# Outlots Available for Ground Lease

MARTIN'S SUPER MARKET
IRONWOOD NORTH PLAZA
2035 SOUTH BEND AVE. | SOUTH BEND, IN 46637

Premier Drive-thru and Standalone Retail Opportunity in the University of Notre Dame Trade Area

NAI Cressy
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**Land:**
5.05 AC

**Outlots Available:**
0.78 AC and 0.56 AC

**Zoning:**
C - Commercial

**Parking:**
231,269 SF Paved Parking

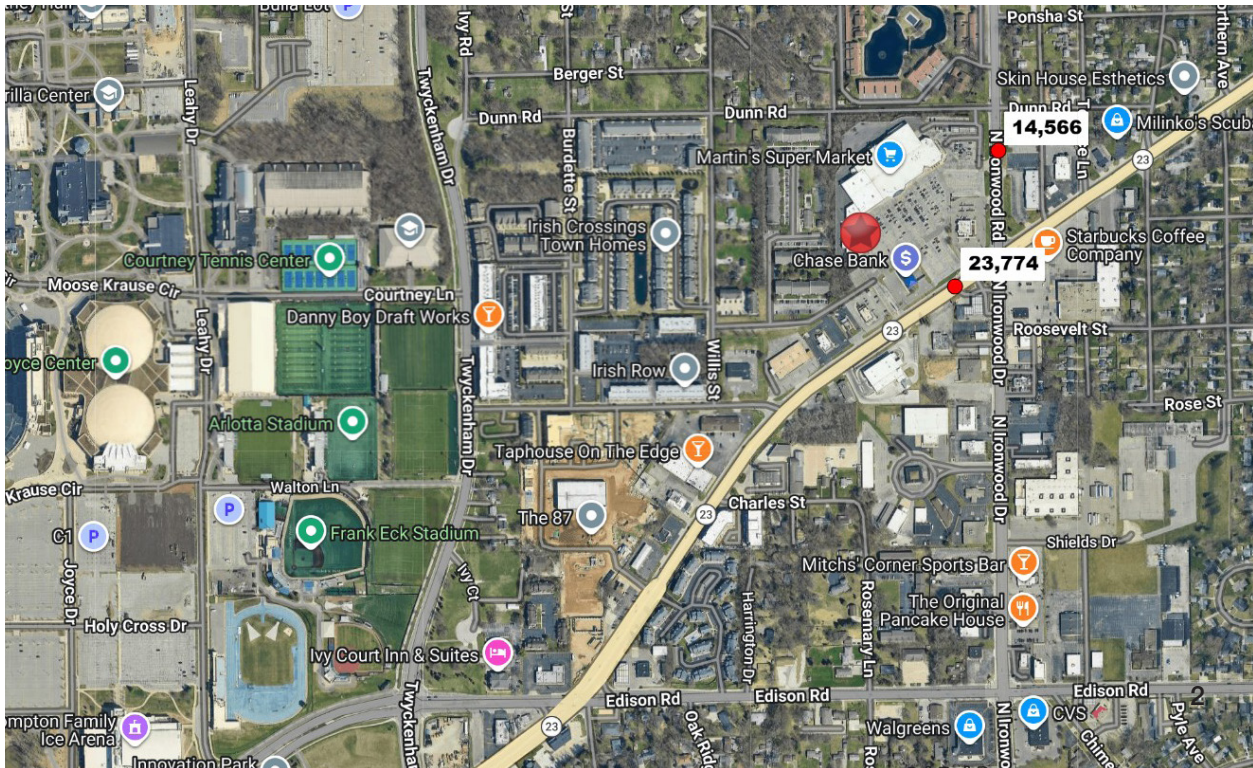
**Outlot Lease Rate:**
Contact Broker

# Property Overview

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 23,774 vehicles per day, 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.

