

# IRISH QUARTER APARTMENTS

1724 & 1740 South Bend Ave. | South Bend, IN 46635



## NOW LEASING! Class A Luxury Apartments and Condos FOR SALE, Steps From Notre Dame's Campus and Amenities

**Building:** 30,000 SF  
**Available:** 13 Units ranging from 654 SF - 1,961 SF  
Totaling 20,300 SF  
**Developer:** Three Leaf Partners  
**Lease Rates:** Contact the Brokers for Rates

Irish Quarter is proud to offer leasing specials to employees of area companies. See page 2 of this flyer for more information!

### Details:

Welcome to Irish Quarter! This Class A property is only steps away from the University of Notre Dame and Eddy Street Commons and just minutes from a rejuvenated Downtown South Bend, Saint Mary's College, Holy Cross College, and Indiana University-South Bend (IUSB).

Irish Quarter offers the best of all worlds. With luxury apartments, a ground floor retail space and an ideal location, this new development is sure to grab the attention of university students and visitors alike. The West Building offers 13 high-end Class A apartments with one-bedroom, two-bedroom, and three-bedroom options ranging from 654 SF to 1,961 SF. Each unit is elegantly designed with spacious floor plans and thoughtful fixtures, finishes, and surfaces. Tenants will easily be able to access the restaurant, bar or cafe on the ground floor. It will make grabbing a coffee on the way to school or meeting up with friends for a beverage after work a breeze!

[VIEW WEBSITE](#)

[APPLY FOR A UNIT HERE](#)

[TAKE A VIRTUAL TOUR!](#)



P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US! [in](#) [t](#) [f](#) [yt](#)  
200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.



**Tim Mehall**  
Vice President Retail Services, Principal  
D 574.485.1516  
[tmehall@cressy.com](mailto:tmehall@cressy.com)

**John Mester**  
Senior Broker Retail/Investments  
D 574.485.1501  
[jmester@cressy.com](mailto:jmester@cressy.com)



# PROPERTY DETAILS

## IRISH QUARTER APARTMENTS

1724 & 1740 South Bend Ave. | South Bend, IN 46635

### Irish Quarter Amenities

- 10-foot Ceilings
- Balconies
- Cable Ready
- Central Air Conditioning
- Carpeting and Luxury Wood-Style Flooring
- Granite Countertops
- USB Port Outlets and LED Light Fixtures
- Expansive Windows with Spectacular Views of Notre Dame
- Fully Equipped Kitchen with Modern Stainless Steel Appliances
- Washer and Dryer In Every Apartment
- Two programmable thermostats

### Leasing Specials for Preferred Employers

Irish Quarter is proud to offer leasing specials to employees of the below companies. Contact the Brokers at 574.271.4060 for more details.

- Amazon
- Beacon Health System
- Comcast
- Eddy Street Commons
- Emergency First Responders
- FedEx
- Indiana University Faculty and Staff
- Innovation Park Staff
- Saint Joseph Health System
- South Bend Chamber of Commerce
- University of Notre Dame Faculty and Staff
- UPS
- U.S. Military
- Whirlpool Corporation

### Pet Policy

Limited to two (2) pets.

**First Pet:** Nonrefundable fee of \$300.

**Second Pet:** Nonrefundable fee of \$200.

**Monthly Fee:** \$30

**Weight Limit:** 100 lb. for two pets

**Dog Breed Restrictions:** Akitas, Chows, Doberman Pinschers, German Shepherds, Rottweiler, Wolfdog Hybrids, Siberian Huskies, Alaskan Malamutes, Boxers, Staffordshire Terriers (Pitbulls), Bull Terriers, American Bulldogs, Bullmastiffs, Neapolitan Mastiffs, Tibetan Mastiffs, Presa Canarios, and Cane Corsos. Please contact us for more information.





