

EDDY STREET COMMONS



A **KITE**® CENTER

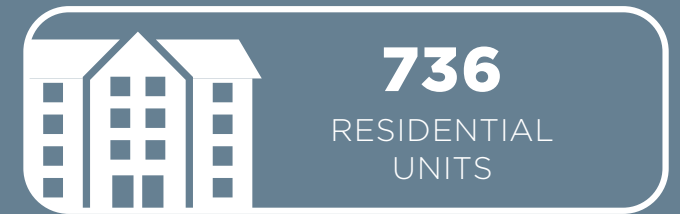
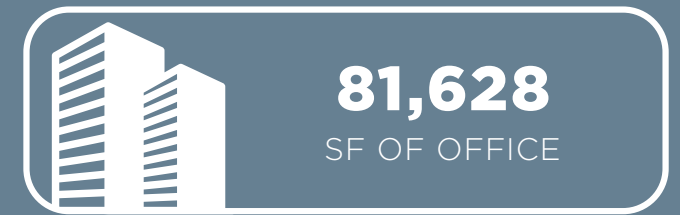
- PARKING GARAGE
- MANAGEMENT OFFICE
- HAMMES BOOKSTORE
- UNIVERSITY OF NOTRE DAME
- UNIVERSITY STADIUMS





Eddy Street Commons at Notre Dame is a one-of-a-kind mixed-use community adjacent to the University of Notre Dame in South Bend, Indiana.

This generational development includes:





A REMARKABLE COMMUNITY

3.0M
VISITS TO THE
PROPERTY PER YEAR

750K+ SF
MIXED-USE
SUPER-COMMUNITY

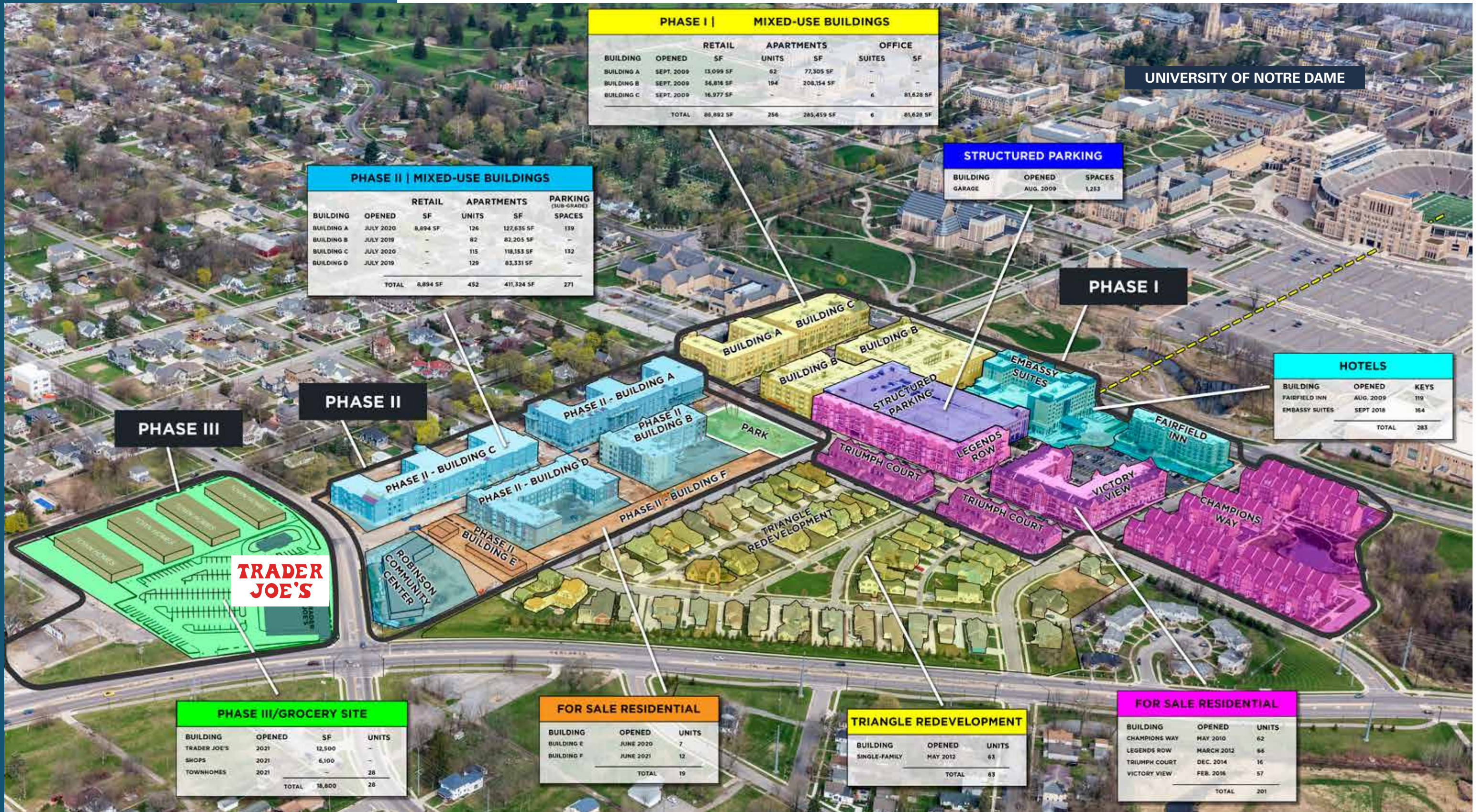
15,000+
STUDENTS WITHIN
WALKING DISTANCE

