

FOR LEASE

Erskine Village

1290 E. IRELAND ROAD, SOUTH BEND, IN 46601

RETAIL

FEATURES

POWER CENTER

- + 500,000+ Square Feet
- + 7 Major Anchors

REGIONAL LOCATION

- + Anchored by Target, Kohls, TJ Maxx, DSW, Ross, Old Navy, Petsmart
- + Area retailers include Kroger, Jo-Ann, Staples, Menards, AMC, Walmart & Lowes

EASY ACCESS

- + Traffic Light entrances to Ireland Road & Miami St.
- + 1 mile from full interchange on US-20

EXCELLENT EXPOSURE

- + Three major pylon signs
- + Pylon visible from US-20 bypass



EXCLUSIVE AGENTS

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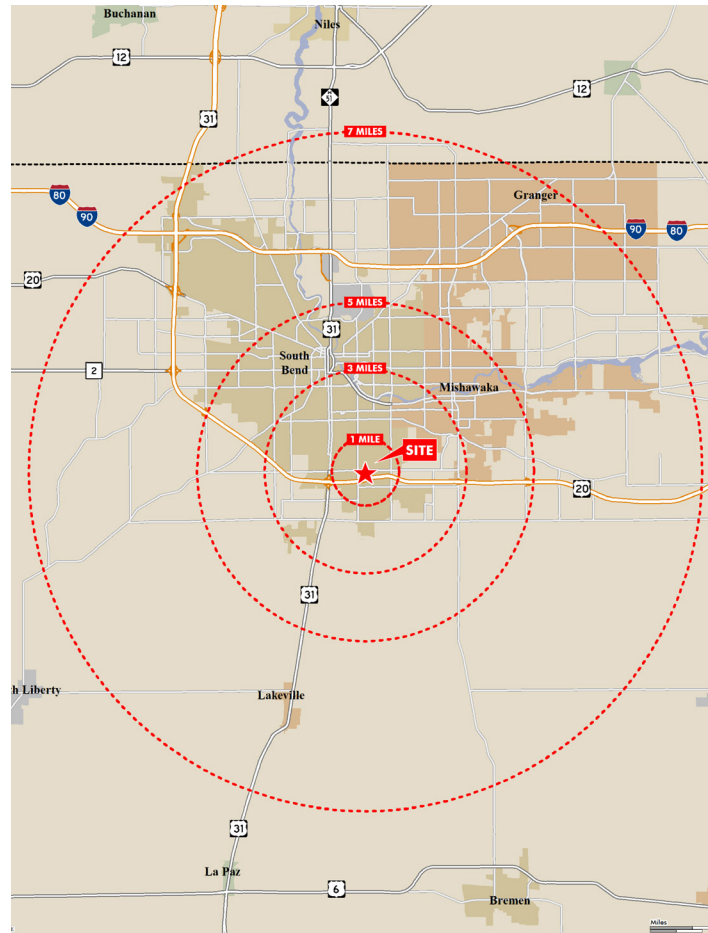
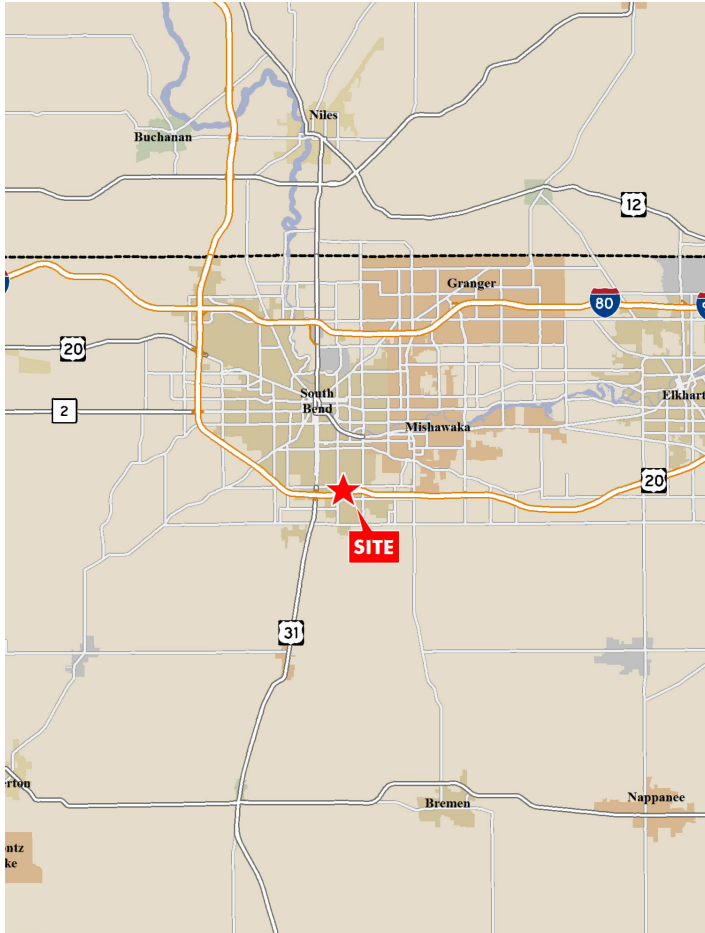
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SOUTH BEND -MISHAWAKA MSA

