

Land For Sale

Vacant Land Adjacent to 5020 Lincolnway East
Mishawaka, Indiana 46544

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2 Lots Remaining! High Traffic Commercial Corridor Development Opportunity



Snapshot

Total Land:	11.91+/- Acres
Frontage:	275' (On Lincolnway East)
Zoning:	S-2 PUD
Utilities:	Municipal
List Price:	\$173,000 per acre (Lot A) \$40,000 per acres (Lot B)

Property Details

56.35 acres of land for development with only 11.91 acres remaining.

- Lot A is 2.6+/- acres with 275' of frontage on Lincolnway East. \$173,000 per acre.
- Lot B is 9.31+/- acres with access from Lincolnway East and Cedar Road. Ideal for residential, industrial, multi-family, medical or retail development. \$40,000 per acre.

The property is zoned S-2 PUD which allows a wide variety of commercial/industrial/residential uses. Municipal utilities are available including gas and electric at the street.

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

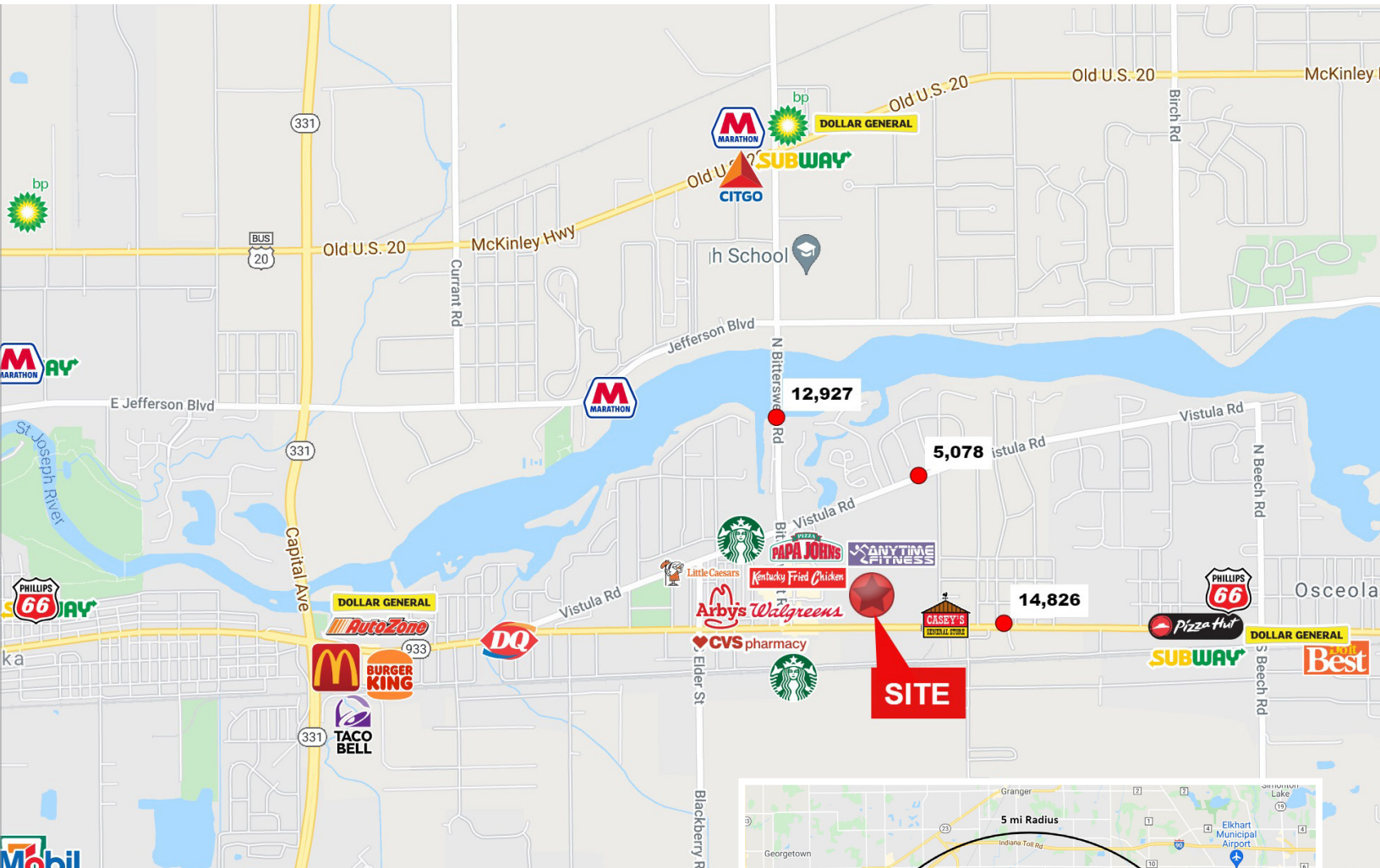
A Global Brokerage Division of Cressy Commercial Real Estate

NOAH DAVEY, CCIM
Senior Broker, Principal
574.485.1530
ndavey@cressy.com

CHRISTIAN DAVEY, CCIM/SIOR
Senior Broker, Principal
574.485.1534
cdavey@cressy.com

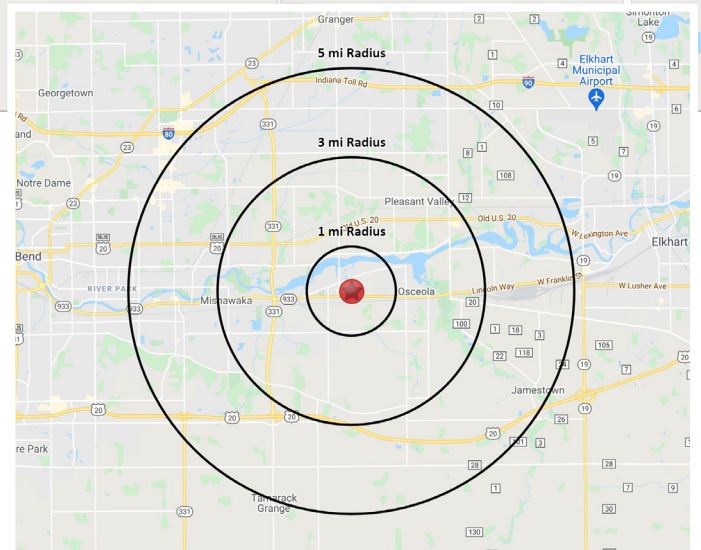
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Great Location With Good Access To Surrounding Communities



Location

The property is located near the northeast corner of Bittersweet Road and Lincolnway East, adjacent to 5020 Lincolnway East. This is a high-traffic commercial corridor connecting St. Joseph and Elkhart counties. The site enjoys good traffic flows with 14,500 cars driving by the property daily. The property is located near retail, medical office, industrial, educational, multifamily, condo, and single family residential uses.



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