

LAND FOR SALE

College Ave. & US 33 | Goshen, IN 46526



Outlots Available 1.1 - 6.5 Acres at a Signalized, High Traffic Intersection

Land: 1.10 - 6.5 Acres
Zoning: Commercial
Frontage: 1,100'
List Price: \$600,000 / Acre

Details:

Approximately 6.5 acres total with ability to divide into smaller outlots. High visibility location on Goshen's busy south side. Entire site may be purchased or smaller outlots could be available ranging from as small as 1.10 acres. Utilities located along US 33. New commercial PUD will provide for most retail/restaurant/service types of uses. Excellent opportunity for QSR, financial, medical, small shop retail.

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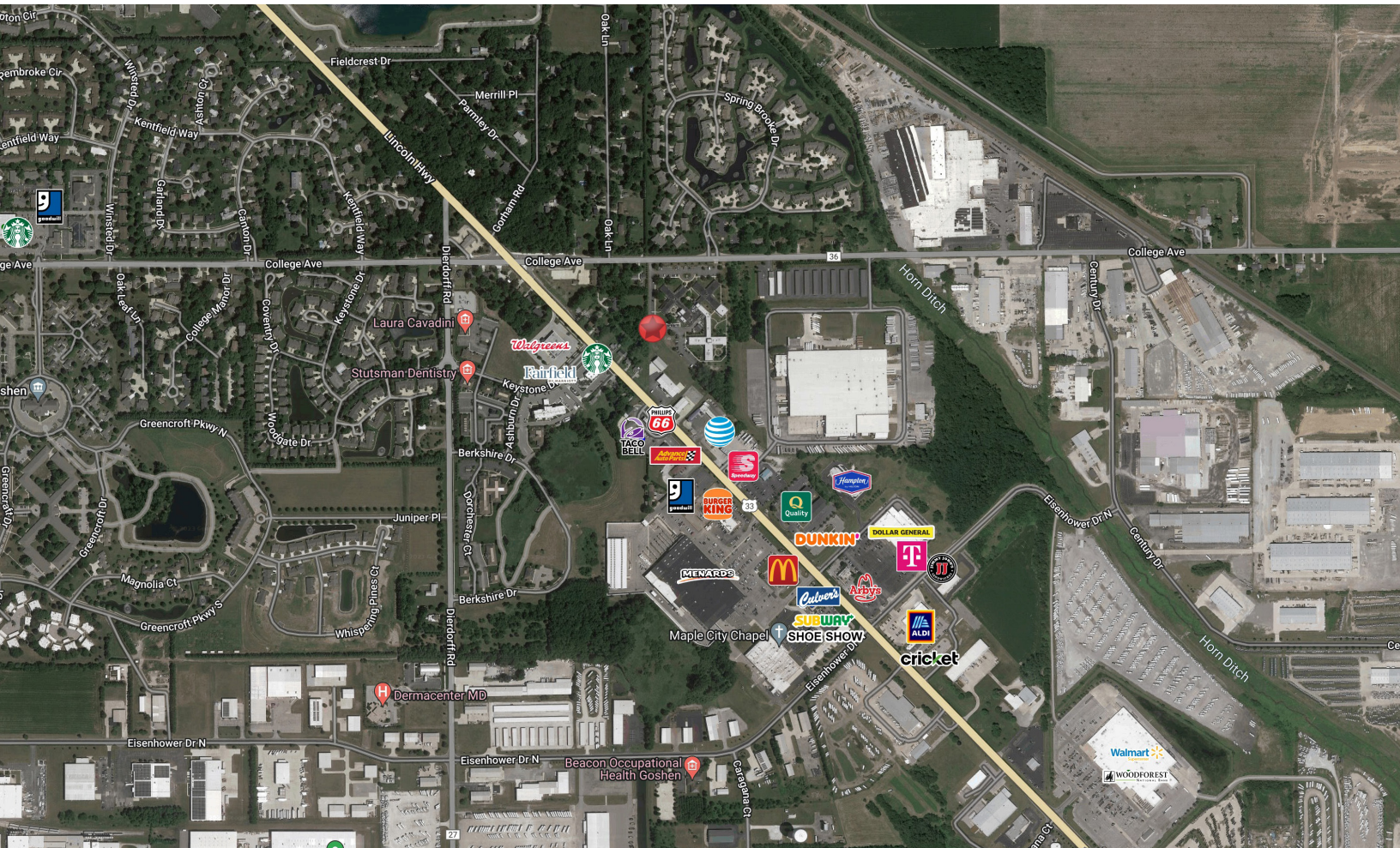
200 N. Church St., Suite 200, Mishawaka, IN 46544

