

RETAIL SPACE AND OUTLOTS FOR LEASE

2035 South Bend Ave. | South Bend, IN 46637



Premier Drive-Thru & Standalone Retail Opportunity – Notre Dame Trade Area

Building Size:	104,640 SF
Available:	1,239 SF
Land:	5.05 Acres
Zoning:	C - Commercial
Built:	1990
Parking:	231,269 SF Paved Parking
Lease Rate:	\$20.00 PSF NNN
Outlots:	Two (2) outlots for ground lease (0.78 acres and 0.56 acres)

[VIEW PROPERTY ONLINE](#)

Details:

Position your brand at one of the most visible retail intersections in the greater South Bend/Mishawaka market. These two pad-ready outlots at Ironwood North Plaza offer exceptional frontage along South Bend Avenue (SR 23), just minutes from the University of Notre Dame and surrounded by an established mix of national and regional retailers anchored by Martin's Super Market. Benefiting from 23,879 vehicles per day (AADT 2025), the site provides high visibility, easy ingress/egress, and strong daytime and residential customer traffic. Within a five-mile radius, this property serves a population of more than 185,000 residents, 41,900 households, and an average household income exceeding \$92,600, making it an ideal location for quick-service restaurants, medical retail, banks, automotive service, specialty retail, and other freestanding users seeking high traffic counts and a proven retail corridor. The combination of affluent demographics, the year-round influence of the University of Notre Dame, and a dense concentration of employers, students, and visitors creates one of Northern Indiana's strongest retail trade areas.



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EXTERIOR PHOTOS

RETAIL SPACE AND OUTLOTS FOR LEASE

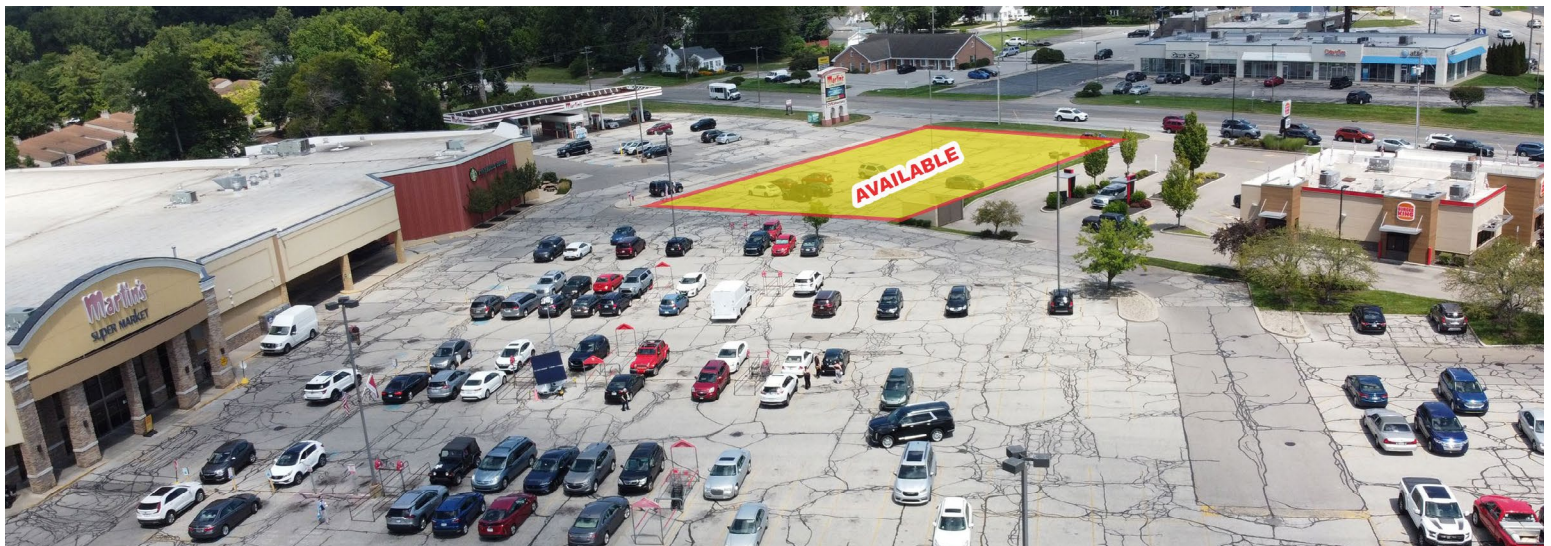
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FLOOR PLAN

