



## LARGE SCALE REDEVELOPMENT

1801-1835 South Bend Ave. | South Bend, IN 46637

## Excellent Opportunity Steps From the University of Notre Dame

<b>Land:</b>	3.96 Divisible Acres
<b>Buildings:</b>	46,000 SF Total (2 Occupied Freestanding Buildings and 2 Multi-tenant Retail Centers On-site)
<b>Zoning:</b>	Neighborhood Center
<b>Frontage:</b>	750' on South Bend Ave., 380' on Vaness St.
<b>List Price:</b>	TBD

[VIEW PROPERTY ONLINE](#)

### Details:

Unparalleled site just footsteps from the University of Notre Dame campus. This is an extremely rare opportunity due to the inability to accumulate large tracts of ground allowing for larger scale redevelopment in the primary retail and housing corridor which services the University of Notre Dame and the surrounding community. The site is 3.96 divisible acres and has 2 occupied freestanding retail and restaurant buildings and 2 multi-tenant retail centers totaling approximately 46,000 SF. Although rents are below market, they support the case for redevelopment and provide income to carry the project as you work to redevelop. Current leases provide ultimate flexibility to redevelop the entire site, improve the existing buildings to achieve better market rents, or reposition the existing tenants to allow for redevelopment of preferred areas. Current Neighborhood Center zoning allows for up to 55 feet and four-story tall structures. This height restriction was recently increased by the city enabling many redevelopment projects currently under construction which is creating significant momentum.

This site, located just 800 feet from the University of Notre Dame campus, has multiple points of access. There are 5 curb cuts on South Bend Avenue (SR 23) and 2 on Vaness Street with approximately 750 feet of frontage on SR 23, and over 380 feet of frontage and Vaness Street.

Owner is open to partnering with experienced developers or will accommodate an outright sale.

# NAI Cressy

P 574.271.4060 | F 574.271.4292 | [CRESSY.COM](http://CRESSY.COM)  
200 N. Church Street, Suite 200 | Mishawaka, IN 46544

Connect with us! [in](#) [t](#) [f](#) [v](#)

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.

**Blair Wozny**  
Broker

D 574.485.1517  
[bwozny@cressy.com](mailto:bwozny@cressy.com)

**Noah Davey, CCIM**  
Senior Broker, Principal  
D 574.485.1530  
[ndavey@cressy.com](mailto:ndavey@cressy.com)

**Christian Davey, CCIM/SIOR**  
Senior Broker, Principal

D 574.485.1534  
[cjdavey@cressy.com](mailto:cjdavey@cressy.com)

**Jonah Davey**  
Broker

D 574.485.1519  
[jdavey@cressy.com](mailto:jdavey@cressy.com)



# LOCATION OVERVIEW

## LARGE SCALE REDEVELOPMENT

1801-1835 South Bend Ave. | South Bend, IN 46637



- Located in a high traffic commercial corridor between Edison Road and Ironwood Drive
- Easily accessible by hundreds of new student apartments directly to the north and northwest
- Trade area offers diverse mix of retail and commercial businesses, numerous local and national restaurant chains, multi-tenant shopping centers, and professional financial and insurance offices
- Just seconds away from the University of Notre Dame and minutes from downtown South Bend
- Also nearby is Eddy Street Commons, the University Park Mall, and many other developments