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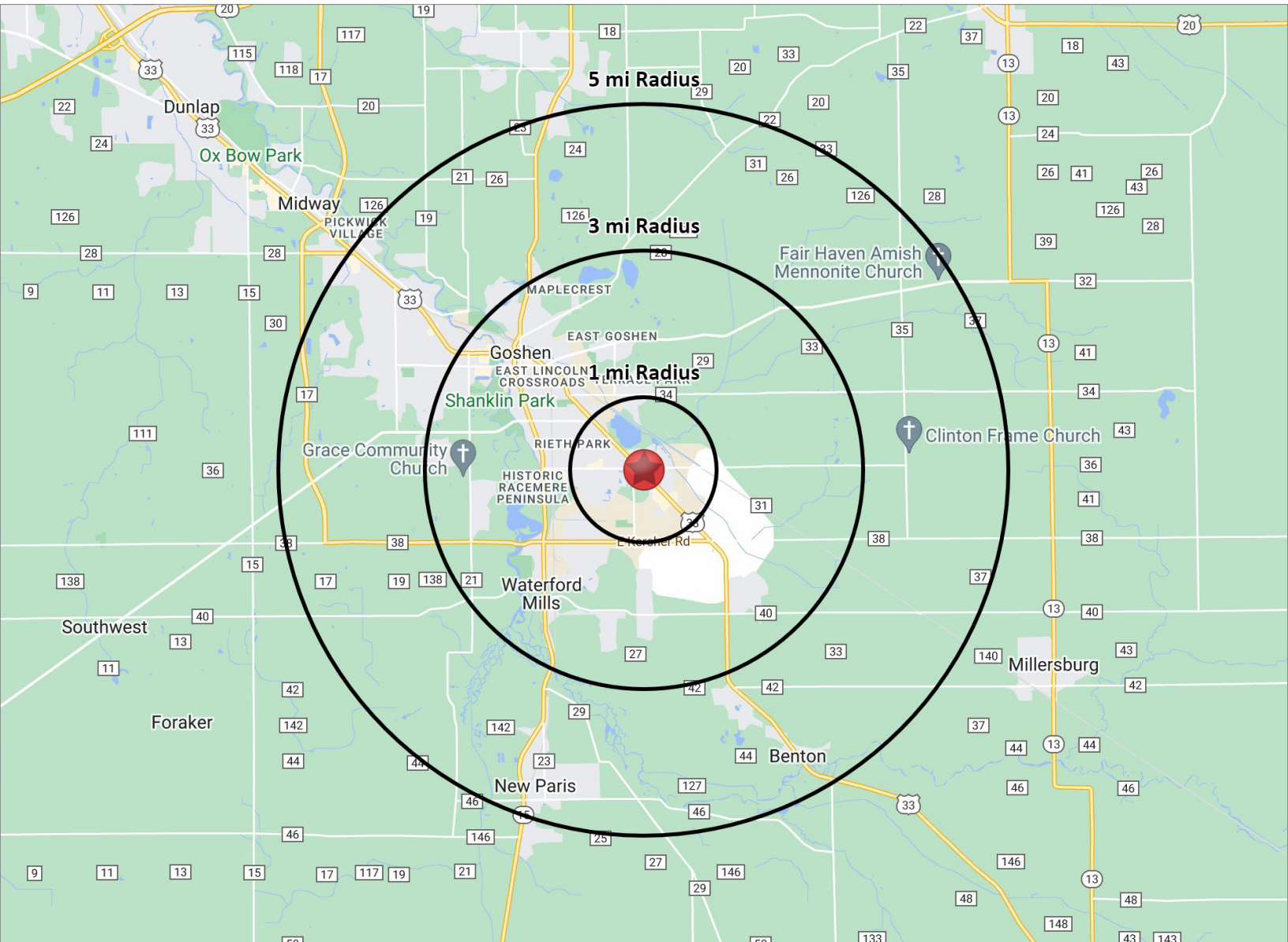
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- Located at the primary intersection of College & US 33 on Goshen's south side. Fully signaled intersection with access planned for both US 33 & College Ave.
- Area retailers & restaurants include Walgreens, Wal Mart, Menards, Martin's Super Market, Culver's, Starbuck's, McDonald's, Taco Bell & many others. Goshen Hospital & Goshen College approximately 1.25 miles to the east.
- Average daily traffic count on US 33 ~18,000.





POPULATION

1 MILE	4,138
3 MILE	24,829
5 MILE	44,760



NUMBER OF HOUSEHOLDS

1 MILE	1,997
3 MILE	9,330
5 MILE	16,087



AVERAGE HOUSEHOLD INCOME

1 MILE	\$67,795
3 MILE	\$80,410
5 MILE	\$82,914



MEDIAN HOME VALUE

1 MILE	\$180,458
3 MILE	\$172,258
5 MILE	\$184,651