# EXTERIOR PHOTOS

## IRISH QUARTER APARTMENTS

1724 & 1740 South Bend Ave. | South Bend, IN 46635





# INTERIOR PHOTOS

## IRISH QUARTER APARTMENTS

1724 & 1740 South Bend Ave. | South Bend, IN 46635



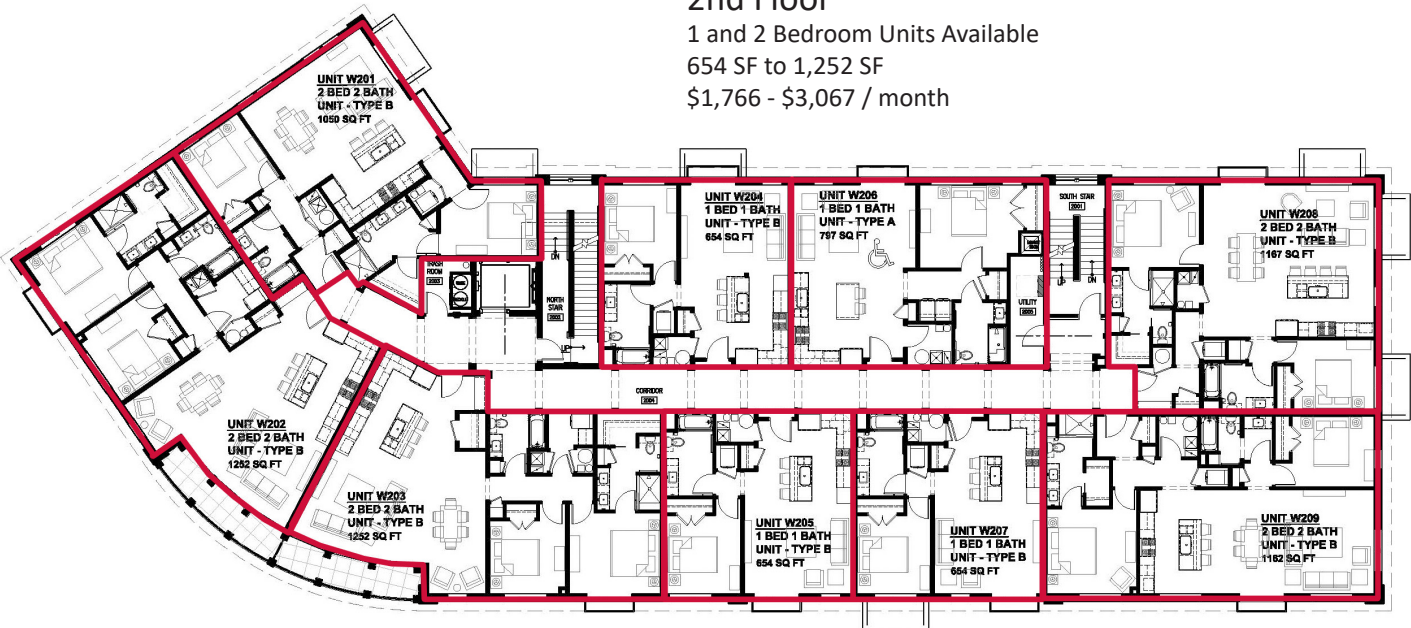


### 2nd Floor

1 and 2 Bedroom Units Available

654 SF to 1,252 SF

\$1,766 - \$3,067 / month

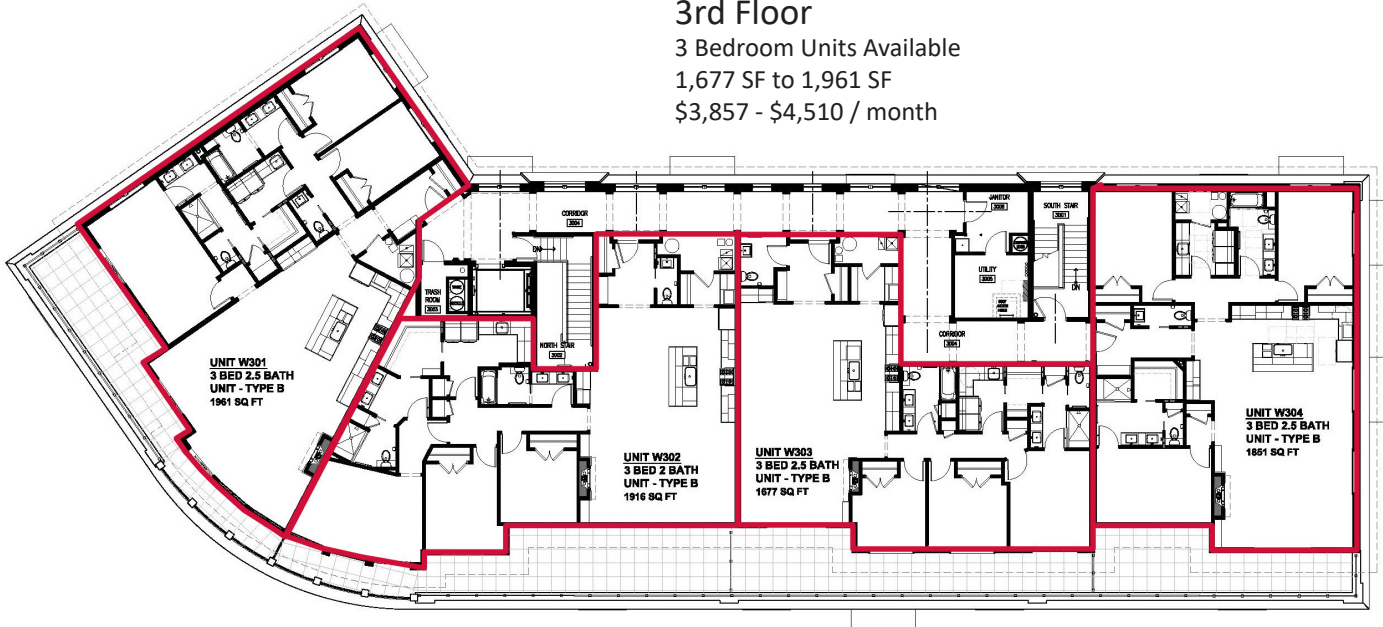


### 3rd Floor

3 Bedroom Units Available

