



**RETAIL PROPERTY FOR LEASE**

# BROADMOOR PLAZA

1143 EAST IRELAND ROAD, SOUTH BEND, IN 46614



# BROADMOOR PLAZA

1143 EAST IRELAND ROAD, SOUTH BEND, IN 46614

## PROPERTY OVERVIEW



### PROPERTY SUMMARY

**Lease Rate:** Negotiable  
**Property Size:** 115,059 SF

AVAILABLE SPACES	SF
Space 3	2,100 SF
Space 7	5,000 SF

### PROPERTY OVERVIEW

Broadmoor Plaza is centrally located in South Bend, Indiana and features 115,059 SF of prime retail space. The center is anchored by Kroger, Jo-Ann Fabrics and Staples.

### PROPERTY HIGHLIGHTS

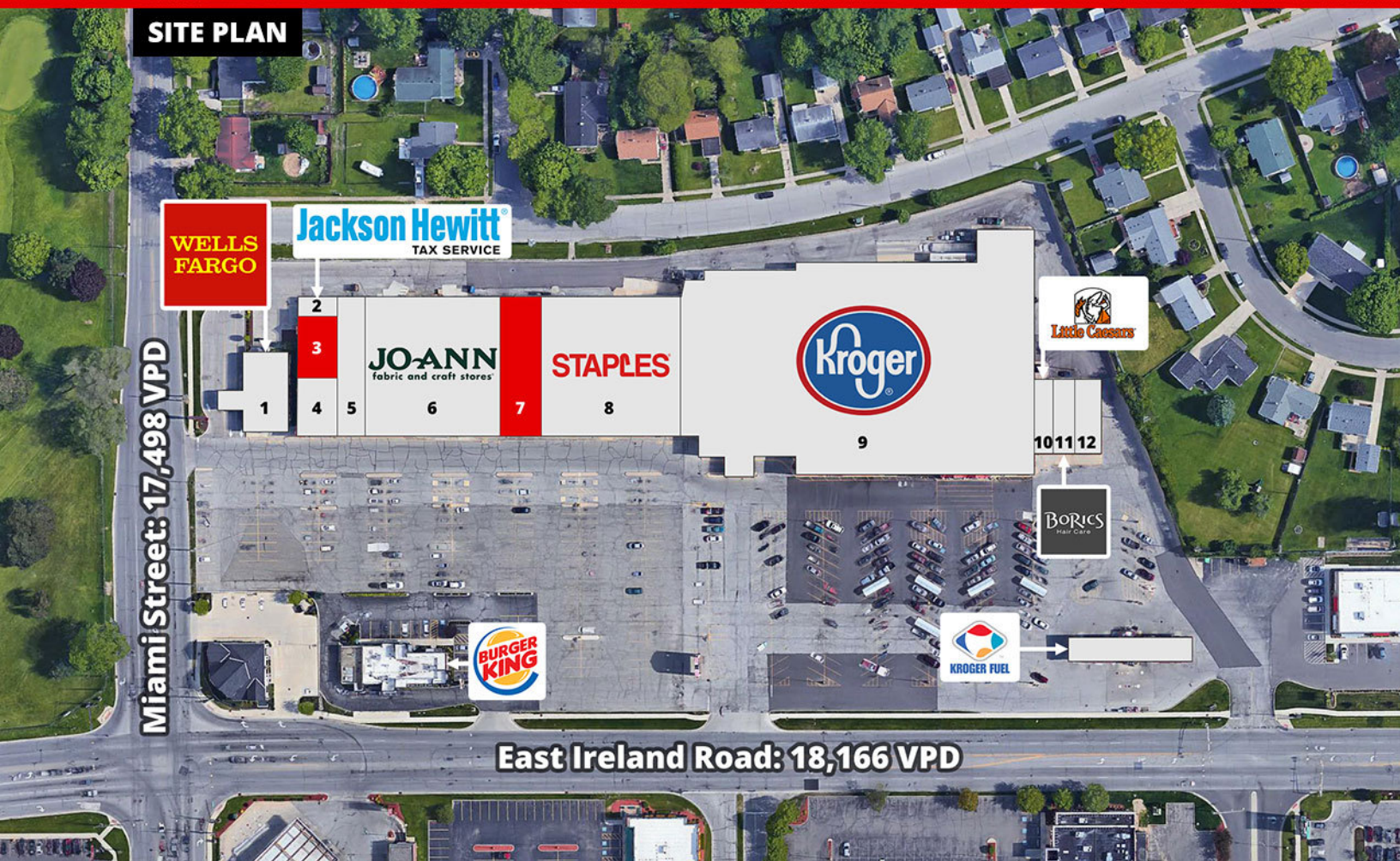
- Join Kroger, Staples, JoAnn Fabrics, Wells Fargo Bank and Little Caesars.
- Area retailers include Target, TJ Maxx, Old Navy, Bed Bath & Beyond, AMC Theater, Walmart and Lowes.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	3,491	19,816	50,828
Total Population:	7,993	49,420	131,577
Average HH Income:	\$59,279	\$55,751	\$51,457

**LOCAL AREA**



**SITE PLAN**



# BROADMOOR PLAZA

1143 EAST IRELAND ROAD, SOUTH BEND, IN 46614

## DEMOGRAPHICS



	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	8,039	49,417	130,853
Households	3,478	19,743	50,323
Families	2,143	12,103	29,764
Average Household Size	2.28	2.44	2.43
Owner Occupied Housing Units	2,579	13,550	31,089
Renter Occupied Housing Units	899	6,193	19,234
Median Age	40.8	36.3	33.1
<b>2016 Summary</b>			
Population	7,993	49,420	131,577
Households	3,491	19,816	50,828
Families	2,125	12,026	29,662
Average Household Size	2.25	2.43	2.42
Owner Occupied Housing Units	2,474	13,069	29,797
Renter Occupied Housing Units	1,017	6,748	21,031
Median Age	41.0	37.2	33.9
Median Household Income	\$40,986	\$39,565	\$37,191
Average Household Income	\$59,279	\$55,751	\$51,457
<b>2021 Summary</b>			
Population	8,004	49,614	132,569
Households	3,514	19,940	51,365
Families	2,126	12,047	29,789
Average Household Size	2.24	2.43	2.42
Owner Occupied Housing Units	2,483	13,132	30,065
Renter Occupied Housing Units	1,030	6,808	21,300
Median Age	41.4	37.9	34.6
Median Household Income	\$44,651	\$42,218	\$37,936
Average Household Income	\$64,648	\$60,779	\$56,096
<b>Trends: 2016-2021 Annual Rate</b>			
Population	0.03%	0.08%	0.15%
Households	0.13%	0.12%	0.21%
Families	0.01%	0.03%	0.09%
Owner Households	0.07%	0.10%	0.18%
Median Household Income	1.73%	1.31%	0.40%

# BROADMOOR PLAZA

1143 EAST IRELAND ROAD, SOUTH BEND, IN 46614

LOCATION MAPS





**Gerald Divaris**  
Chairman / CEO  
757.497.2113  
Gdivaris@divaris.com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.