
EDDY STREET COMMONS
NOTRE DAME
A KITE® CENTER
PARKING GARAGE
MANAGEMENT OFFICE
HAMMES BOOKSTORE
UNIVERSITY OF NOTRE DAME
UNIVERSITY STADIUMS
BURGER BAR



EDDY STREET COMMONS
NOTRE DAME

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

A REMARKABLE COMMUNITY

3.0M
VISITS TO THE PROPERTY PER YEAR

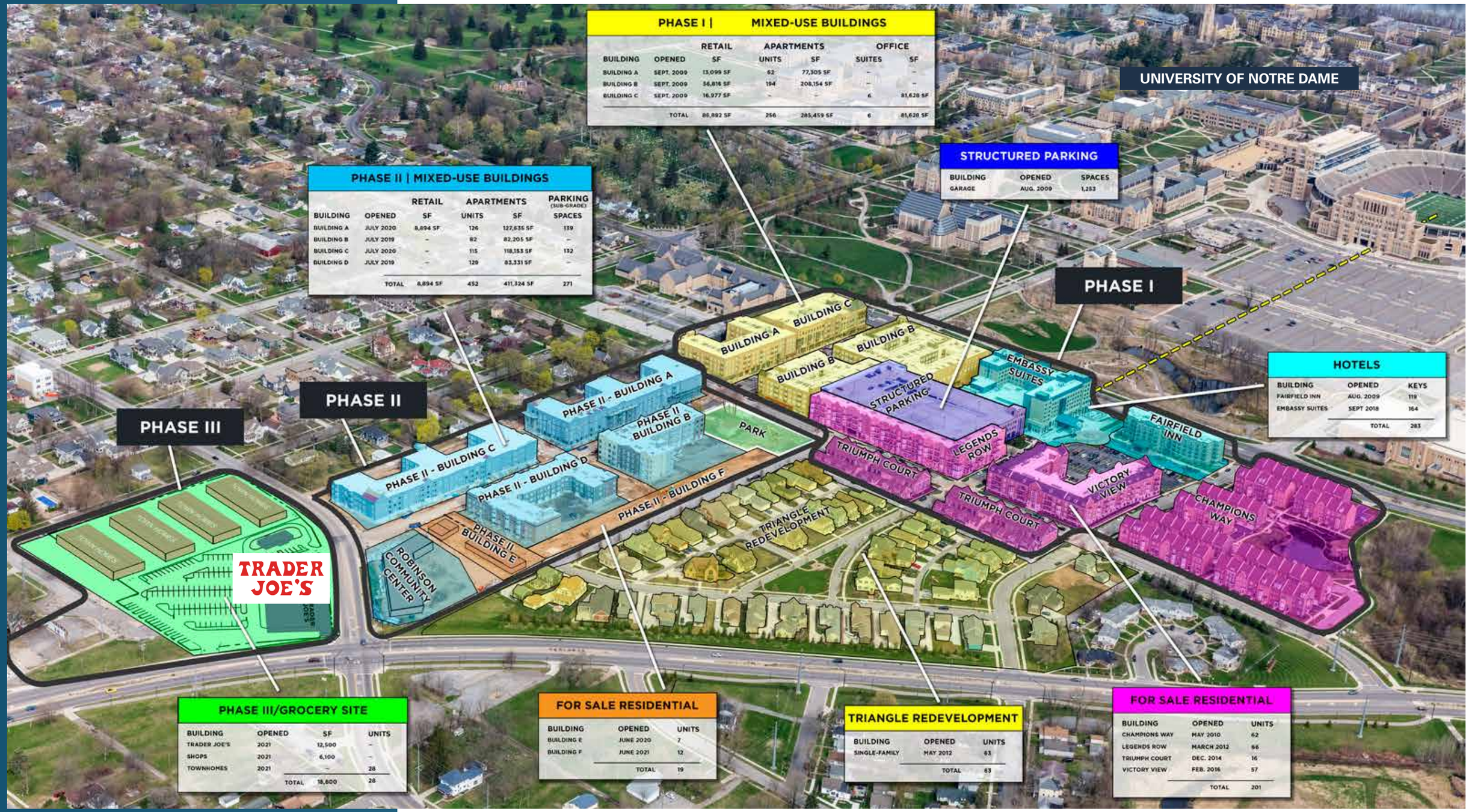
750K+ SF
MIXED-USE SUPER-COMMUNITY

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

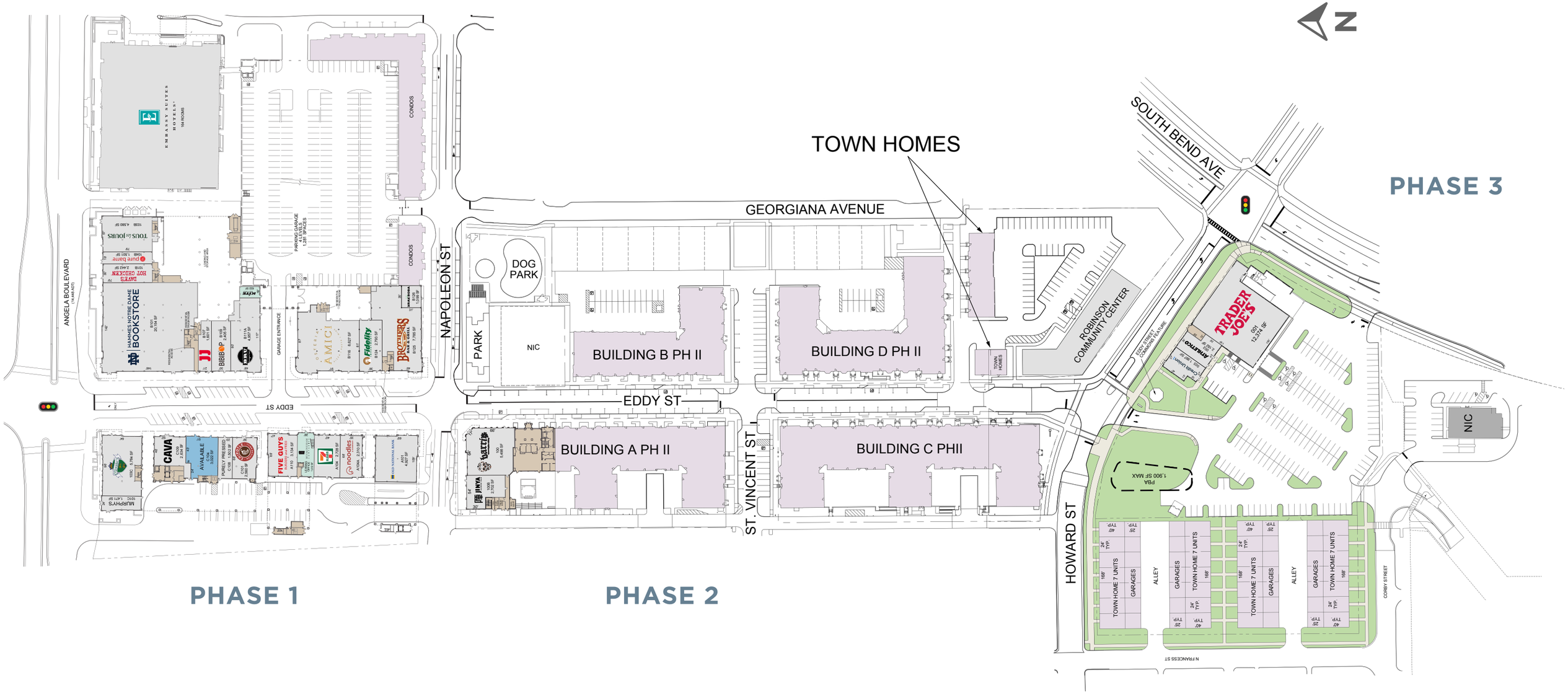
$36 Million

Total impact per game from football visitor spending

660K

Visitors attracted by Notre Dame football games

UNIVERSITY OF NOTRE DAME IMPACT



GLA: 112,833 SF

RETAIL LEASING PLAN

AVG HH INCOME

3 MILE $78,846

5 MILE $85,483

POPULATION

3 MILE 94,374

5 MILE 181,394

PROJECTED POPULATION 2029

3 MILE 94,361

5 MILE 181,543

MEDIAN AGE

3 MILE 33

5 MILE 36

HOUSEHOLDS

3 MILE 36,129

5 MILE 72,133

EDDY STREET COMMONS DEMOGRAPHICS

2026 DEMOGRAPHICS | SOURCE: POPSTATS

3.0M

VISITS IN 2025

DATA PROVIDED BY PLACER.AI

BROTHERS Est. 1967 BAR & GRILL

TRADER JOE'S

O'Rourke's Public House

JINYA RAMEN BAR

OSTERIA AMICI PIZZA | PASTA | WINE

HAMMES BOOKSTORE & CAFE ON EDDY STREET

Fairfield BY MARRIOTT

CHIPOTLE MEXICAN GRILL

FIVE GUYS BURGERS and FRIES

barrio tacos + tequila + whiskey

TOUS les JOURS

pure barre

noodles & COMPANY

CAVA

PURELY PRESSED ORGANIC COFFEE · JUICE

ATHLETICO

BRU burger bar

BIBIBOP

KRAK BOBA

Fidelity INVESTMENTS

OLD NATIONAL BANK

EMBASSY SUITES by HILTON

TENANT MIX











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