1,677 SF to 1,961 SF

\$3,857 - \$4,510 / month





# FLOOR PLANS

## IRISH QUARTER APARTMENTS

1724 & 1740 South Bend Ave. | South Bend, IN 46635

### 2 Bed 2 Bath

Unit W 201 - 1,050 SF  
\$2,363 / month



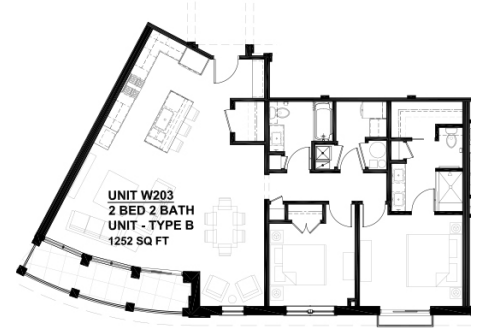
### 2 Bed 2 Bath

Unit W 202 - 1,252 SF  
\$2,817 / month



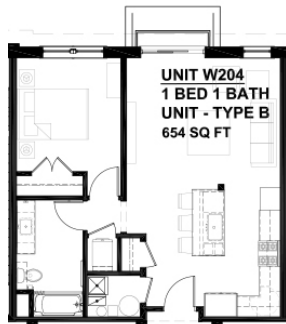
### 2 Bed 2 Bath

Unit W 203 - 1,252 SF  
\$2,817 / month



