

LAND FOR SALE

2807 Lincolnway W. | Mishawaka, IN 46544



Close to Indiana University South Bend Campus, 319' Frontage

- Land:** 1 Acre
- Zoning:** C-1 and C-4
- Frontage:** 319' on Lincolnway West
- Utilities:** Municipal Sewer & Water
- List Price:** \$300,000

Details:

Located footsteps away from Indiana University South Bend and campus housing on the south east corner of Lincolnway West and Ironwood, caddy-corner from the Walgreen's development (former Don Medow site) and across the street from the new Dollar General development. Property is located on a high traffic (22,636 cars a day) commercial corridor with new development taking place. Property zoned C-1 and C-4, municipal utilities which allows for a broad range of commercial retail uses.

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200 N. Church St., Suite 200, Mishawaka, IN 46544

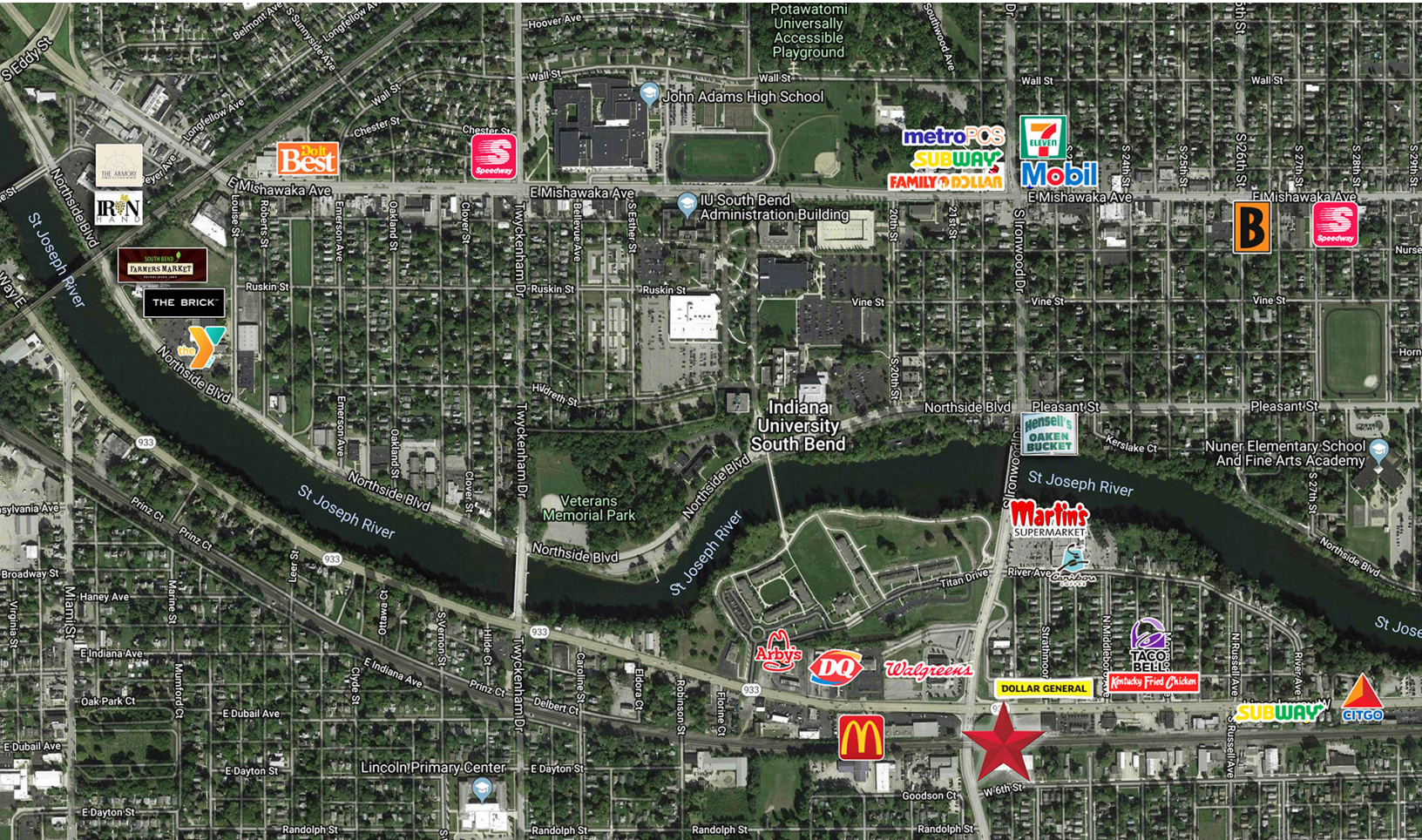
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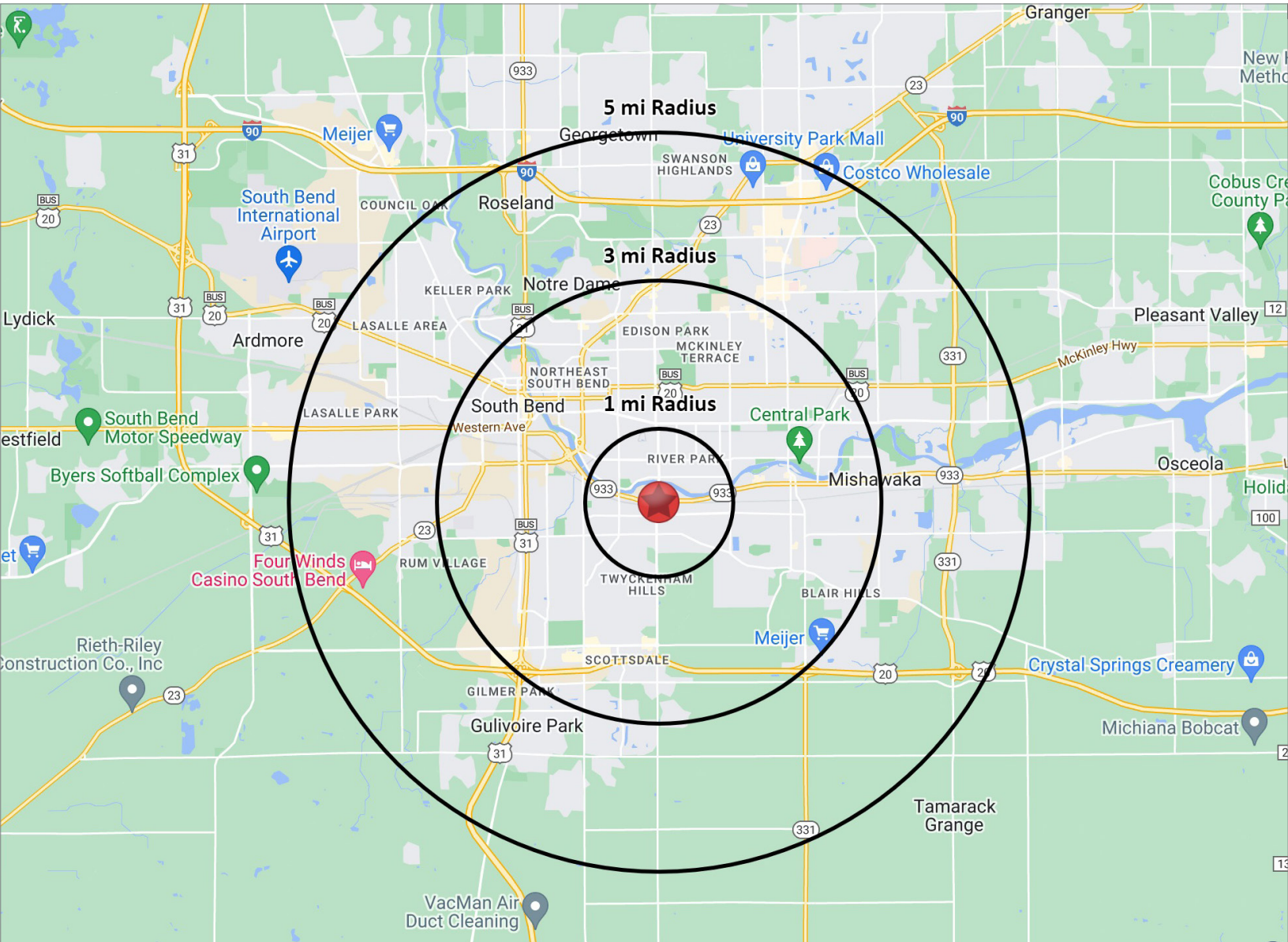
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Senior Broker

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- Located on the border of South Bend and Mishawaka, near IUSB and new IUSB campus housing, south of St. Joseph River.
- High traffic retail corridor with 20,000+ vehicles passing daily on Ironwood Drive and 12,800+ vehicles on Lincolnway.





POPULATION

1 MILE	14,367
3 MILE	91,565
5 MILE	171,879



NUMBER OF HOUSEHOLDS

1 MILE	5,827
3 MILE	39,790
5 MILE	69,341



AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,084
3 MILE	\$76,042
5 MILE	\$81,472



MEDIAN HOME VALUE

1 MILE	120,227
3 MILE	148,141
5 MILE	152,263