

# LAND FOR SALE

1008 Lincolnway East | South Bend, IN 46601



## 2.31 Acres Across From the St. Joseph River and Minutes From the US 20/31 Bypass

### Details:

2.31 acres available for redevelopment. Great view of the Saint Joseph River. Municipal utilities.

Land: 2.31 Acres

Zoning: I- Industrial

List Price: \$375,000

[VIEW PROPERTY ONLINE](#)

# NAI Cressy

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200 N. Church Street, Suite 200 | Mishawaka, IN 46544

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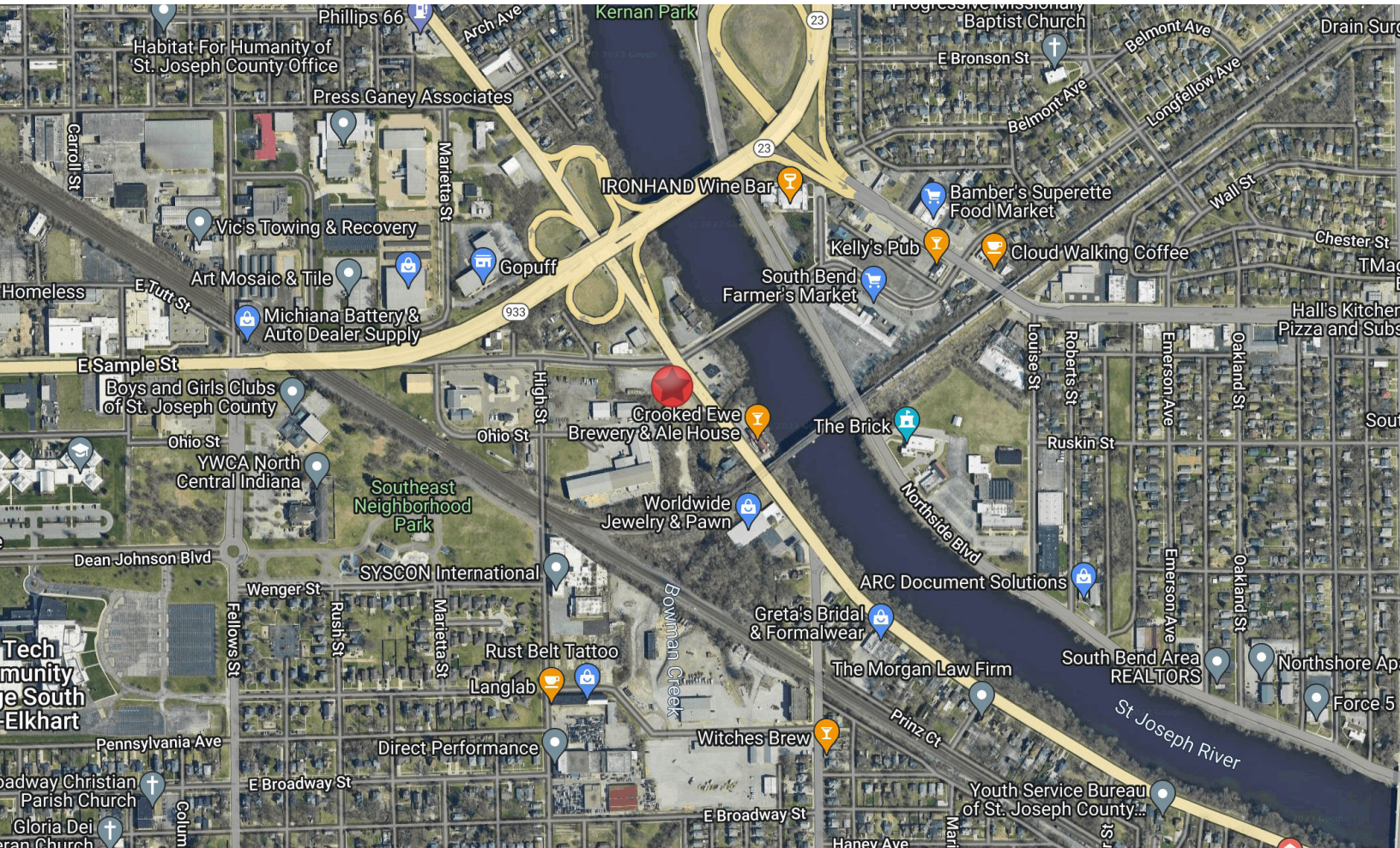
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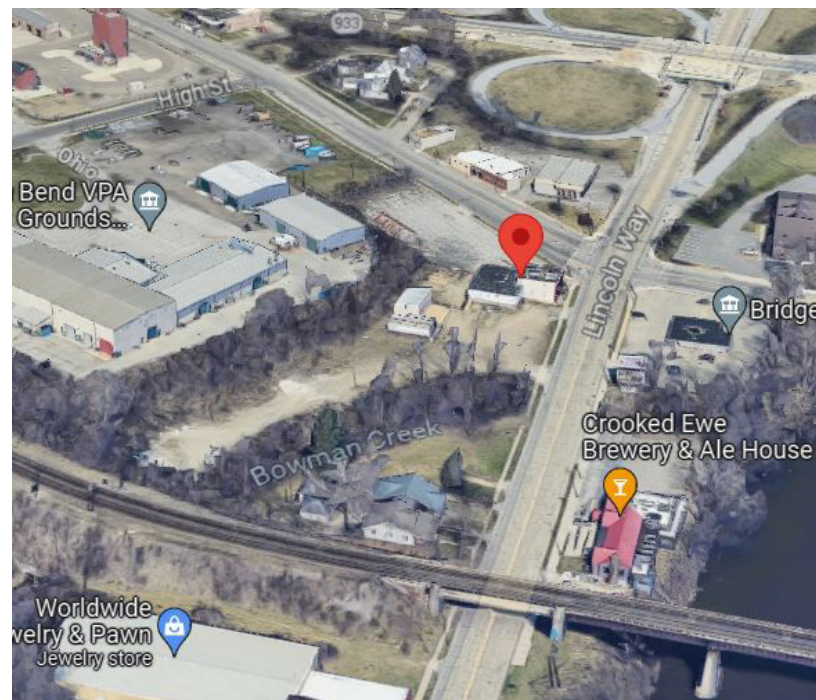
# LOCATION OVERVIEW

