

RETAIL SPACE FOR LEASE

560 W. Ireland Rd.
South Bend , IN



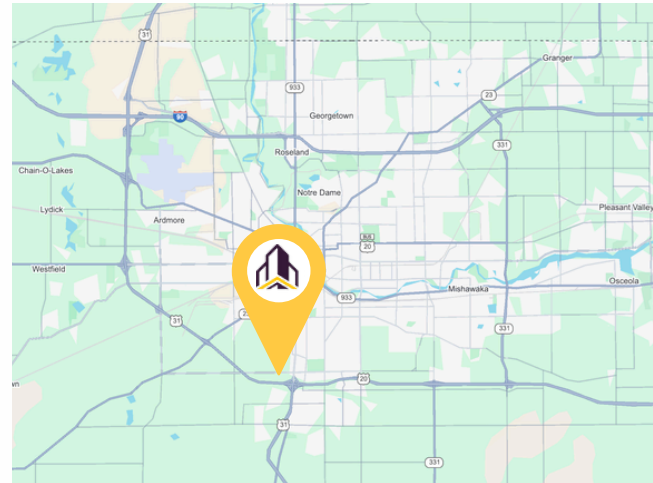
1,583 - 3,379 SF Available Space

Lease Price: \$29.50/SF (NNN)



Property Highlights

- Join recently-renovated Verizon and MK Barbers in the stunning 7,805 SF Erskine Commons Center on an oversized 2.14-acre outparcel anchored by Lowe's and Walmart Supercenter on the bustling southside of South Bend.
- The Walmart Supercenter ranks among the top 20% nationally according to Placer.ai
- Located in a high traffic retail corridor including AMC Theaters, Chick-fil-A, Chipotle, PNC Bank, Menards, Buffalo Wild Wings, Texas Roadhouse, Domino's, Popeyes, Wendy's, Dunkin', Culvers, Tropical Smoothie Café, Mike's Car Wash, Drive & Shine and more.
- The 1,583 endcap features an outdoor patio and the 1,796 adjacent space includes an 8-foot hood system and overhead door. The two suites can be combined for a total of 3,379 SF.
- Property features excellent visibility with 138' of frontage on Ireland Road and great access at a signalized intersection with three curb cuts.



Andy Knapick, MS
Senior Broker
574.383.8896
AKnapick@PinnProp.Com

Pinnacle Properties
418 S. Main Street
Elkhart, IN 46514



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.



ADDITIONAL PHOTOS



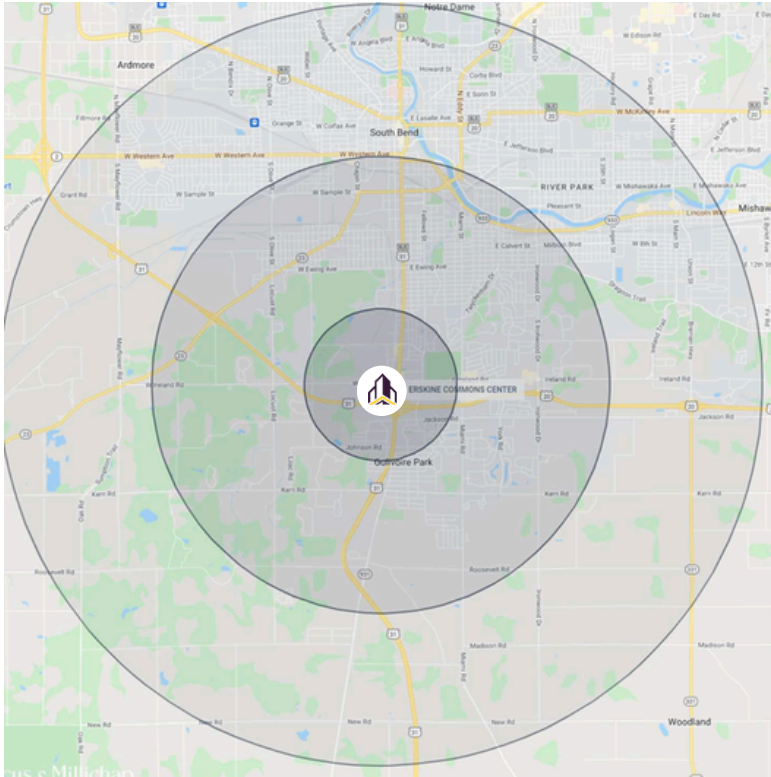


AREA MAP





DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,912	43,884	125,707
Median Age	38	36.08	33.29
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,287	17,382	48,000
Median HH Income	\$54,123	\$50,827	\$45,749