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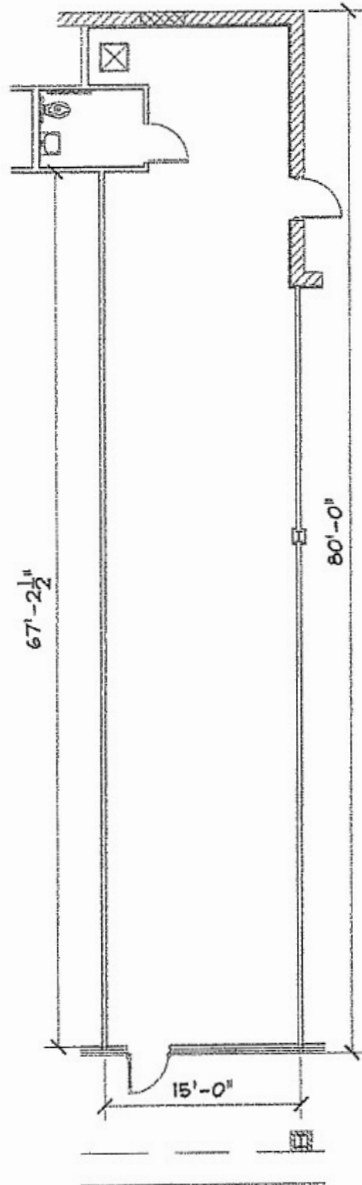
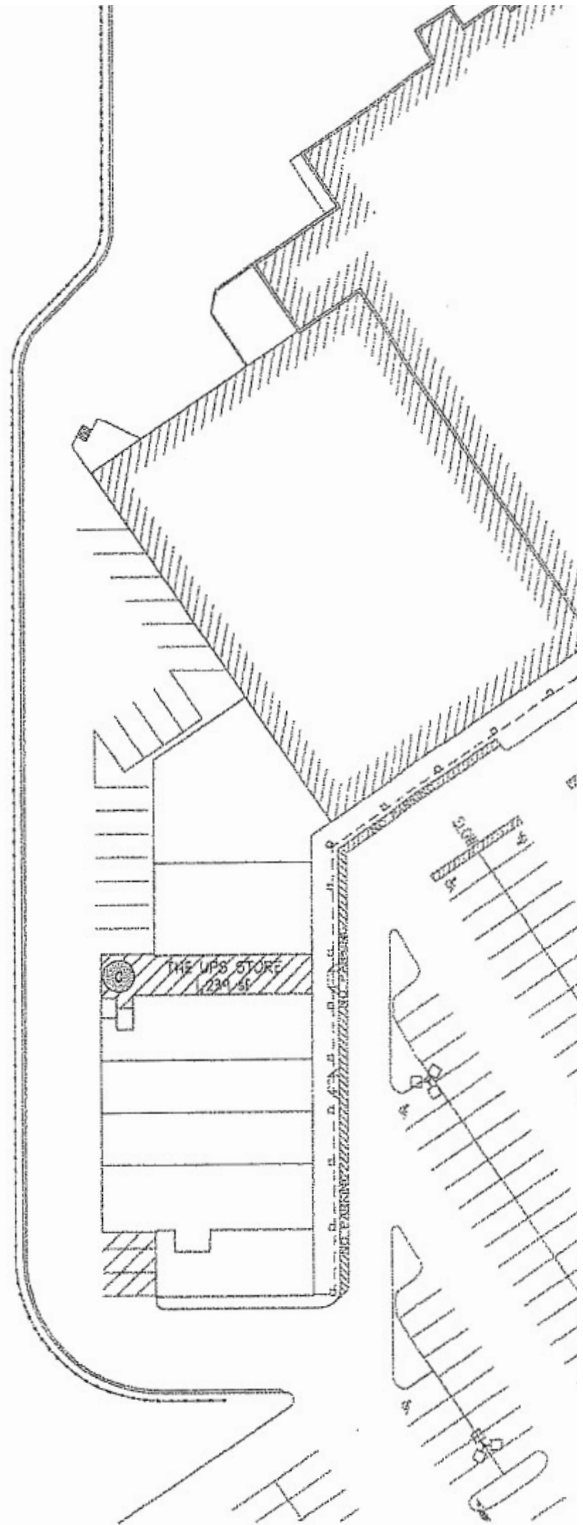