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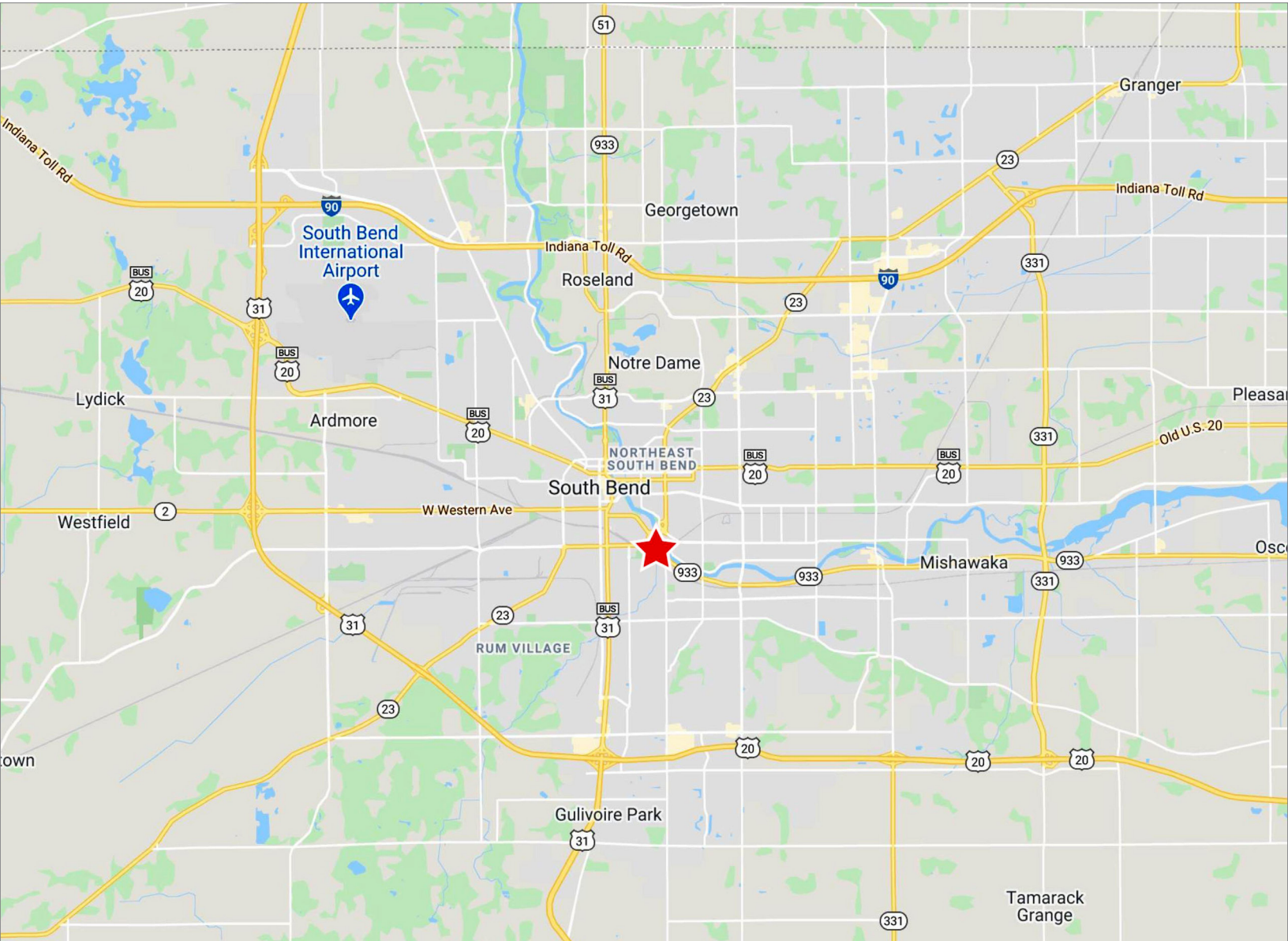


- This property is centrally located at the corner of Lincolnway E (SR 933) and Sample St. just southeast of downtown South Bend directly across from the St. Joseph River.
- It's strategic location provides easy access to major thoroughfares: 3.5 miles to the US 20/31 Bypass and 4.5 miles to the I-80/90 Toll Road.



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## POPULATION

1 MILE	10,477
3 MILE	98,747
5 MILE	177,218



## NUMBER OF HOUSEHOLDS

1 MILE	4,094
3 MILE	37,767
5 MILE	71,564



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$78,646
3 MILE	\$75,825
5 MILE	\$77,592



## MEDIAN HOME VALUE

1 MILE	\$134,651
3 MILE	\$134,751
5 MILE	\$143,972