

Land for Sale

Douglas Road
South Bend, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

East of Lighted SR 23 Intersection with 140' of Frontage on Douglas Road



Snapshot

Land:	1.3 Acres
Frontage:	140' (On Douglas Road)
Zoning:	CB - Community Business
List Price:	\$368,300

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNTS (AADT)
POPULATION	6,913	71,238	164,099	• 20,826 on Douglas Road • 21,679 on SR 23, West of Property
NUMBER OF HOUSEHOLDS	3,493	28,685	64,448	
AVERAGE HOUSEHOLD INCOME	\$53,803	\$74,446	\$73,607	
MEDIAN HOME VALUE	\$128,330	\$156,012	\$144,137	

Property Details

1.3 acre development parcel zoned CB – Community Business in South Bend. Parcel is east of the lighted intersection at SR 23 and adjacent to Beacon Home Medical. The zoning provides a location for high volume and high intensity commercial uses. Developments within the CB District shall be coordinated to facilitate vehicular and pedestrian access from nearby residential districts (a detailed list of permitted uses is available upon request).

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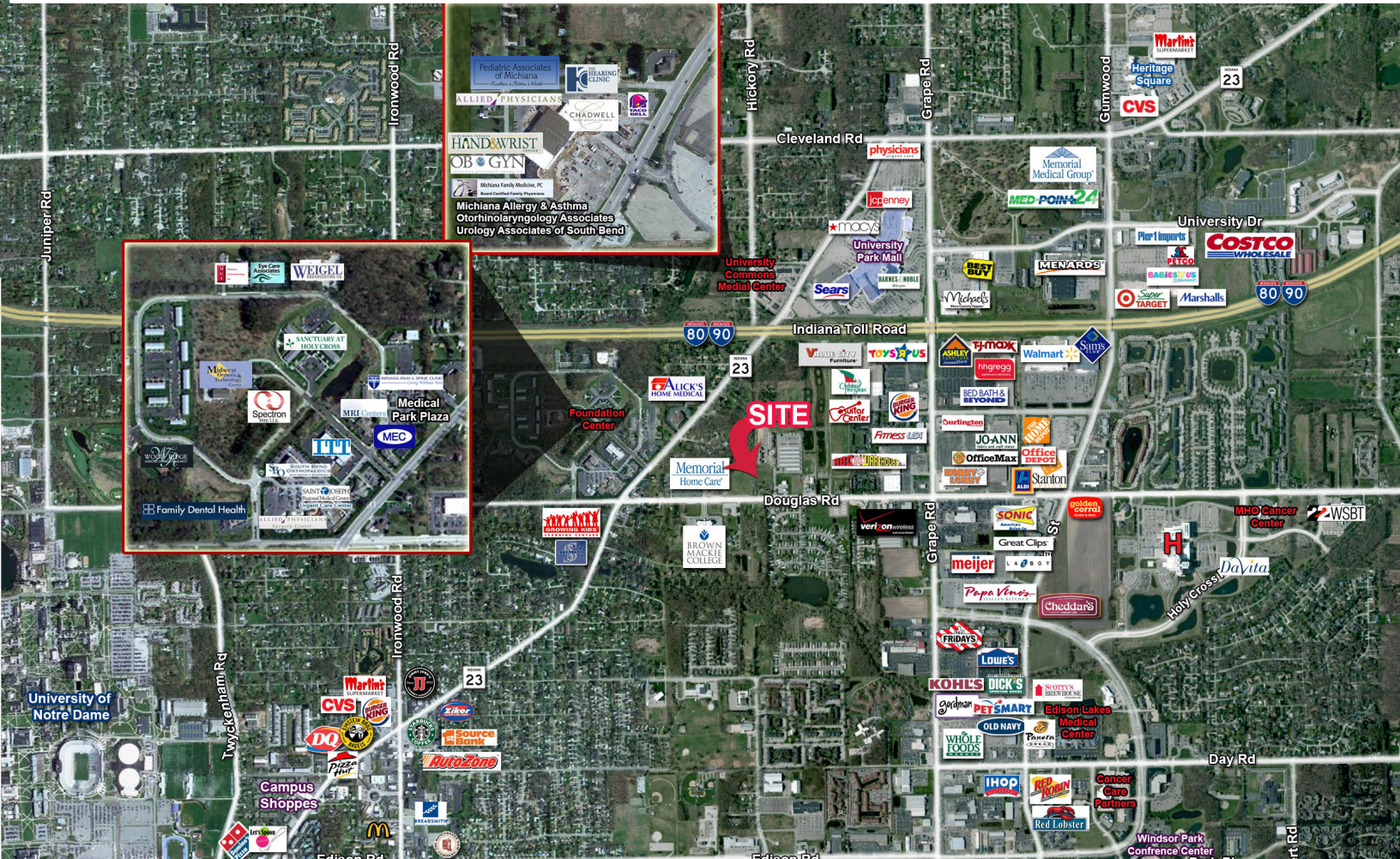
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Centrally Located To Grape Road Retail Corridor & Less Than 2 Miles From Notre Dame



Location

The property is located on vibrant and developing Douglas Road just east of SR 23, surrounded by financial, medical, educational and commercial users. The Foundation Center development is also located nearby and includes office, residential living, medical offices and tech schools. Just minutes from the University Park Trade area that consists of over 6,000,000 square feet of commercial space. The property is easily accessible to the new Capital Avenue extension (SR 331), I-80/90 Toll Road, US 20/31 ByPass and SR 23 (which connects South Bend to Granger). The property is also located close to the University of Notre Dame, the state-of-the-art Saint Joseph Health System Mishawaka campus, and is easily accessible to the surrounding communities and enjoys a exceptional daily traffic counts.

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