

FOR LEASE



119 W Ireland Road

SOUTH BEND, INDIANA 46614

PROPERTY HIGHLIGHTS

- 1,350 sqft for lease on South Bend's busy Ireland Rd. / Michigan St. corridor
- Additional basement space available at Tenant's option
- Access and visibility to over 40k vehicles per day
- New Tropical Smoothie Cafe opened in 2025
- 2025 exterior renovations include roof, paint, landscaping, and parking lot improvements
- Walmart, Lowe's, Chick Fil A, Chipotle, Texas Roadhouse and more all nearby

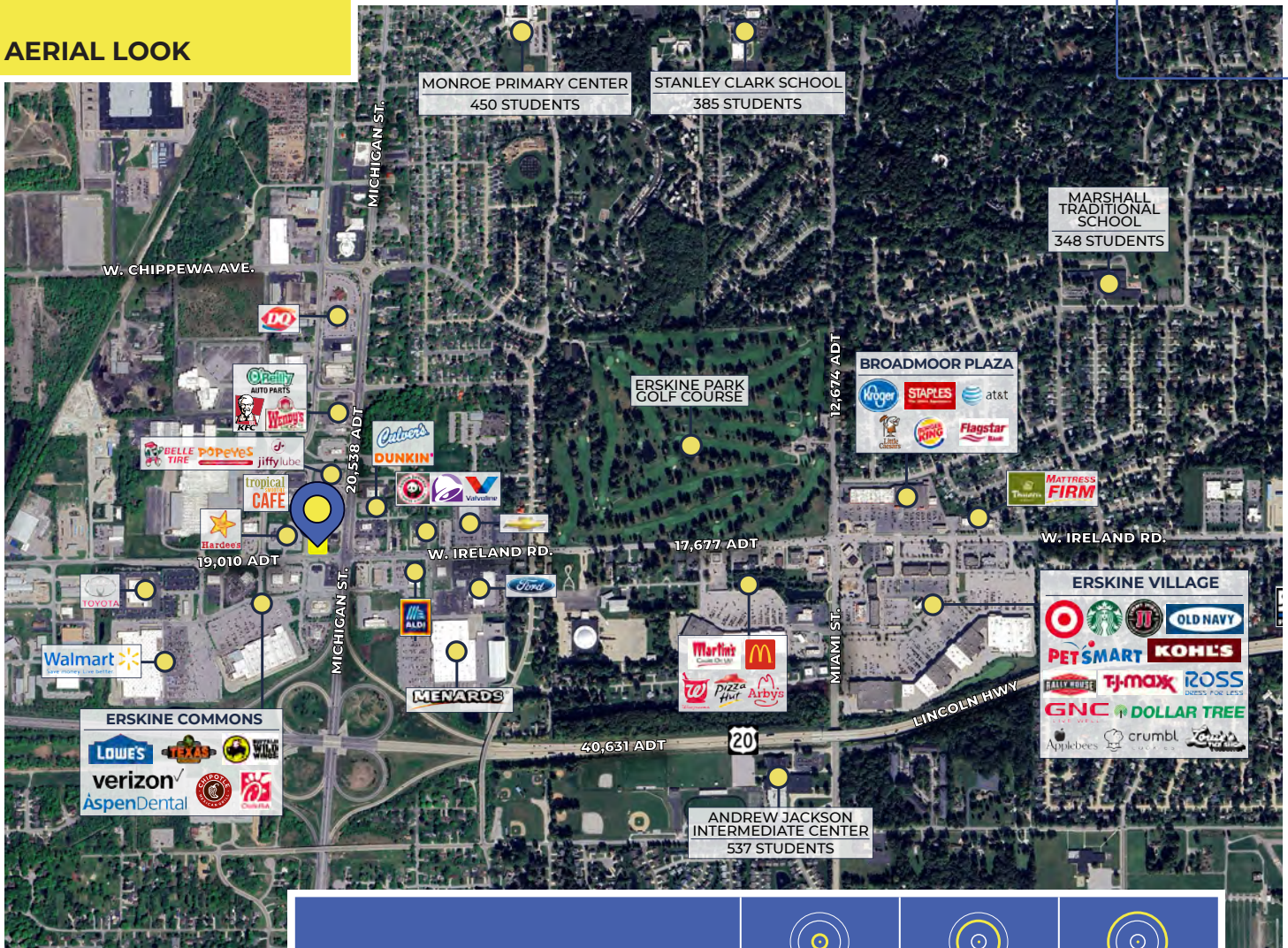




119 W. Ireland Road

■ SOUTH BEND, INDIANA 46614

AERIAL LOOK



DEMOGRAPHICS SNAPSHOT – (2026)	 1 MILE	 3 MILE	 5 MILE
POPULATION	3,954	46,134	127,757
DAYTIME POPULATION	4,053	31,725	88,772
HOUSEHOLDS	1,762	18,667	52,948
MEDIAN HOUSEHOLD INCOME	\$74,706	\$66,308	\$62,804
AVG. HOUSEHOLD INCOME	\$83,261	\$85,580	\$85,681



119 W. Ireland Road

■ SOUTH BEND, INDIANA 46614

AERIAL LOOK





119 W. Ireland Road

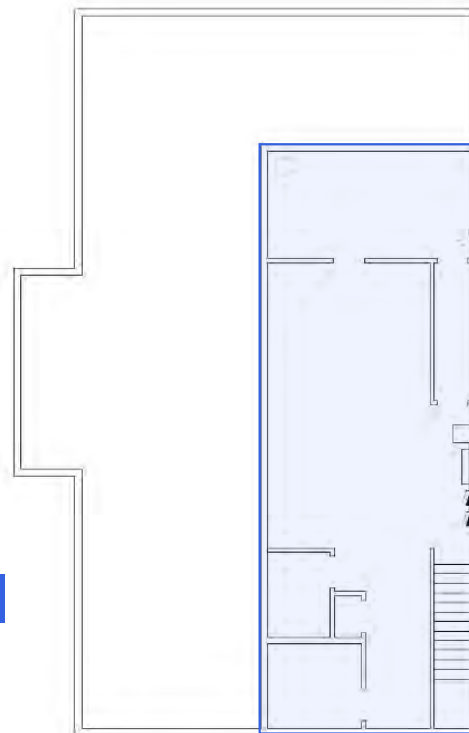
■ SOUTH BEND, INDIANA 46614

FLOOR PLAN



Floor Plan

1,350 SF
AVAILABLE



Optional
Basement
Space

Basement Plan





119 W. Ireland Road

■ SOUTH BEND, INDIANA 46614

PROPERTY VIEWS



Katie Poston ■ 317-381-9333 (ext.107) ■ kposton@equivis.com
equivis.com ■ 8395 Keystone Crossing, Suite 215 ■ Indianapolis, IN 46240

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omission, prior sales or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchasers independent investigation. Ver 20.07.01-1237

 **EQUIVIS**

 **SITESOURCE**
RETAIL BROKER NETWORK