

Land for Sale

2807 Lincolnway W.

Mishawaka, Indiana



**Close to IUSB Campus and New Dollar General Development | 319' Frontage**



## Snapshot

|             |                         |
|-------------|-------------------------|
| Land:       | 1 Acre                  |
| Zoning:     | C-1 and C-4             |
| Frontage:   | 319' on Lincolnway West |
| Utilities:  | Municipal Sewer & Water |
| List Price: | \$300,000               |

## Property Details

Located footsteps away from Indiana University South Bend and campus housing on the south east corner of Lincolnway West and Ironwood, caddy-corner from the Walgreen's development (former Don Meadow site) and across the street from the new Dollar General development. Property is located on a high traffic (22,636 cars a day) commercial corridor with new development taking place. Property zoned C-1 and C-4, municipal utilities which allows for a broad range of commercial retail uses.

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
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[www.cressy.com](http://www.cressy.com)

*Global Brokerage Division of Cressy Commercial Real Estate*

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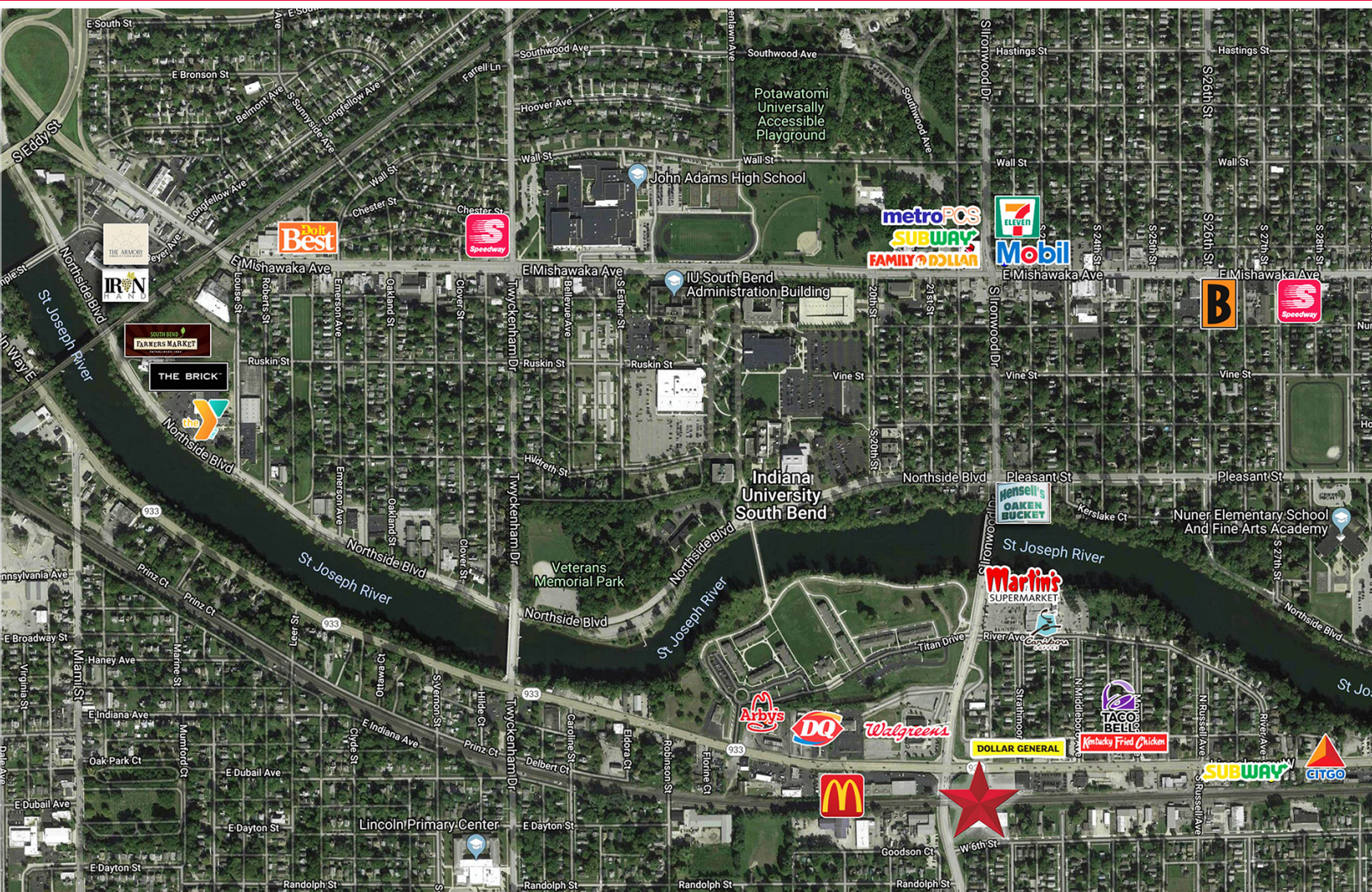


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Mishawaka, Indiana



High Traffic Retail Corridor (22,000+ Vehicles Per Day)



## Location

Located on the border of South Bend and Mishawaka, near IUSB and new IUSB campus housing, south of St. Joseph River.

| 2018 DEMOGRAPHICS        | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------|----------|----------|----------|
| POPULATION               | 14,323   | 98,103   | 170,025  |
| NUMBER OF HOUSEHOLDS     | 6,238    | 40,998   | 69,564   |
| AVERAGE HOUSEHOLD INCOME | \$51,358 | \$52,265 | \$56,827 |

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