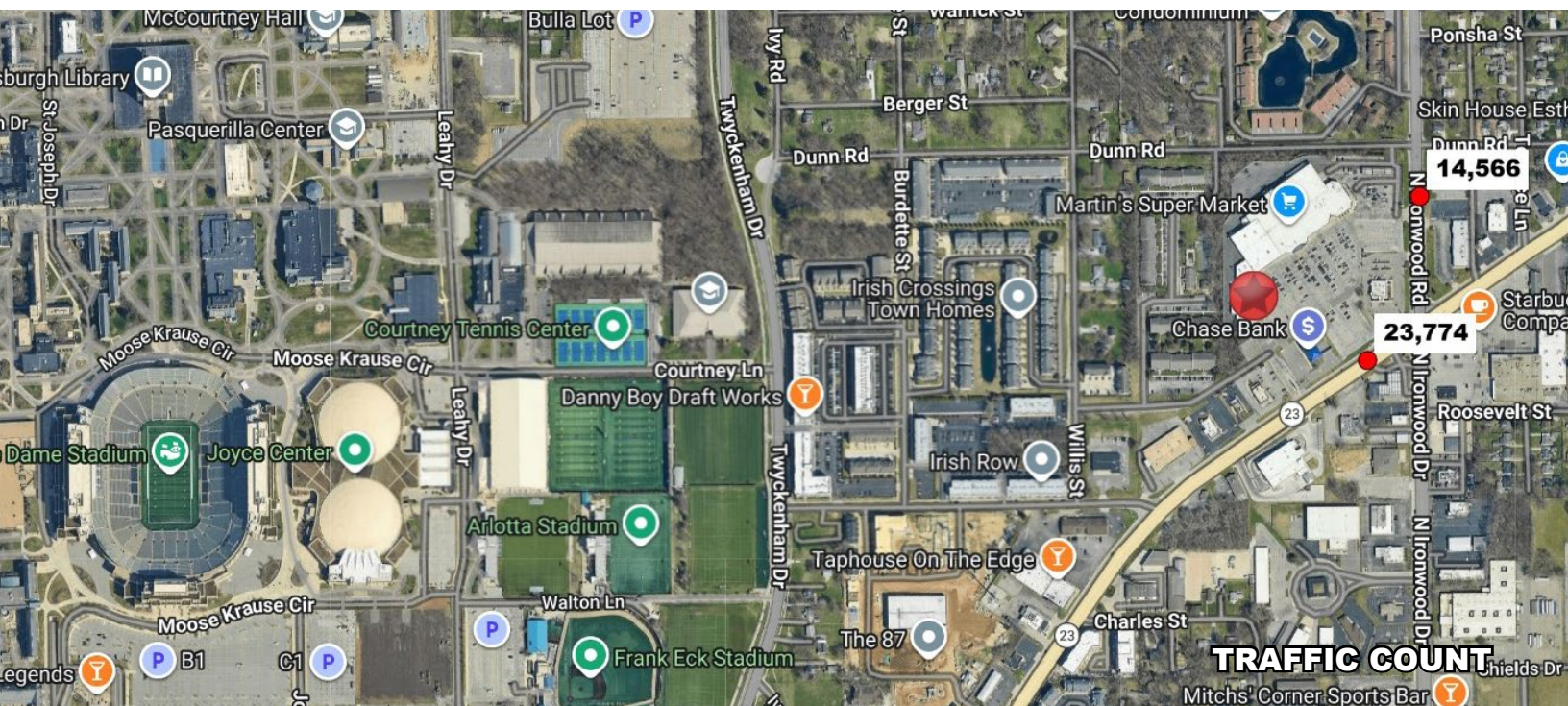
DIAGRAM OF INTERIOR SPACE
NOT FOR CONSTRUCTION
DO NOT SCALE



LOCATION OVERVIEW

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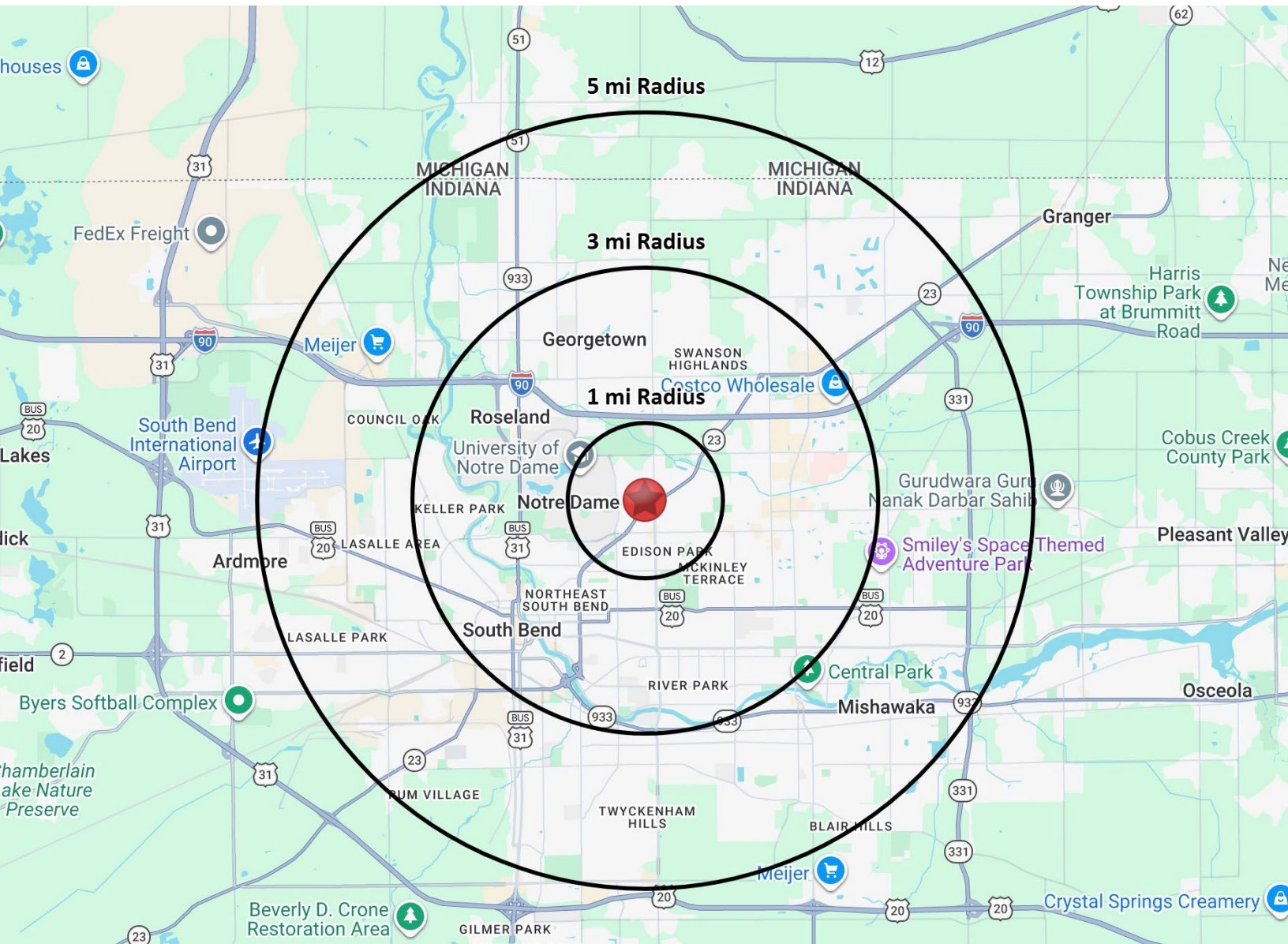


Located on South Bend Ave (SR23) near Ironwood Rd, in the desirable Notre Dame trade area.
AADT 24,141 (2023)

2026 DEMOGRAPHICS

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POPULATION

1 MILE	9,809
3 MILE	91,037
5 MILE	185,148



NUMBER OF HOUSEHOLDS

1 MILE	1,771
3 MILE	18,177
5 MILE	41,905



AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,750
3 MILE	\$90,947
5 MILE	\$92,625



MEDIAN HOME VALUE

1 MILE	\$206,951
3 MILE	\$215,400
5 MILE	\$215,377



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