

Commercial Development Opportunity

12571 McKinley Highway

Mishawaka, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Frontage On McKinley Highway | Level Site With Sewer & Water Located Nearby**



## Snapshot

Land:	1.36 Acres (Approx.)
Frontage:	212' (On McKinley Highway)
Terrain:	Flat
Zoning:	C-Commercial (In St. Joseph County); B-Business
Utilities:	Electric, Gas, Well & Septic
List Price:	\$175,000

## Property Details

Commercial development opportunity on approximately 1.36 +/- acres with a curb-cut and 212' frontage on busy McKinley Highway. There is an easement drive on the west side of the property. The property is flat with well and septic at the site, water is on the east side of Bittersweet Road, and sewer is on the north side of McKinley Highway. The property is zoned C-Commercial (in St. Joseph County) which allows for a wide range of commercial, business and office uses, as well as those uses in B-Business zoning.

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Mishawaka, Indiana  
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*A Global Brokerage Division of Cressy Commercial Real Estate*

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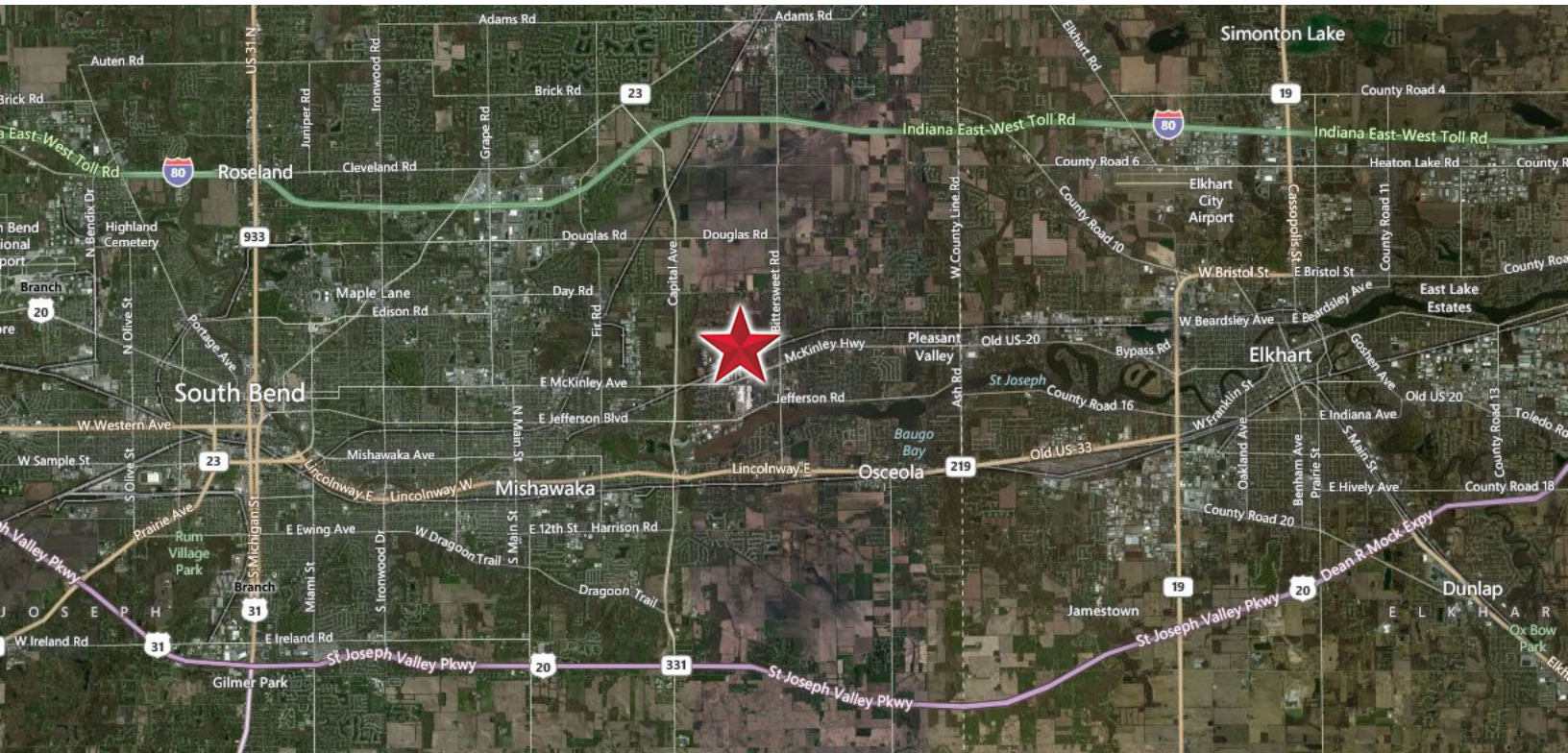
# 12571 McKinley Highway

Mishawaka, Indiana



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## High Traffic Area With Great Visibility



### Location

The property is located on a major thoroughfare connecting Elkhart, Mishawaka and South Bend. McKinley Highway is a four-lane road with a center turn lane. The property is minutes from the Capital Avenue extension which connects to the I-80/90 Indiana Toll Road to the north and to the US 20/31 ByPass to the south. The property is in close proximity to Penn High School, Schmucker Middle School, AM General, and just west of heavily traveled Bittersweet Road.

2016 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,743	29,034	99,127
NUMBER OF HOUSEHOLDS	1,076	11,110	39,813
AVERAGE HOUSEHOLD INCOME	\$76,122	\$65,838	\$61,079
AADT (AVERAGE DAILY TRAFFIC COUNTS)	17,000 cars drive by daily on McKinley Highway		

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