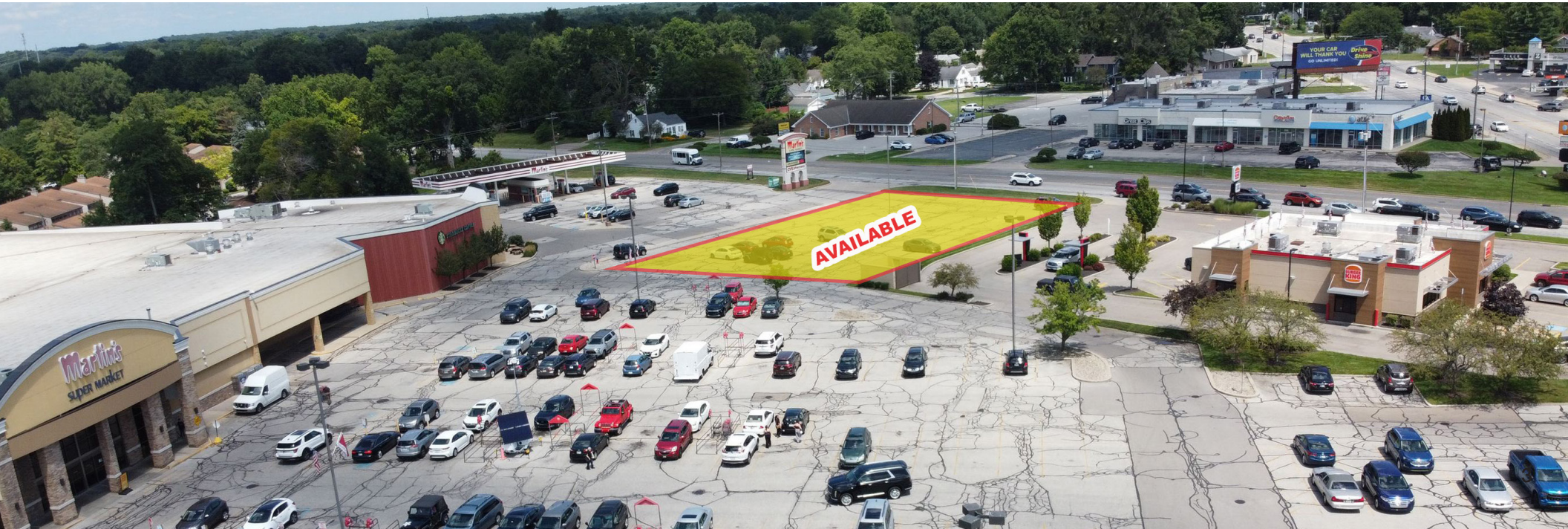
There is also 1,239 SF of existing retail space available for lease separately.

**VIEW LISTING ONLINE**



# Property Photos



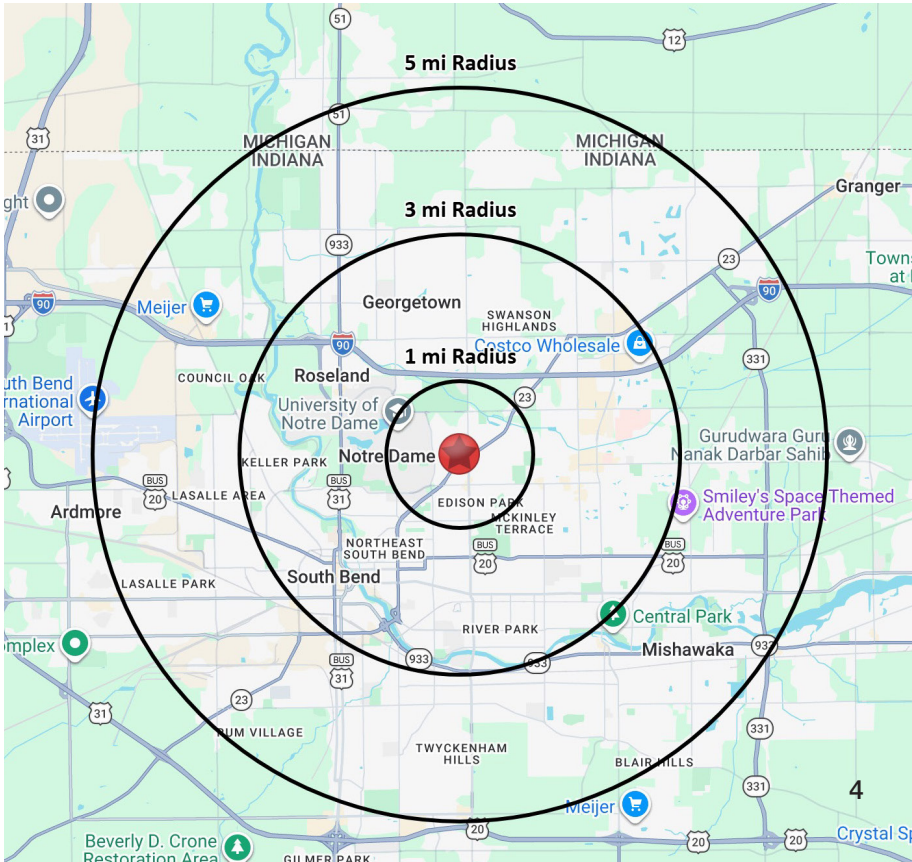



# Location Overview

Located on South Bend Ave (SR23) near Ironwood Rd, in the desirable Notre Dame trade area. AADT 23,774.




| 2026 DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| POPULATION | 9,809 | 91,037 | 185,148 |
| HOUSEHOLDS | 1,771 | 18,177 | 41,905 |
| AVERAGE HOUSEHOLD INCOME | $74,750 | $90,947 | $92,625 |
| MEDIAN HOME VALUE | $206,951 | $215,400 | $215,377 |



# Retail Space for Lease

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