

# COMMERCIAL LAND FOR SALE

1509 S. Michigan Street | South Bend, IN 46613



## 0.52 Acres Available in High Traffic Commercial Corridor

Land:	0.52 Acres (138'x165')
Frontage:	138' On South Michigan
Utilities:	Municipal
Zoning:	NC - Neighborhood Center
List Price:	\$85,000

### Details:

This 0.52-acre commercial land parcel has 138' of frontage on South Michigan Street (US 31). It is zoned Mixed Use which allows for storefront retail, professional offices, medical and dental clinics, and restaurants.

Site is located just south of Ivy Tech, on the west side of the road. Traffic count is 12,158 cars daily on this one-way street that flows North to the downtown area. It is surrounded by other commercial / retail businesses and single-family residential.

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# NAI Cressy

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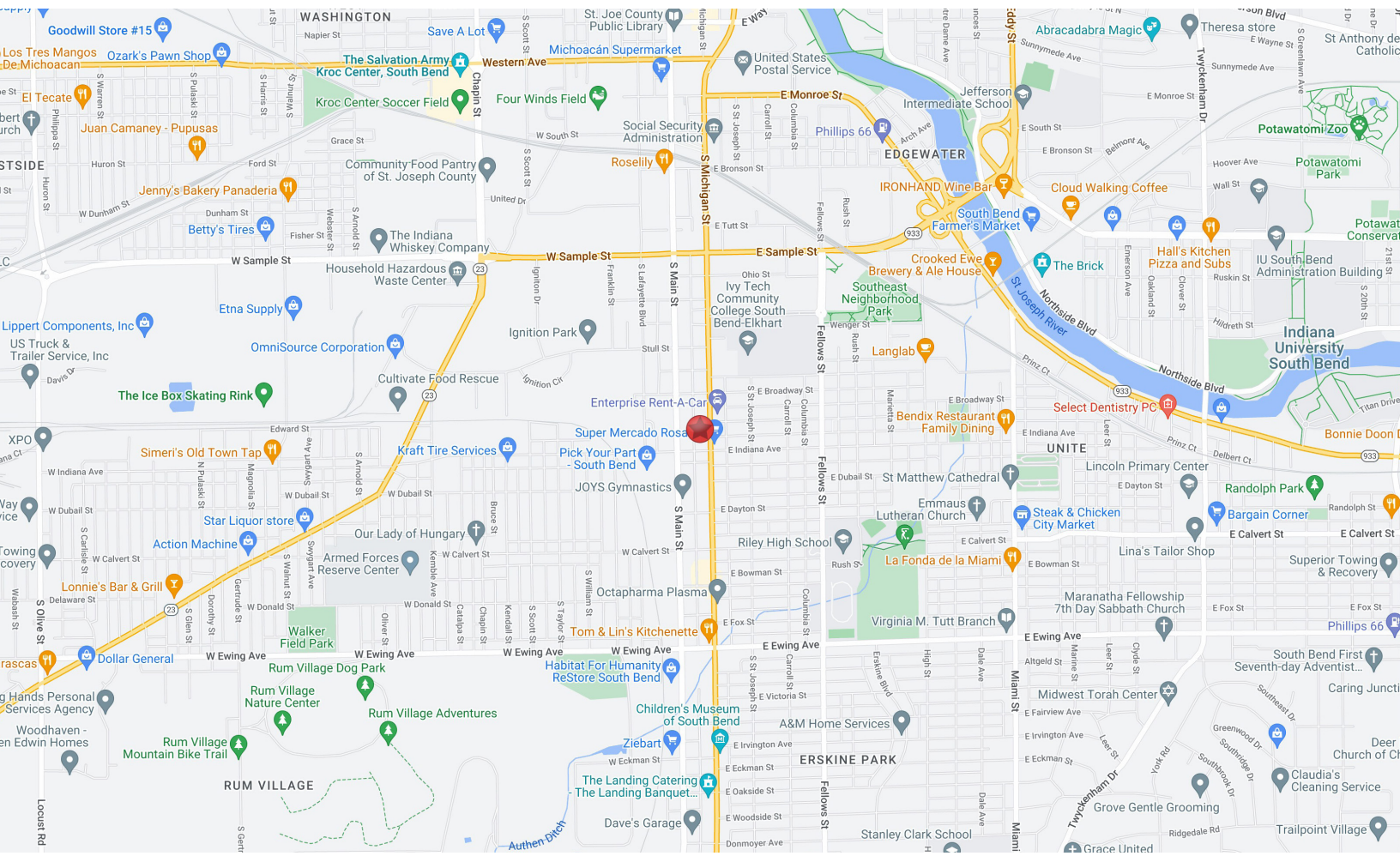
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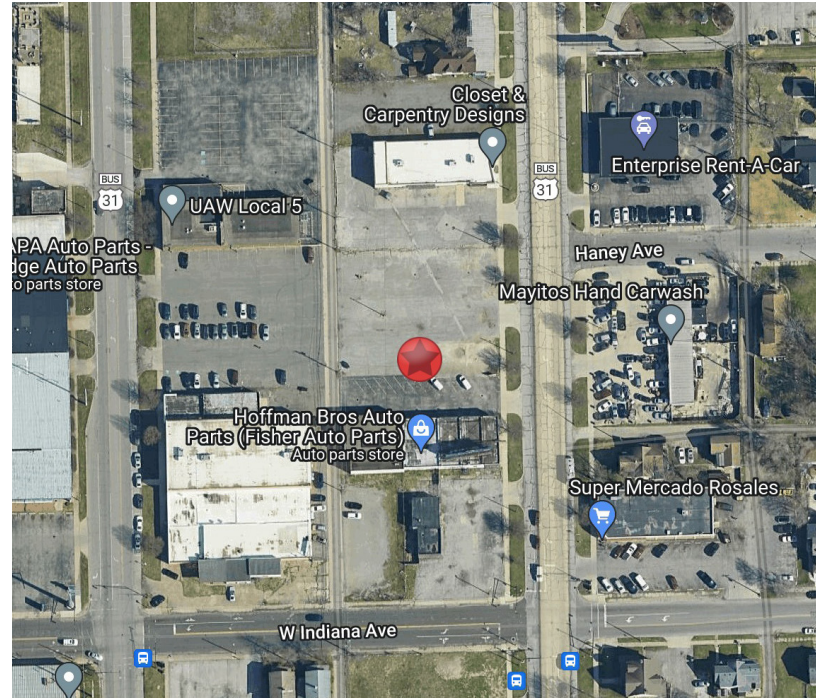
# LOCATION OVERVIEW