- + 3rd Largest MSA in Indiana
- + 318,000 people
- + 120,000 households

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UNIT	TENANT	SQ. FT.
1400	Target	126,000
A100	Dress Barn	7,306
A200	AVAILABLE	1,200
A300	AVAILABLE	3,980
B	Old Navy	16,986
C	DSW Shoes	26,069
D	AVAILABLE	28,000
E	Petsmart	20,445
F	TJ Maxx	28,000
G	Ross Dress for Less	20,262
G1	AVAILABLE	5,164
G2	Famous Footwear	6,325
H	Kohl's	89,310
J	Eyecare Express	3,520
U100	Aspen Dental	3,278
U200	AVAILABLE	2,400
U300	Tiki Tan	1,806
U900	Dollar Tree	10,381
V100	The UPS Store	1,600
V200	Hair Cuttery	1,600
V300	Sherwin Williams	4,177
V500	Jimmy Johns	2,000
W100	Lee Nails	2,833
W300	Great Clips	1,460
W400	H&R Block	1,412
W500	AVAILABLE	1,474
W600	AVAILABLE	1,550
W700	AVAILABLE	2,950
X100	GameStop	1,598
X200	GNC	1,600
X300	Louie's Tux Shop	1,600
X400	AVAILABLE	1,440
X450	AVAILABLE	1,446
X500	AVAILABLE	2,063
X600	Sally Beauty Supply	1,498
X700	AVAILABLE	2,075
X800	East Tokyo Hibachi	4,500
Y300	Anytime Fitness	3,424
Y100	AVAILABLE	1,884
Y400	Edward Jones	1,328
Y500	AVAILABLE	5,103
4650	Hacienda	8,202
1150	Applebee's	5,418
1240	TGI Fridays	5,647
Z100	Panera Bread	4,756
Z200	Sprint	2,400
Z300	Starbucks	1,875
1320	Logan's Roadhouse	8,023

CBRE

DEMOGRAPHIC BRIEF

RETAIL

1290 E IRELAND RD

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2016 Population	8,842	49,282	128,877	253,975
2021 Population	8,899	49,376	129,446	256,737
2010 Population	8,888	49,925	129,772	253,179
2000 Population	8,487	51,176	134,540	254,072
Percent Pop Change: 2010 to 2016	-0.5%	-1.3%	-0.7%	0.3%
Percent Pop Change: 2016 to 2021	0.6%	0.2%	0.4%	1.1%
AGE				
2016 Median Age	40.0	37.3	34.1	36.8
2016 Average Age	41.3	38.7	37.0	38.5
HOUSEHOLDS				
2016 Households	4,042	19,913	50,187	98,967
2021 Households	4,087	20,059	50,704	100,384
2010 Households	4,047	20,000	50,035	98,152
2000 Households	3,545	20,204	52,230	96,789
Percent HH Change: 2010 to 2016	-0.1%	-0.4%	0.3%	0.8%
Percent HH Change: 2016 to 2021	1.1%	0.7%	1.0%	1.4%
Average Household Size	2.2	2.4	2.4	2.5
INCOME				
2016 Median Household Income	\$36,441	\$38,103	\$35,820	\$42,236
2016 Average Household Income	\$55,466	\$52,755	\$49,775	\$58,807
2016 Per Capita Income	\$25,356	\$21,316	\$19,383	\$22,915
HOUSING UNITS				
2016 Housing Units	4,445	22,715	58,346	111,593
2016 Occupied Housing Units	4,042	19,913	50,187	98,967
2016 Vacant Housing Units	403	2,802	8,159	12,627
2016 Owner-Occupied Housing Units	2,575	13,589	30,713	67,260
2016 Renter-Occupied Housing Units	1,467	6,324	19,474	31,707
EDUCATION				
2016 Population Age 25 and Over	6,181	32,899	80,903	165,121
High School thru Associates	3,971 64.2%	20,998 63.8%	49,670 61.4%	100,310 60.7%
Bachelor's Degree	1,075 17.4%	4,501 13.7%	11,184 13.8%	26,709 16.2%
Graduate Degree	594 9.6%	2,826 8.6%	7,307 9.0%	16,871 10.2%
PLACE OF WORK				
Total Businesses	385	1,833	6,458	11,768
Daytime Employment (Total Employees)	4,217	21,069	69,286	140,390



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