

# SOUTH BEND

SOUTH BEND SHOPPING CENTER  
3697 Portage Road  
South Bend, IN 46628



## DEMOGRAPHICS:

|               | 3 MI     | 5 MI     | 15 MI    |
|---------------|----------|----------|----------|
| Pop           | 93,963   | 172,258  | 377,804  |
| HH            | 34,965   | 70,875   | 152,812  |
| Ave HH Inc    | \$51,436 | \$55,039 | \$67,468 |
| Ttl Employees | 53,824   | 107,030  | 193,185  |

## PROPERTY FEATURES

Join co-tenants Dollar Tree and Pizza Hut at this excellent location with great visibility, neighboring the local Walmart Supercenter.

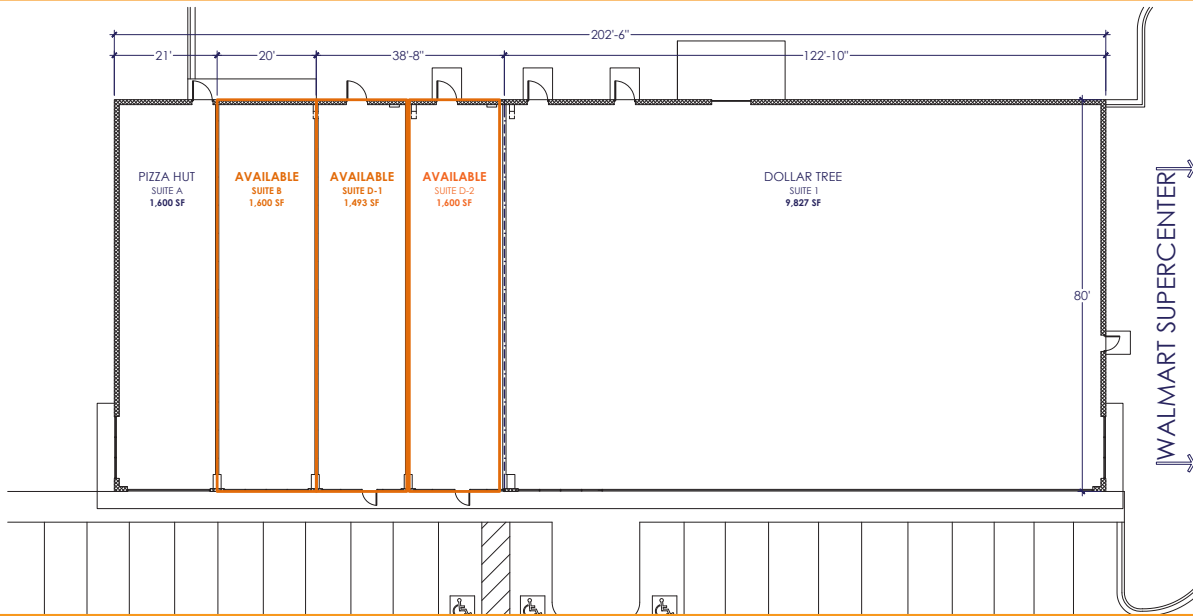


Dan Fink  
(260) 456-9401 fink@schostak.com  
17800 Laurel Park Drive, N. - Suite 200C  
Livonia, MI 48152

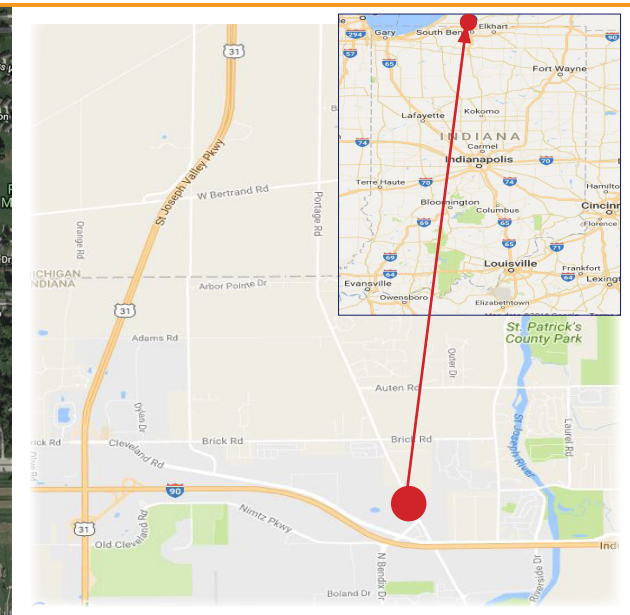


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| SUITE | TENANT      | SQFT  |
|-------|-------------|-------|
| A     | Pizza Hut   | 1,600 |
| B     | Available   | 1,600 |
| D-1   | Available   | 1,493 |
| D-2   | Available   | 1,600 |
| 1     | Dollar Tree | 9,827 |



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