A one-of-a-kind development, Eddy Street Commons sits on the edge of the University of Notre Dame campus, just steps away from Notre Dame stadium.

Created through a shared vision between the University of Notre Dame and Kite Realty Group, Eddy Street Commons has grown and

evolved into a thriving, active mixed-use environment featuring excellent retail, restaurant, hotel, office, and residential offerings.

The property serves a harmonious mix of University students, faculty, visitors, Eddy Street residents, and the South Bend community.



PROJECT OVERVIEW

PHASE I

- 86,892 SF RETAIL | 81,628 SF OFFICE
- 256 APARTMENT UNITS
- 2 HOTELS WITH 283 TOTAL KEYS

PHASE II (Completed July 2020)

- 8,894 SF RETAIL
- 452 APARTMENTS & TOWNHOMES
- ROBINSON LEARNING COMMUNITY CENTER

PHASE III (Completed July 2021)

- 18,600 SF RETAIL
- 28 TOWNHOMES
- TRADER JOE'S ANCHOR



\$1.3 Billion

Annual total economic impact in St. Joseph County

\$191,000

Median family income at University of Notre Dame

\$36 Million

Total impact per game from football visitor spending

660K

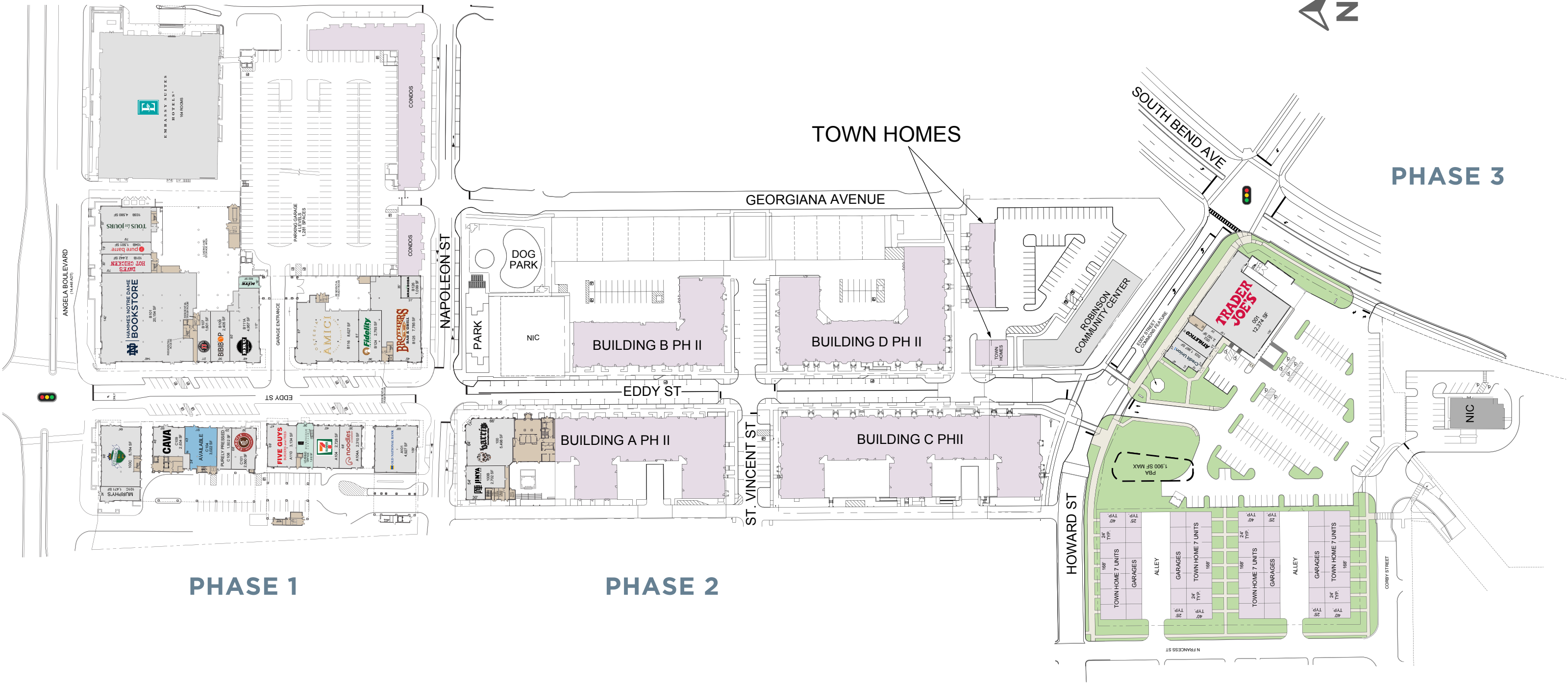
Visitors attracted by Notre Dame football games





PHASE 3

TOWN HOMES



PHASE 1

PHASE 2

GLA: 112,833 SF

RETAIL LEASING PLAN



AVG HH INCOME

● 3 MILE ● 5 MILE

\$77,944

\$85,122

POPULATION

3 MILE
94,219

5 MILE
181,942



PROJECTED POPULATION 2029

3 MILE
93,852

5 MILE
182,315



MEDIAN AGE



● 3 MILE

33

● 5 MILE

36

HOUSEHOLDS

3 MILE
36,052

5 MILE
72,376



EDDY STREET COMMONS DEMOGRAPHICS

2025 DEMOGRAPHICS | SOURCE: POPSTATS

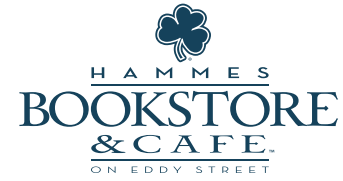
3.0M

VISITS IN 2025

DATA PROVIDED BY PLACER.AI



TRADER JOE'S



Fairfield
BY MARRIOTT



FIVE GUYS
BURGERS and FRIES



MURPHY'S
ICE CREAM SHOPPE

pure barre



ATHLETICO



BIBIBOP

NRK BOBA



OLD NATIONAL BANK



TENANT MIX

COMING SOON

TOUS les JOURS



CAVA





KRG
LISTED
NYSE

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