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

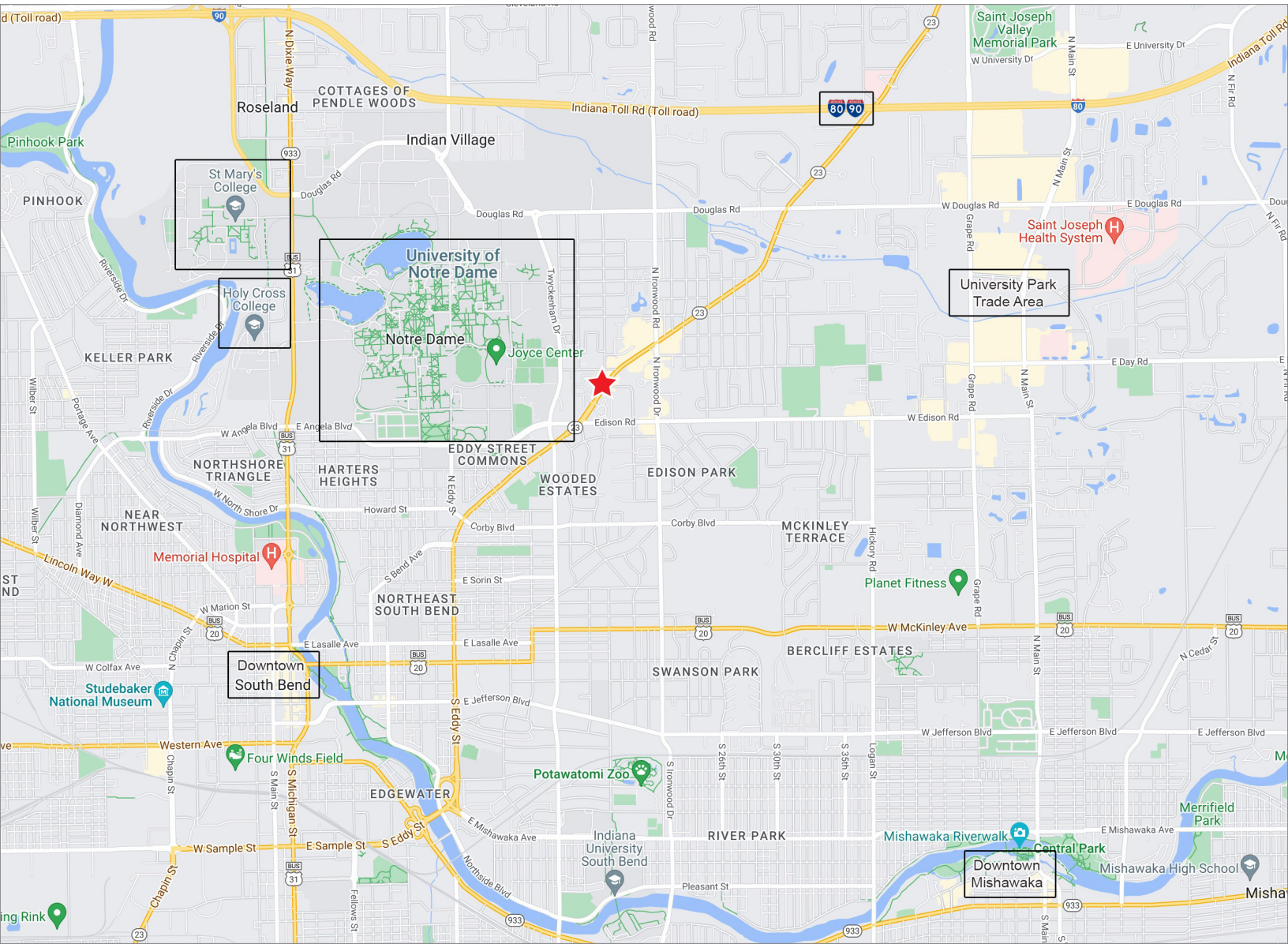
<b>Blair Wozny</b> Broker D 574.485.1517 bwozny@cressy.com	<b>Christian Davey, CCIM/SIOR</b> Senior Broker, Principal D 574.485.1534 cjdavey@cressy.com	<b>Noah Davey, CCIM</b> Senior Broker, Principal D 574.485.1530 ndavey@cressy.com	<b>Jonah Davey</b> Broker D 574.485.1519 jdavey@cressy.com
---	---	--	---



# LOCATION OVERVIEW

# LARGE SCALE REDEVELOPMENT

1801-1835 South Bend Ave. | South Bend, IN 46637



The site is in the heart of the South Bend/Mishawaka area which is the densest population center in St. Joseph County, Indiana (population 272,212).

The property is just 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). Also close by is Eddy Street Commons, the University Park Mall Trade Area and many other notable commercial, retail, and residential developments.

NOTRE DAME & EDDY ST.	1-80/90 TOLL RD.	ST. MARY'S COLLEGE	HOLY CROSS COLLEGE	DOWNTOWN SOUTH BEND	UNIVERSITY PARK	DOWNTOWN MISHAWAKA
800 FT.	1.8 MILES	2.5 MILES	2.5 MILES	2.5 MILES	2.5 MILES	5 MILES