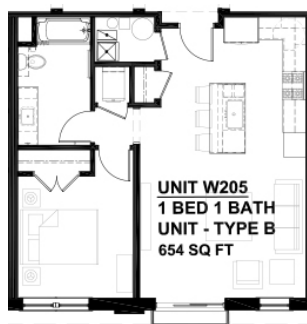
### 1 Bed 1 Bath

Unit W 204 - 654 SF  
\$1,766 / month



### 1 Bed 1 Bath

Unit W 205 - 654 SF  
\$1,766 / month



### 1 Bed 1 Bath

Unit W 206 - 797 SF  
\$2,152 / month



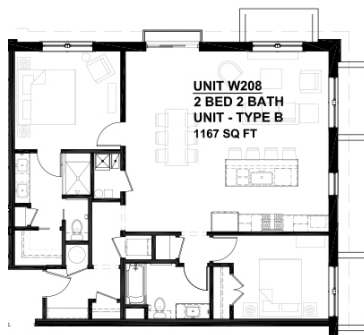
### 1 Bed 1 Bath

Unit W 207 - 654 SF  
\$1,766 / month



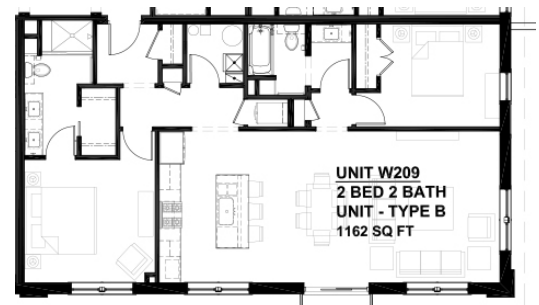
### 2 Bed 2 Bath

Unit W 208 - 1,167 SF  
\$2,626 / month



