

Located In A Rapidly Developing Area Surrounded By Professional Office Parks



### Snapshot

Land:	1.32 Acres
Zoning:	C-10
Utilities:	Municipal At Site
List Price:	\$440,000

*There is an additional contiguous 1.1 acre parcel also available separately with in-place land leases.*

### Property Details

Approximately 1.32 acres of land located near the highly traveled and signaled corner of E. Day Road and Fir Road. Zoned C-10, the land is situated in a high-growth sector surrounded by newly developed and well-established professional office parks.

**Property is owned wholly or in part by a licensed real estate broker in the State of Indiana.**

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,032	49,570	146,517
NUMBER OF HOUSEHOLDS	1,270	22,935	60,313
AVERAGE HOUSEHOLD INCOME	\$77,351	\$58,158	\$76,286

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**Strong Demographic Trade Area**



**Location**

Located just east of Edison Lakes Corporate Park and one-half mile south of the \$350 million state-of-the-art Saint Joseph Health Services Mishawaka campus, and within one mile of new Capital Avenue bypass (SR 331) with quick and convenient access to the I-80/90 Indiana Toll Road, South Bend, Elkhart and the surrounding communities. The property is part of the University Park Trade Area that encompasses over 6 million SF of commercial, retail, office, hospitality and medical space.

**Daily Traffic Counts (AADT)**

Day Road, East of Fir Road 11,883 | Day Road, West of Fir Road 13,028 | Fir Road, South of Day Road 4,868

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