

Land for Sale

Cedar Street

Mishawaka, Indiana 46545

2.55 Acre Development Opportunity



Snapshot

Land:	2.55 Acres
Zoning:	I-1 Light Industrial
List Price:	\$125,000

Property Details

2.55 acres of industrial land facing Cedar St and located directly behind Dollar General in Mishawaka. The property is zoned I-1 Light Industrial.

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

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Land for Sale

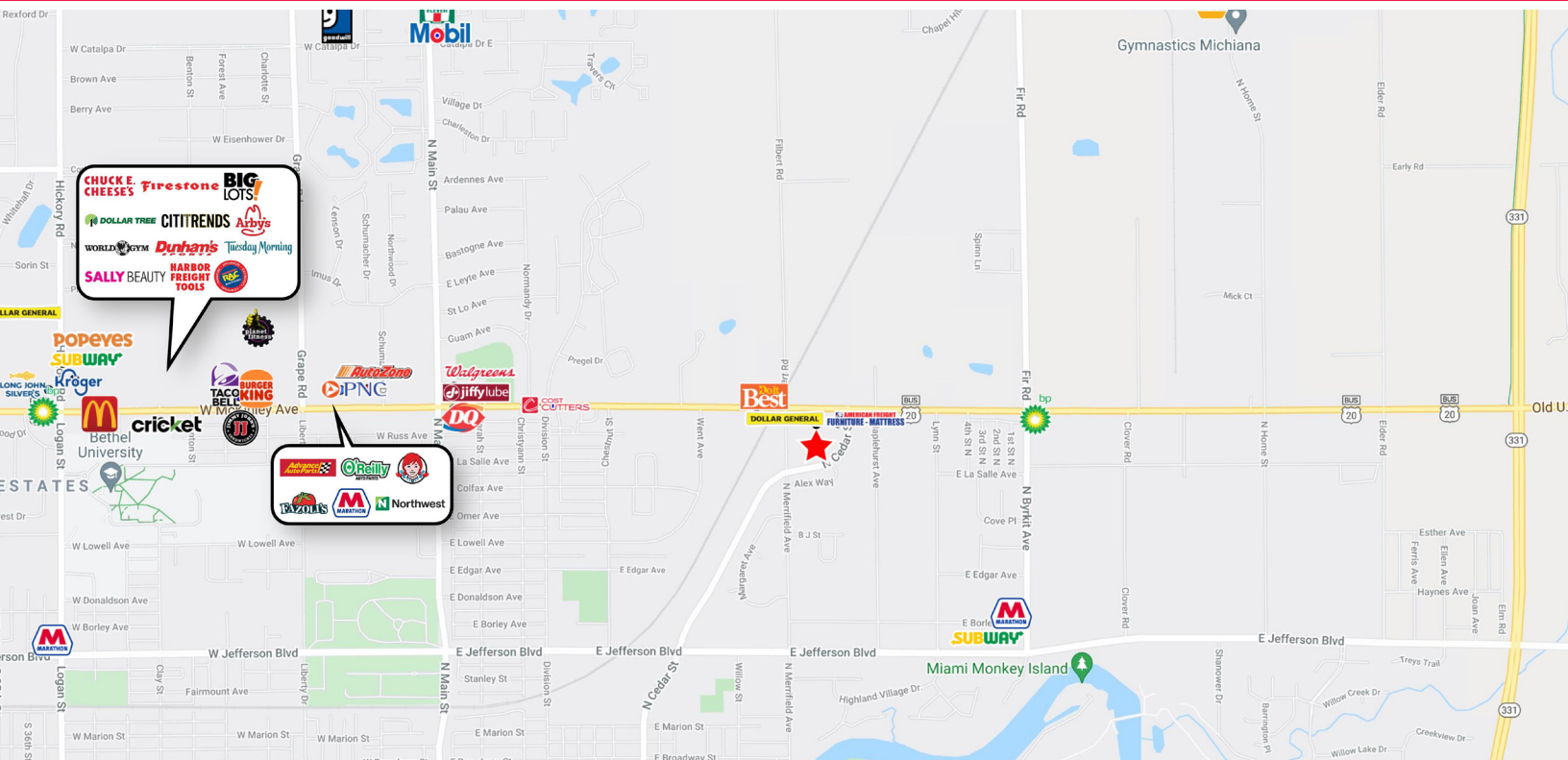
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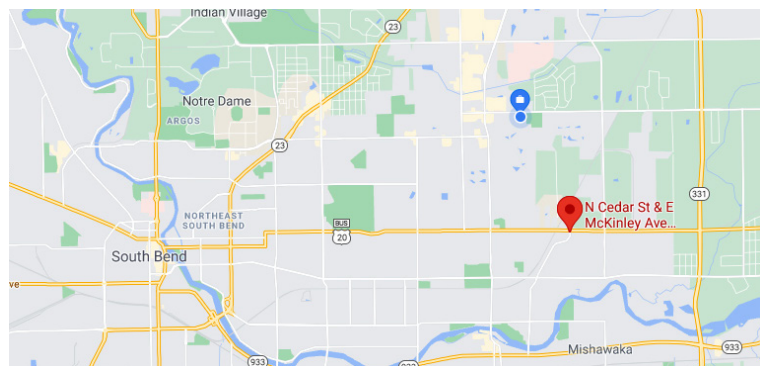
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Located at Busy Corner



Location

Subject property is located directly behind the new Dollar General at the corner of N. Cedar St. and E. McKinley Hwy (US 20). Located on a busy corner surrounded by commercial businesses serving the surrounding neighborhoods, it is less than 1 mile from the Grape Rd./Main St. retail corridor and SR 331, and less than 5 miles from South Bend. South Bend is the 4th largest city in Indiana, serves as an economic and cultural hub of Northern Indiana and is home to the highly ranked University of Notre Dame.



2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNT
POPULATION	6,289	64,782	151,764	21,548 E. McKinley Hwy. 12,467 N Cedar St.
NUMBER OF HOUSEHOLDS	2,805	28,403	61,198	
AVERAGE HOUSEHOLD INCOME	\$61,912	\$58,525	\$72,290	

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