

EDDY STREET COMMONS



A **KITE**® CENTER





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:



112,833
SF OF RETAIL



81,628
SF OF OFFICE



736
RESIDENTIAL
UNITS



3.0M

**VISITS TO THE
PROPERTY PER YEAR**

750K+ SF

**MIXED-USE
SUPER-COMMUNITY**

15,000+

**STUDENTS WITHIN
WALKING DISTANCE**

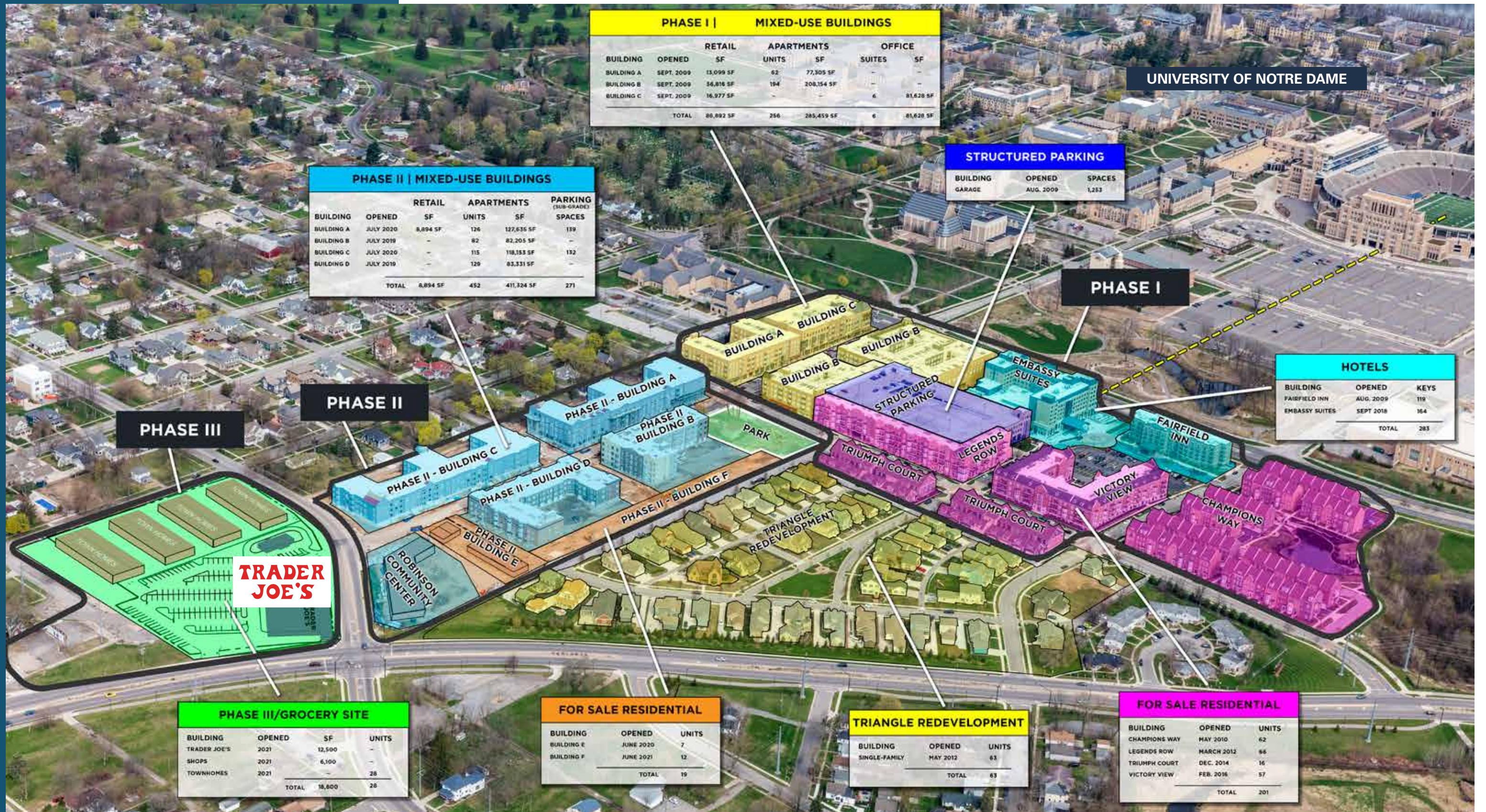
A REMARKABLE COMMUNITY

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

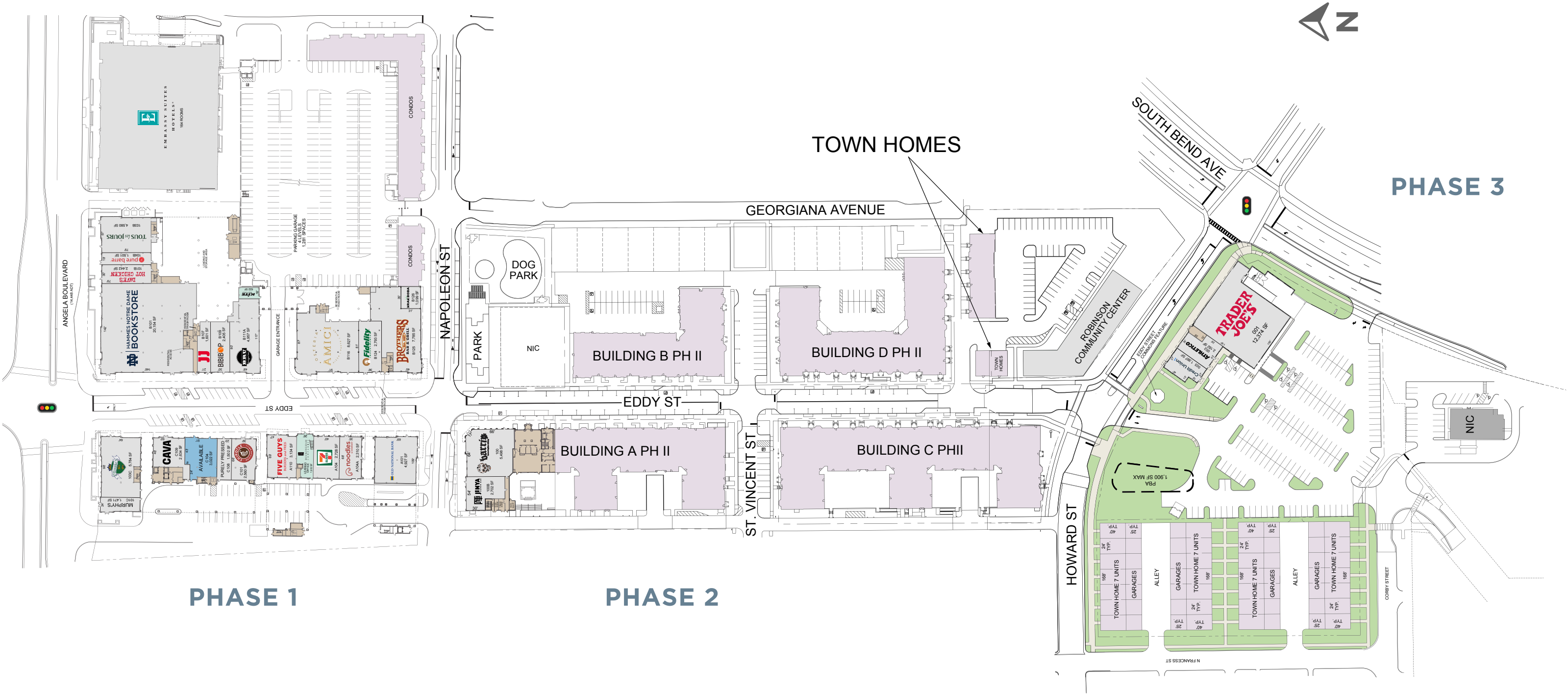
\$36 Million

Total impact per game from football visitor spending

660K

Visitors attracted by Notre Dame football games

UNIVERSITY OF NOTRE DAME IMPACT



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

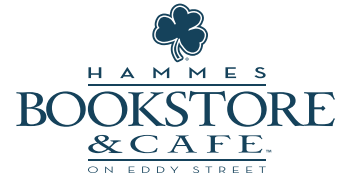
DATA PROVIDED BY PLACER.AI

BROTHERS
Est. 1967
BAR & GRILL

TRADER JOE'S



陣 JINYA
RAMEN BAR



Fairfield
BY MARRIOTT



FIVE GUYS
BURGERS and FRIES

barri*
tacos + tequila + whiskey

MURPHY'S
ICE CREAM SHOPPE

pure barre®

noodles
& COMPANY

PURELY **PRESSED**
ORGANIC COFFEE • JUICE



ATHLETICO



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NRK BOBA



OLD NATIONAL BANK



TENANT MIX

COMING SOON

TOUS les JOURS



CAVA



KRG
LISTED
NYSE

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