



# 4347 Grape Rd.

Mishawaka, IN 46545

**SALE PRICE**

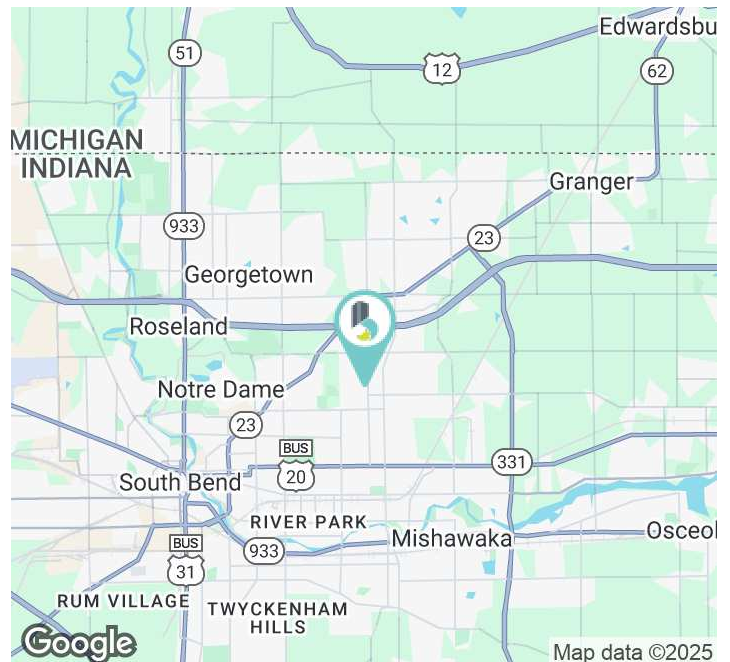
**\$599,000**

Lot Size:

3.34 Acres

## Property Highlights

- Approximately 1.3 usable acres of land ready for development on high-traffic Grape Rd
- Zoned C-1 (Mishawaka), allowing for myriad commercial uses
- Entrance drive in-place on north end of property
- Site can accommodate up to an 8,000 square foot building



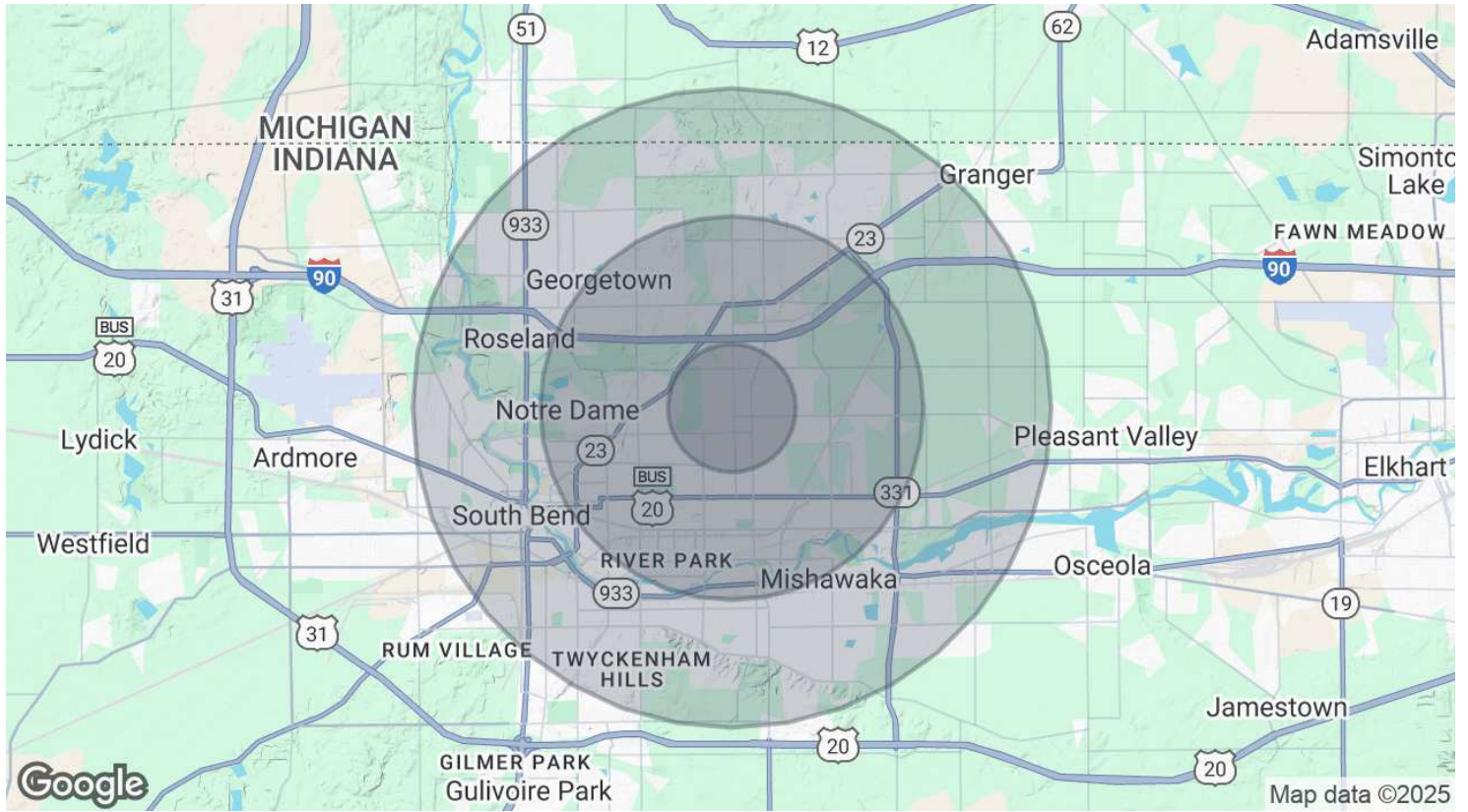
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**Population**

**1 Mile**

**3 Miles**

**5 Miles**

Total Population	8,511	69,503	162,144
Average Age	33.6	35.4	35.3
Average Age (Male)	34.4	34.2	34.3
Average Age (Female)	34.1	36.8	36.7

**Households & Income**

**1 Mile**

**3 Miles**

**5 Miles**

Total Households	4,295	28,937	61,499
# of Persons per HH	2.0	2.4	2.6
Average HH Income	\$39,917	\$54,295	\$60,954
Average House Value	\$115,856	\$141,523	\$162,826

2020 American Community Survey (ACS)