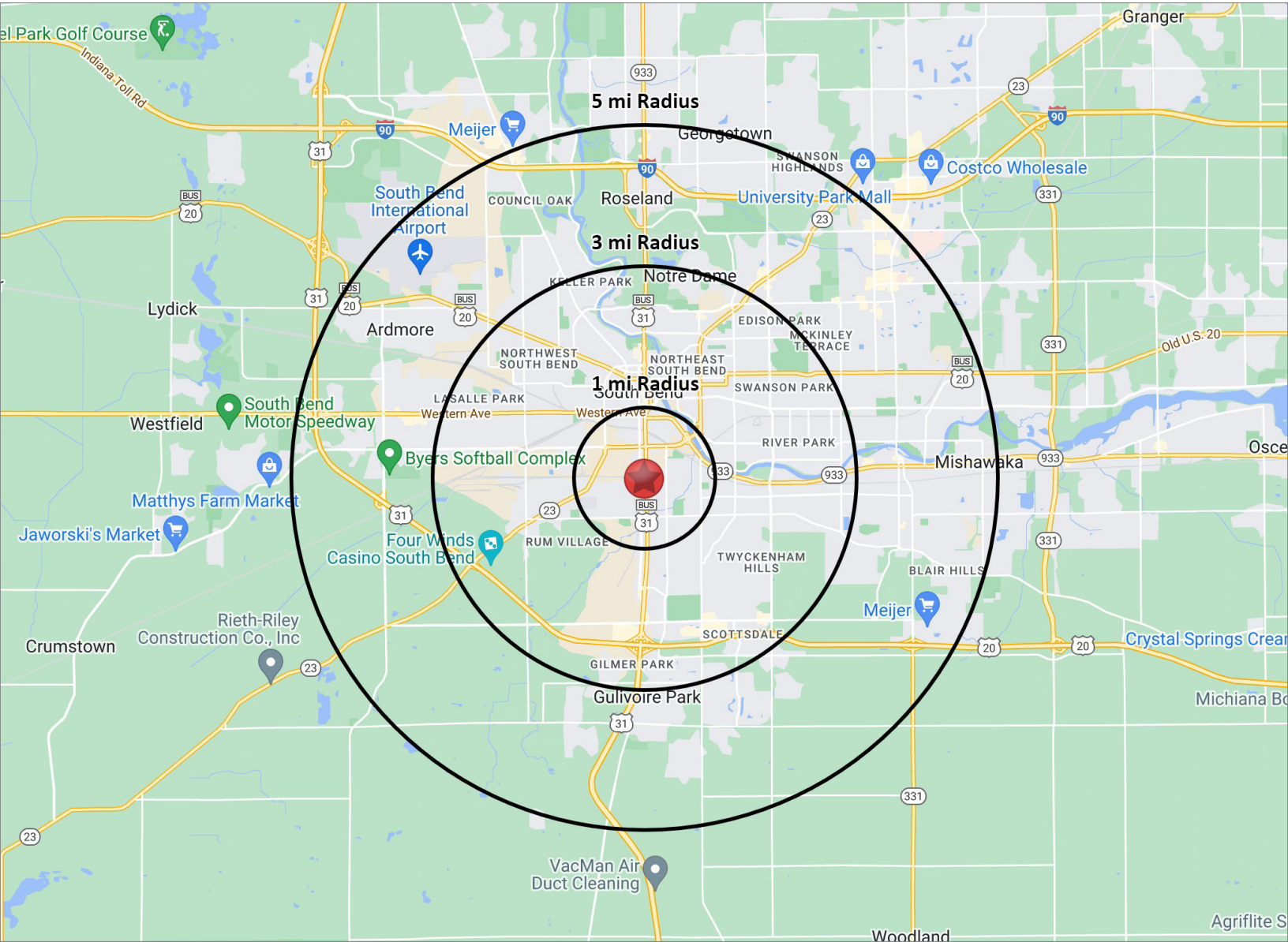
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- The property is located just south of the Downtown South Bend Central Business District, on the west side of the road.
- Traffic count is 22,800 cars daily. It is surrounded by other commercial /retail businesses and single-family residential.
- Located only 2 miles north of the US 20/31 Bypass and the Erskine retail corridor.





## POPULATION

1 MILE	10,551
3 MILE	82,320
5 MILE	165,472



## NUMBER OF HOUSEHOLDS

1 MILE	3,842
3 MILE	33,061
5 MILE	66,074



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$54,085
3 MILE	\$79,277
5 MILE	\$75,251



## MEDIAN HOME VALUE

1 MILE	\$99,496
3 MILE	\$134,493
5 MILE	\$141,274