

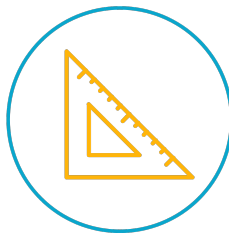
South Bend Shopping Center

Walmart Shadow Center

3697 Portage Rd., South Bend,
IN 46628



GLA
16,120 SF



Space Available
1,493 SF



True Trade Area Population
74,134



Traffic Count
12,377

Market Highlights

- Located across the street from a high-performing Meijer with 2.1M annual visits
- South Bend is home to University of Notre Dame with over 12,000 students enrolled annually
- Nearby national retailers include Aldi, Chik-fil-A, Walgreens, and Goodwill
- Anchor tenant: Dollar Tree

Located an 8-minute drive from the University of Notre Dame campus, this shopping center is across the street from a high-performing Meijer with 2.1M annual visits that draws shoppers from both the university and from surrounding small towns. Portage Road sees 12,000+ vehicles per day, ensuring a steady stream of customers and high visibility for your business, making it the perfect location for retail, healthcare services, or a restaurant.

For More Information:

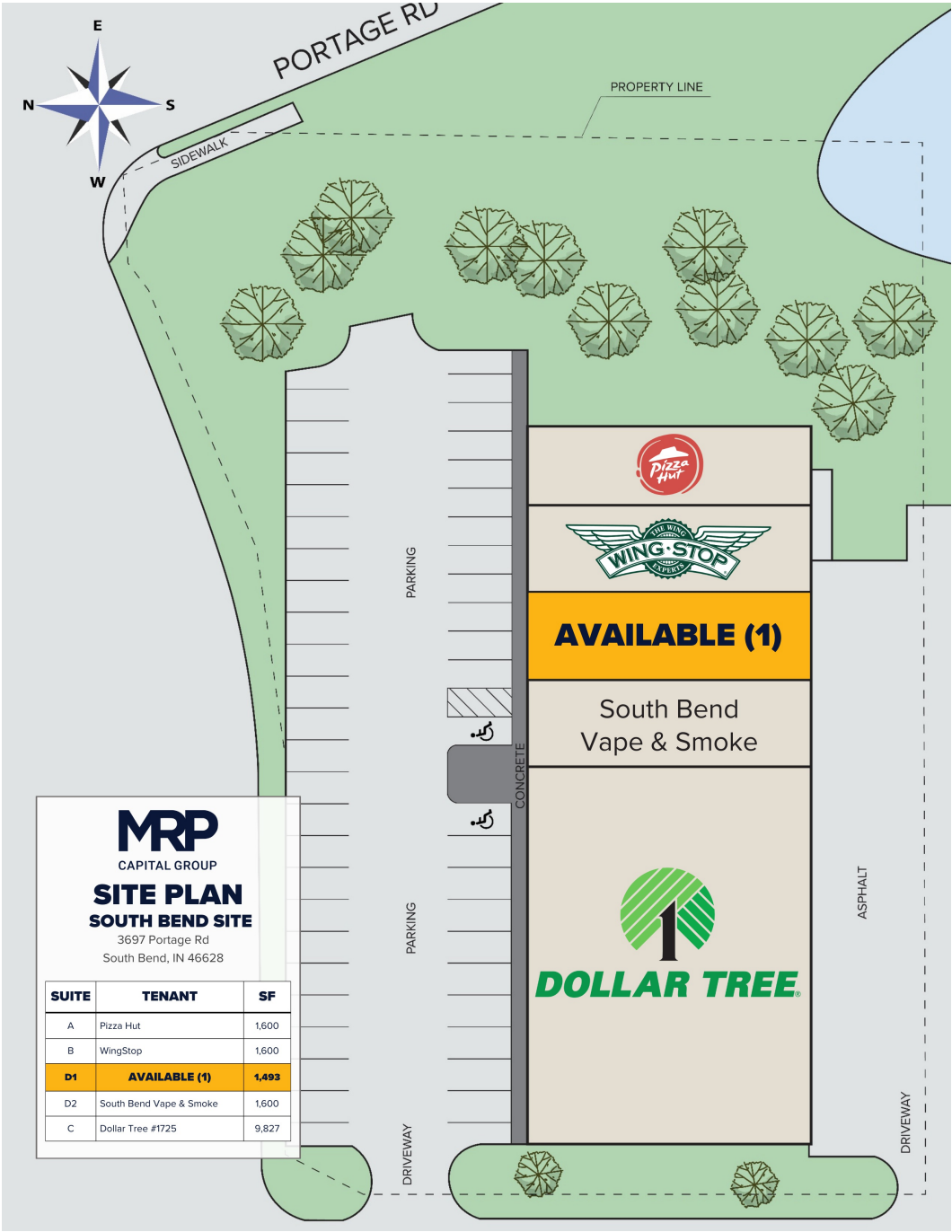
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GROUP