

Land for Sale

323 S. Sheridan Street
South Bend, Indiana



2.88 Acres Surrounded by New Commercial Development



Snapshot

Land:	2.88 Acres
Zoned:	SF 2
List Price:	\$89,280

Property Details

2.88 acres of vacant land located on South Sheridan St. near the intersection of Western Ave. and South Sheridan St. The property is zoned SF 2 and is located on the west side of South Bend on a highly traveled commercial corridor. A new Dollar General is to the west with ZB Falcons and Citgo to the south and east.

4100 Edison Lakes Parkway, Suite 350
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Global Brokerage Division of Cressy Commercial Real Estate

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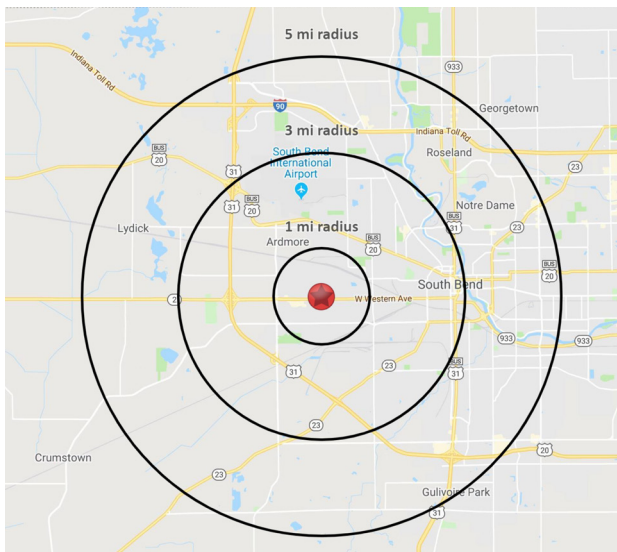
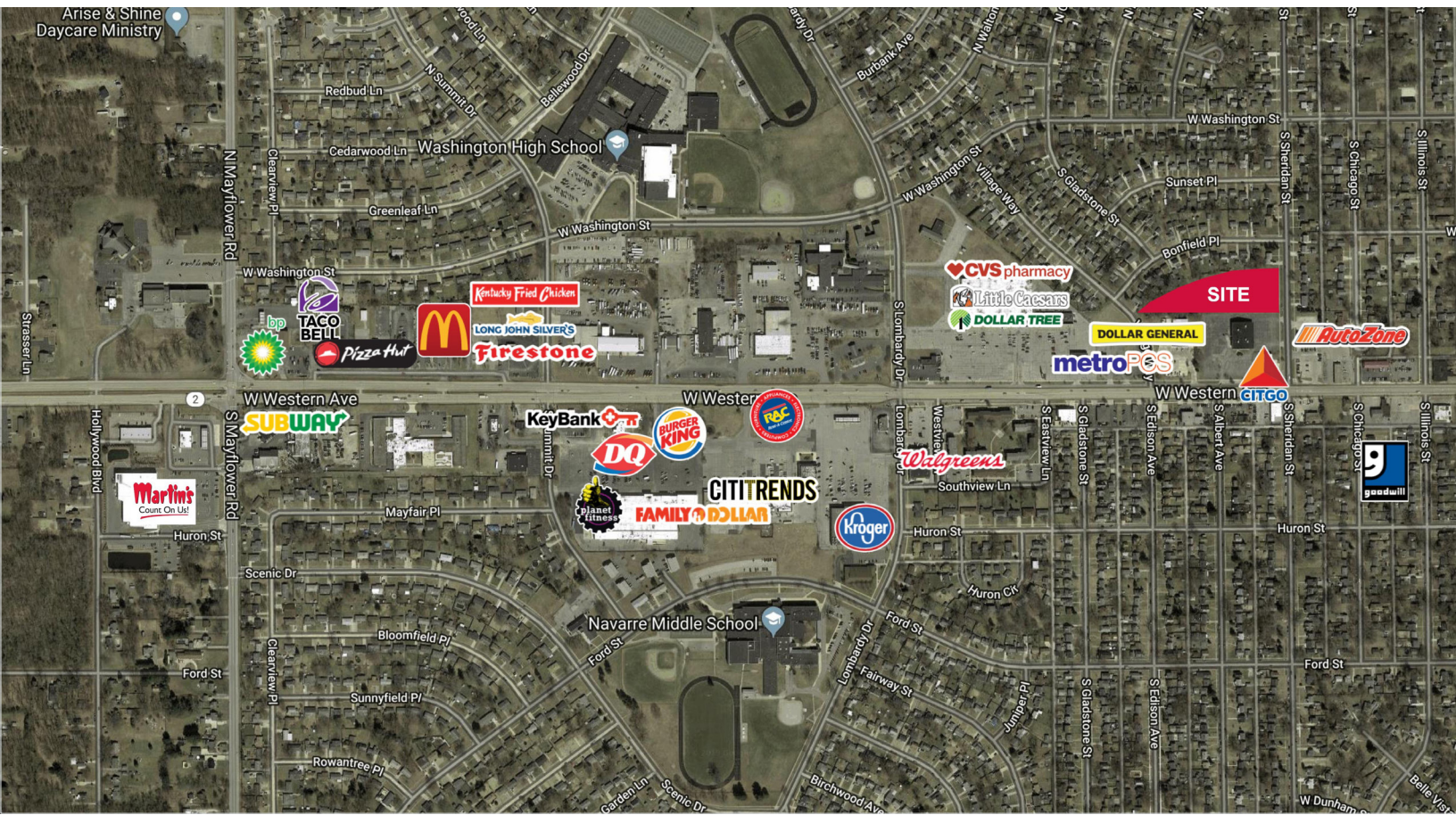
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NACressy
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Located in a Densely Populated Neighborhood at a Signalized Intersection



Location

The property is located just 1 mile from the US 20/30 Bypass and only 3 miles from Downtown South Bend. It is in a densely populated neighborhood and surrounded by new commercial development at a signalized intersection.

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,811	48,022	111,650
NUMBER OF HOUSEHOLDS	3,836	18,044	42,232
AVERAGE HOUSEHOLD INCOME	\$46,775	\$46,237	\$56,850

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