### 2 Bed 2 Bath

Unit W 209 - 1,162 SF  
\$2,615 / month



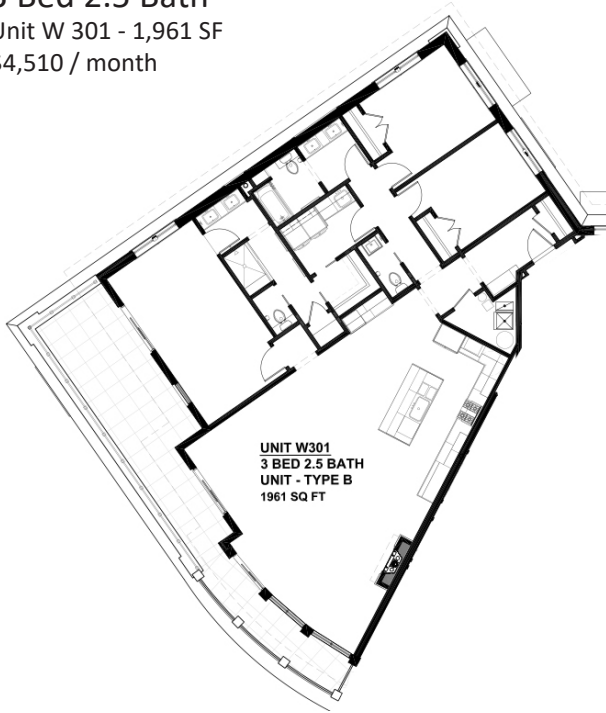


# FLOOR PLANS

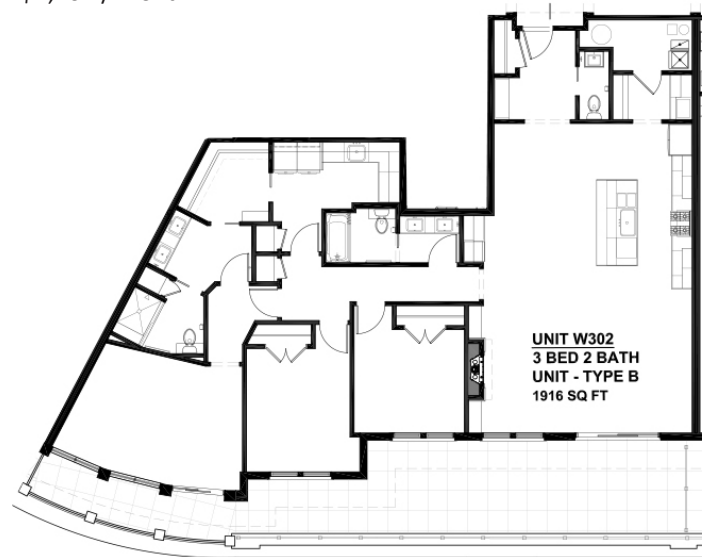
## IRISH QUARTER APARTMENTS

1724 & 1740 South Bend Ave. | South Bend, IN 46635

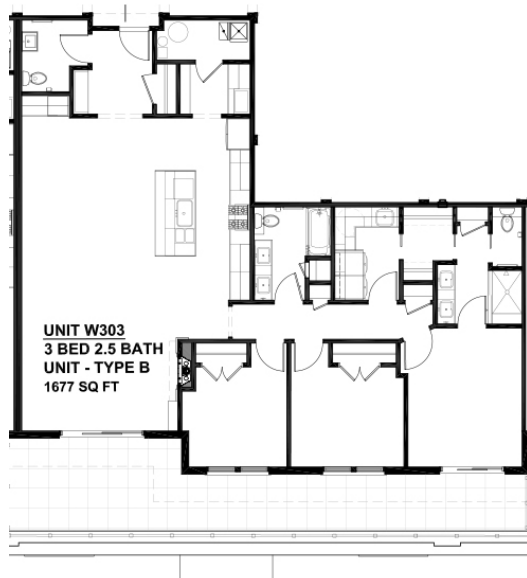
**3 Bed 2.5 Bath**  
Unit W 301 - 1,961 SF  
\$4,510 / month



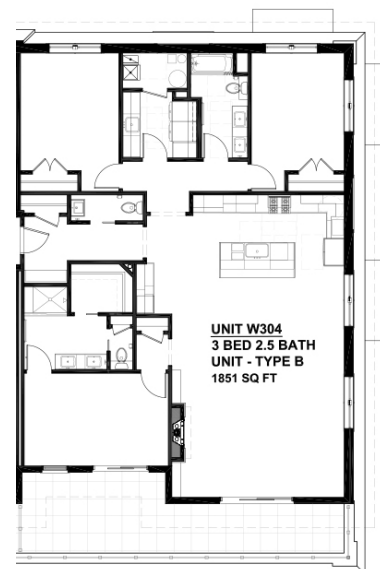
**3 Bed 2 Bath**  
Unit W 302 - 1,916 SF  
\$4,407 / month



