



**FORTUNE
PLAZA**

RETAIL/OFFICE OPPORTUNITY NEAR NOTRE DAME!

2009 SOUTH BEND AVE. | SOUTH BEND, IN 46637



Retail/Office for Lease

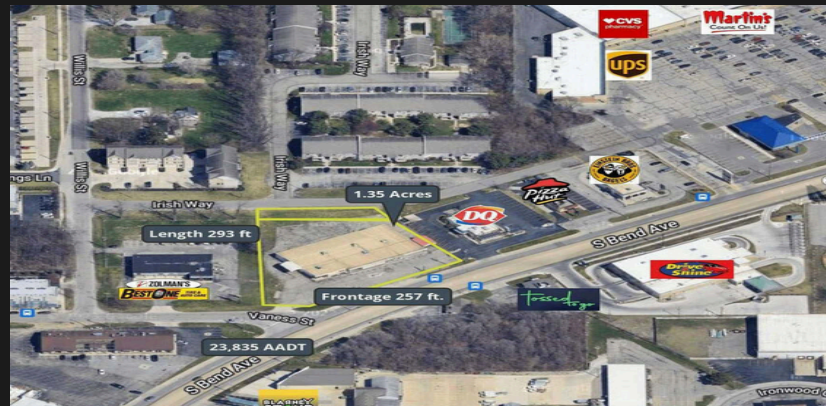
Building Size: 15,840 SF
Available: 15,840 SF
Land: 1.81 Acres
Zoning: Commercial

- Located in a high traffic commercial corridor between Edison Road and Ironwood Drive
- Easily accessible by hundreds of new student apartments directly to the north and northwest
- Just seconds away from the University of Notre Dame and minutes from downtown South Bend
- Also nearby is Eddy Street Commons, the University Park Mall, and many other developments

SUITE	SQUARE FEET	LEASE RATE
2009 - RETAIL/OFFICE	15,840 SF	\$12.00 PSF NNN

Details:

This property is only steps away from the University of Notre Dame and Eddy Street Commons. This rare opportunity to attain a 15,840 SF commercial space is perfect for retail, office, gym, supermarket, or furniture store providing easy access for nearby tenants!



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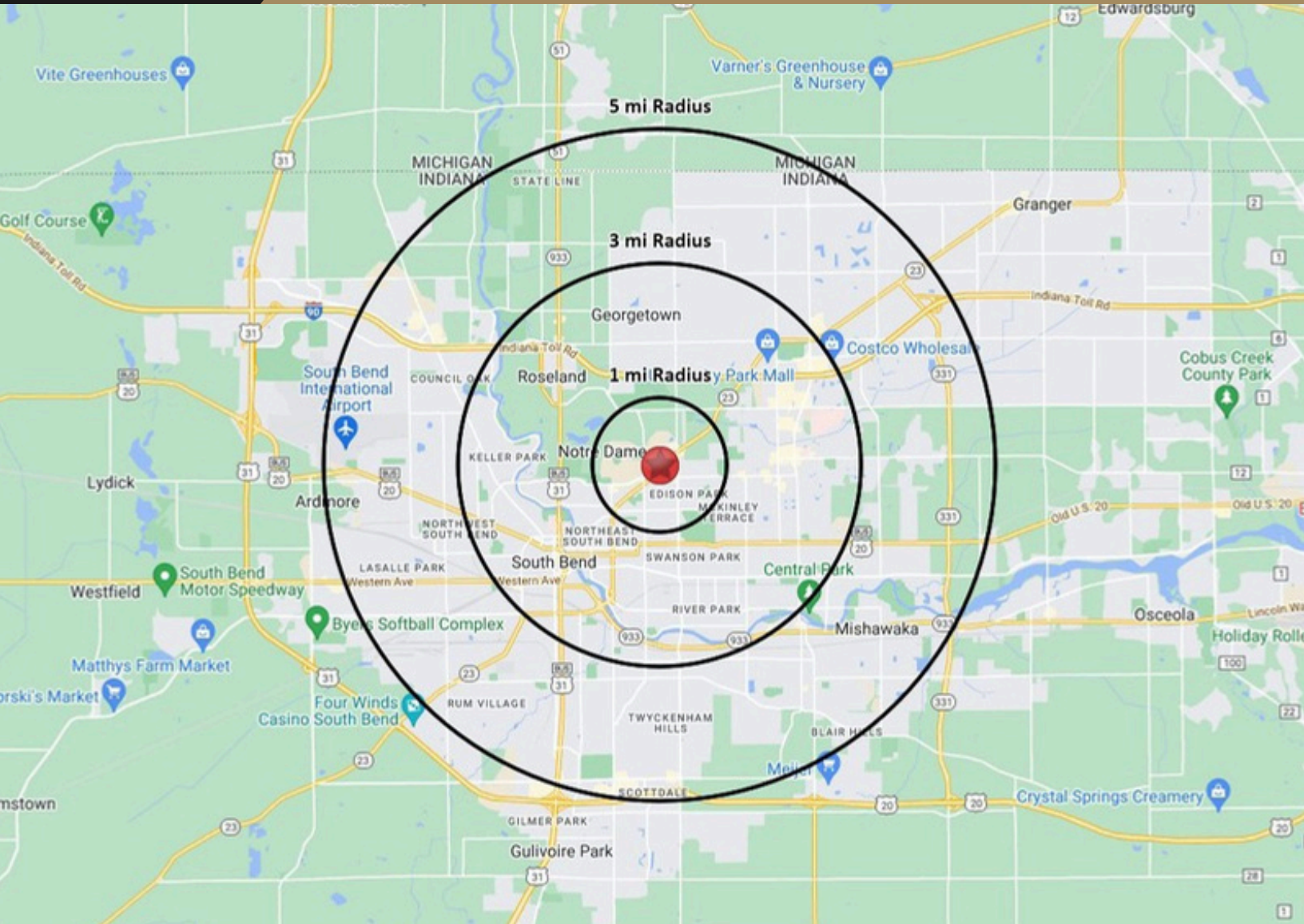
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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2025 DEMOGRAPHICS

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POPULATION

1 MILE	18,603
3 MILE	95,649
5 MILE	186,811



NUMBER OF HOUSEHOLDS

1 MILE	4,971
3 MILE	37,913
5 MILE	74,907



AVERAGE HOUSEHOLD INCOME

1 MILE	\$65,385
3 MILE	\$70,616
5 MILE	\$75,265



MEDIAN HOME VALUE

1 MILE	\$202,897
3 MILE	\$164,371
5 MILE	\$167,539

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