



EDDY STREET
COMMONS

NOTRE DAME

SOUTH BEND, IN

1251 EDDY STREET
THE FOUNDRY NORTH
PARKING & MANAGEMENT
OFFICE

BRU

BURGER BAR

KRG
LISTED
NYSE

888 577 5600

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KITE[®]



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:



90,000 SF Retail



82,000 SF Office



470 Residential Units

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.

750K+ SF

Mixed-use super-community

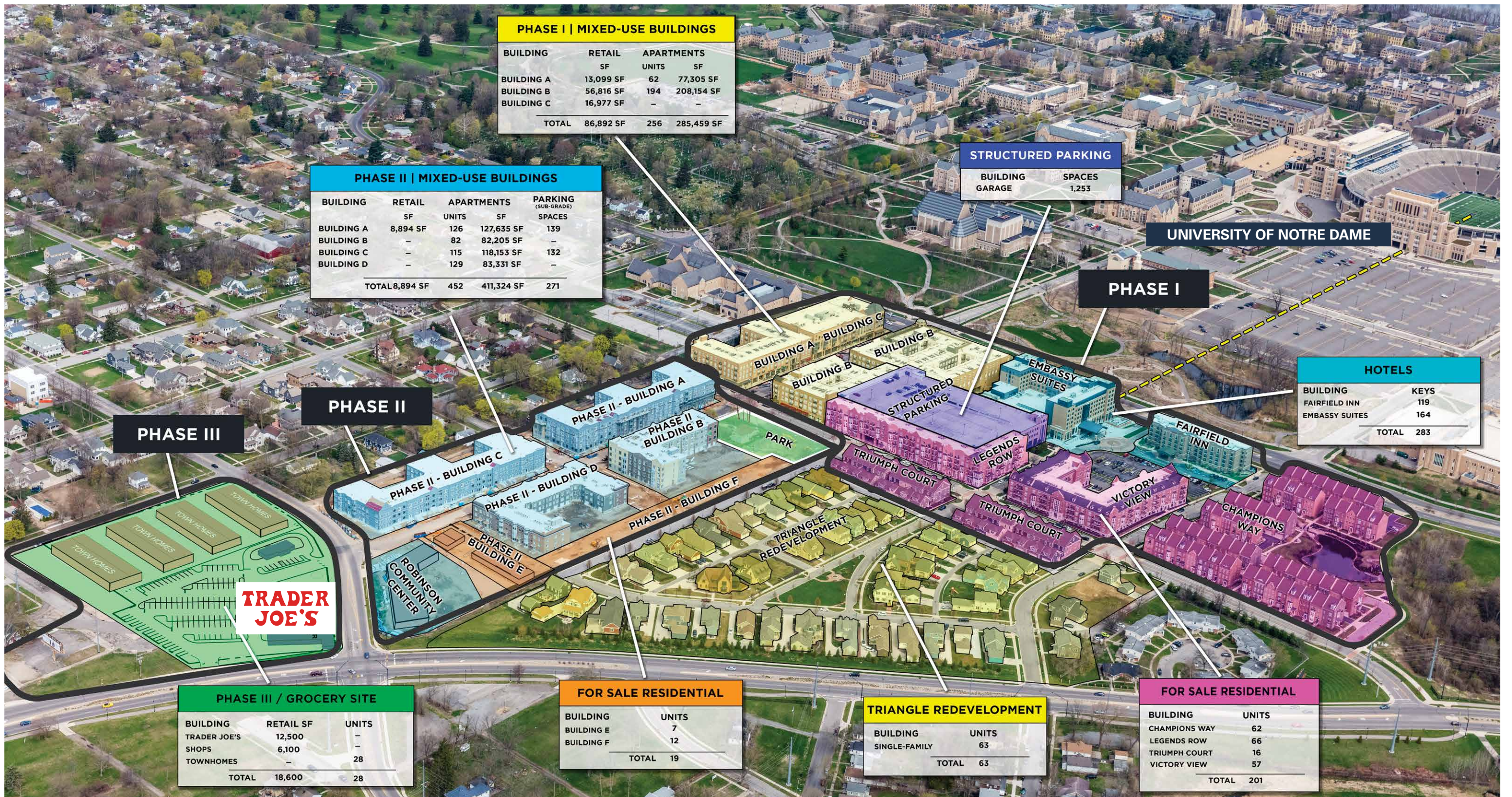
15,000+

Students within walking distance

2.7 MILLION+

Annual visits to the property





PROJECT OVERVIEW

PHASE I

- 86,892 SF RETAIL
- 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

UNIVERSITY OF NOTRE DAME IMPACT

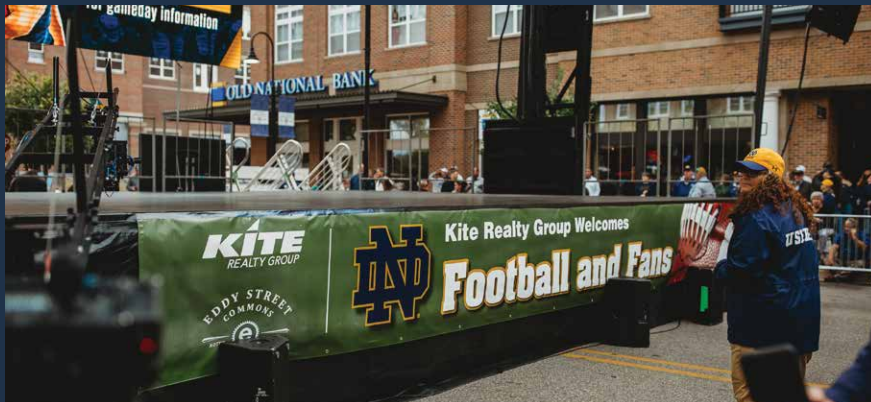


\$1.3 Billion
Annual total economic impact in St. Joseph County

\$191,000
Median family income at University of Notre Dame

26.4 Million
Total impact per game from football visitor spending

660K
Visitors attracted by Notre Dame football games