**3 Bed 2.5 Bath**  
Unit W 303 - 1,677 SF  
\$3,857 / month



**3 Bed 2.5 Bath**  
Unit W 304 - 1,851 SF  
\$4,257 / month

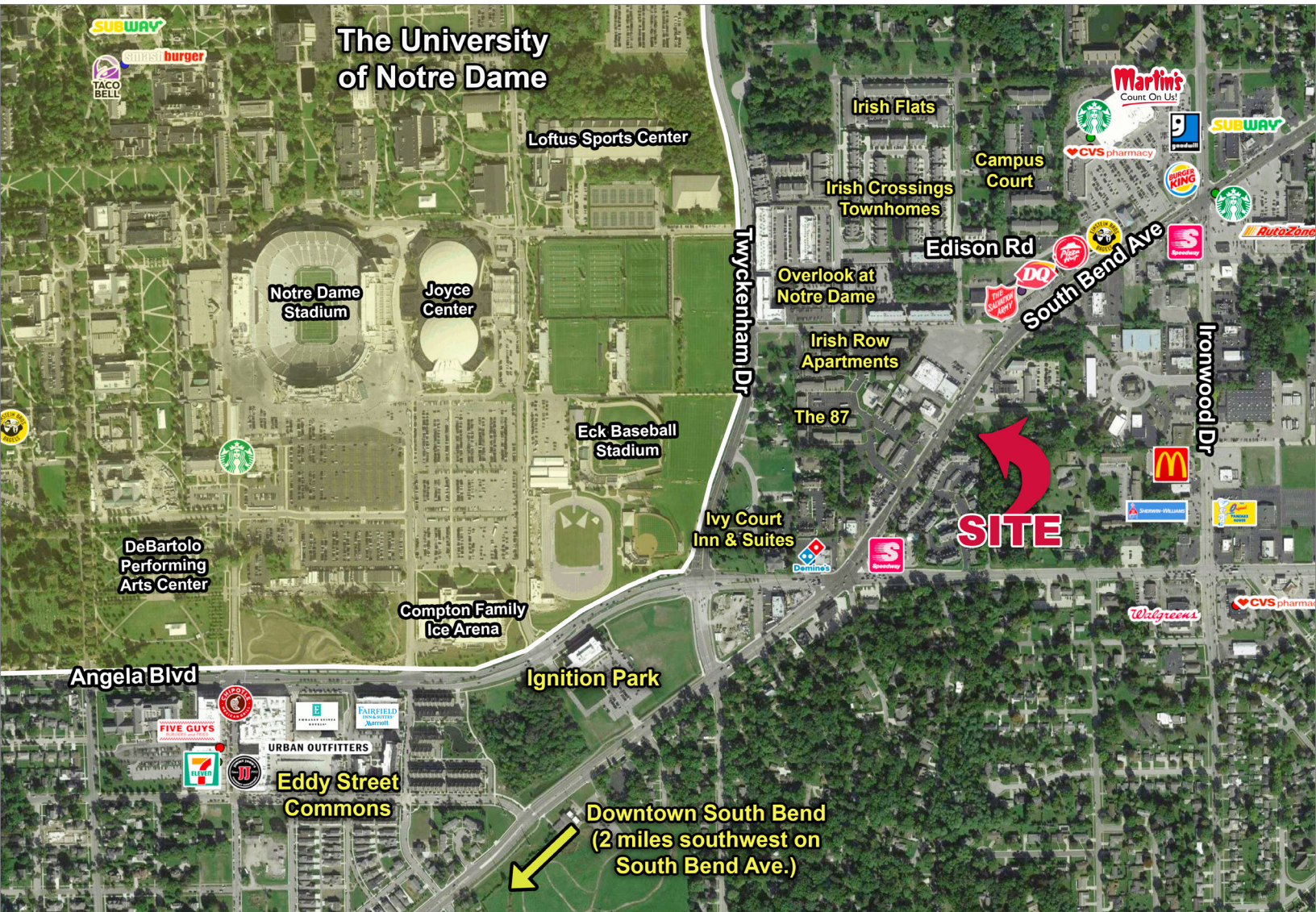




# LOCATION OVERVIEW

## IRISH QUARTER APARTMENTS

1724 & 1740 South Bend Ave. | South Bend, IN 46635



- This property is located just north of Edison Road on South Bend Avenue, seconds from the University of Notre Dame and minutes from downtown South Bend, Mishawaka, Saint Mary's College, Holy Cross College, and Indiana University-South Bend (IUSB).
- Close by is Eddy Street Commons, the University Park Mall Trade Area, and many other commercial, retail and residential developments.



# 2023 DEMOGRAPHICS

## IRISH QUARTER APARTMENTS

1724 & 1740 South Bend Ave. | South Bend, IN 46635



### POPULATION

1 MILE	17,914
3 MILE	93,597
5 MILE	183,632



### NUMBER OF HOUSEHOLDS

1 MILE	4,858
3 MILE	37,533
5 MILE	73,556



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,019
3 MILE	\$83,015
5 MILE	\$87,583



### MEDIAN HOME VALUE

1 MILE	\$196,161
3 MILE	\$157,460
5 MILE	\$159,617

