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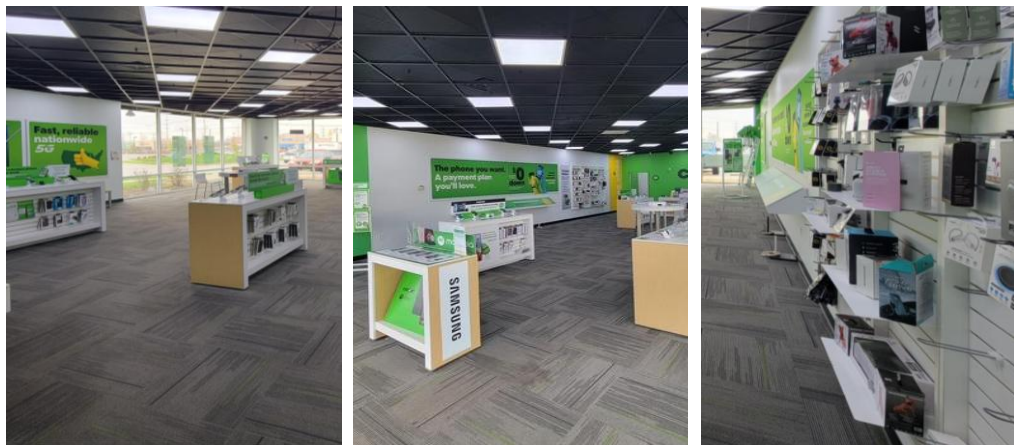
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SUITE 100 RETAIL BUILDOUT (CRICKET WIRELESS)



SUITE 105 OFFICE LAYOUT (VACANT)



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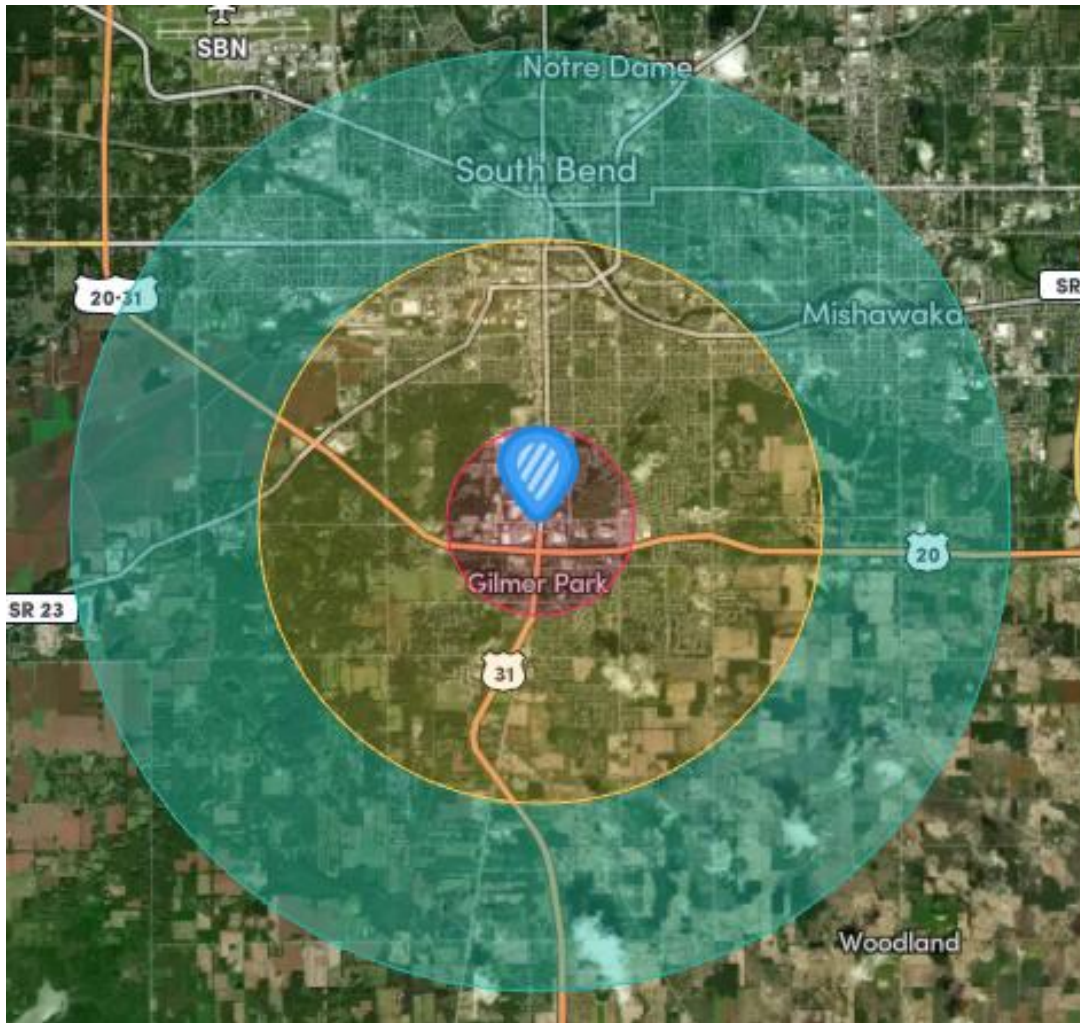
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,926	21,941	63,298
Female	2,094	22,878	66,571
Total Population	4,020	44,819	129,869

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	746	8,968	24,908
Ages 15-24	440	6,078	21,553
Ages 25-54	1,469	16,618	48,341
Ages 55-64	529	5,199	14,014
Ages 65+	833	7,954	21,054

Income	1 Mile	3 Miles	5 Miles
Median	\$65,300	\$59,000	\$52,200
< \$15,000	277	2,412	6,953
\$15,000-\$24,999	108	1,685	5,209
\$25,000-\$34,999	127	1,762	5,242
\$35,000-\$49,999	204	2,196	7,377
\$50,000-\$74,999	304	2,990	9,433
\$75,000-\$99,999	266	2,246	6,438
\$100,000-\$149,999	354	2,639	6,834
\$150,000-\$199,999	88	902	2,074
> \$200,000	57	999	2,354

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,929	19,832	59,051
Occupied	1,786	17,832	51,913
Owner Occupied	1,201	11,282	29,328
Renter Occupied	585	6,550	22,585
Vacant	143	2,000	7,138

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