RETAIL LEASING PLAN

GLA: 112,833 SF

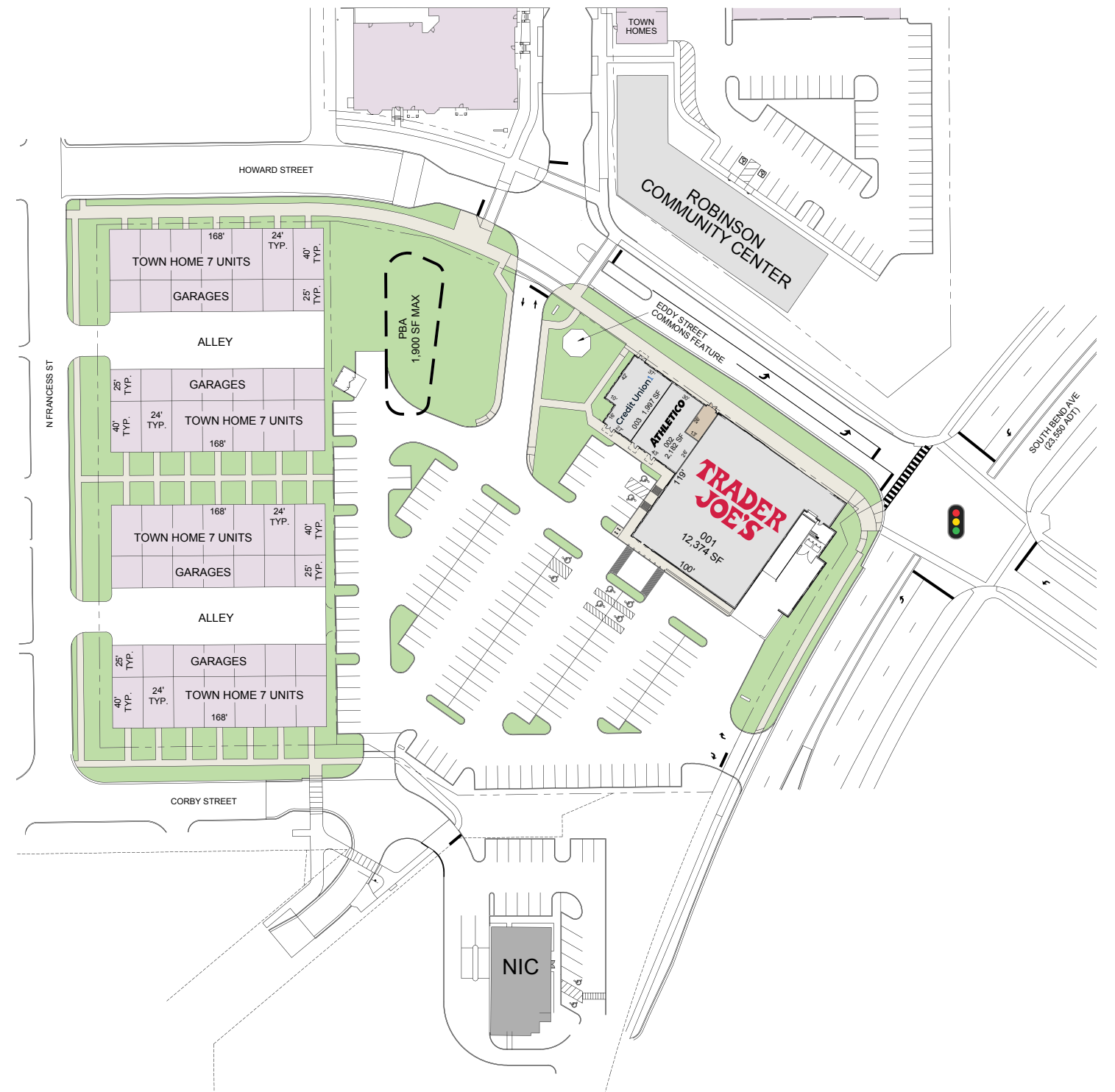
103B 4,580SF **C104** 3,022 SF **OT** 1,900 SF

AVAILABLE SPACE:

B126 1,099 SF **100** 5,498 SF

PHASE I & II

PHASE III



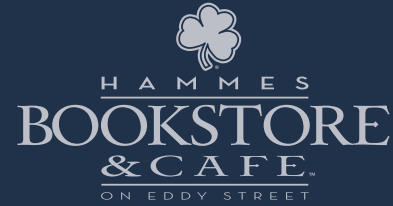
TENANT MIX



TRADER JOE'S



URBAN
OUTFITTERS



Fairfield
BY MARRIOTT



BROTHERS
Est. 1967
BAR & GRILL



EMBASSY
SUITES
by HILTON®

barri*
tacos + tequila + whiskey

FIVE GUYS
BURGERS and FRIES



OLD NATIONAL BANK



pure barre®



ATHLETICO



DEMOGRAPHICS

2023 DEMOGRAPHICS | SOURCE: POPSTATS



| | 3-MILE | 5-MILE |
|-----------------------------|-----------------|-----------------|
| POPULATION | 94,927 | 182,882 |
| PROJECTED POPULATION (2028) | 93,111 | 182,275 |
| MEDIAN AGE | 32 | 35 |
| AVG HH INCOME | \$63,227 | \$67,256 |
| HOUSEHOLDS | 36,359 | 72,822 |

OVER 2.7 MILLION VISITS to Eddy Street Commons in 2023

DATA PROVIDED BY PLACER.AI





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