

SALE



LAND

114 NORTH DIXIE WAY



114 NORTH DIXIE WAY, SOUTH BEND, IN 46637

PROPERTY OVERVIEW

This half-acre lot just south of the Holiday Inn on US-933 presents the opportunity for over 100' of frontage on high traffic US 933 at an intersection just minutes away from the University of Notre Dame and Saint Mary's College. The property is serviced by municipal water with the ability to draw sewer up from E Pendle St. The site is ideal for small drive-thru QSR concepts or compact retail shops

PROPERTY HIGHLIGHTS

- 0.5 acres of shovel-ready land along high-traffic US-933/N Dixie Way
- Located less than one mile from the University of Notre Dame, Holy Cross College, and St. Mary's College
- Close proximity to planned Notre Dame mixed-use developments
- Water runs along N Dixie Way with sewer at E Pendle St

SALE PRICE

\$325,000

Lot Size:	0.51 Acres
Zoning:	B-Business (County)
Traffic Counts:	20,049 AADT



BRADLEY COMPANY

112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

MATT WETZEL

Vice President
574.970.9006
mwetzel@bradleyco.com

BRENDAN BRADLEY

Broker
574.850.4927
bbradley@bradleyco.com



BRADLEYCO.COM



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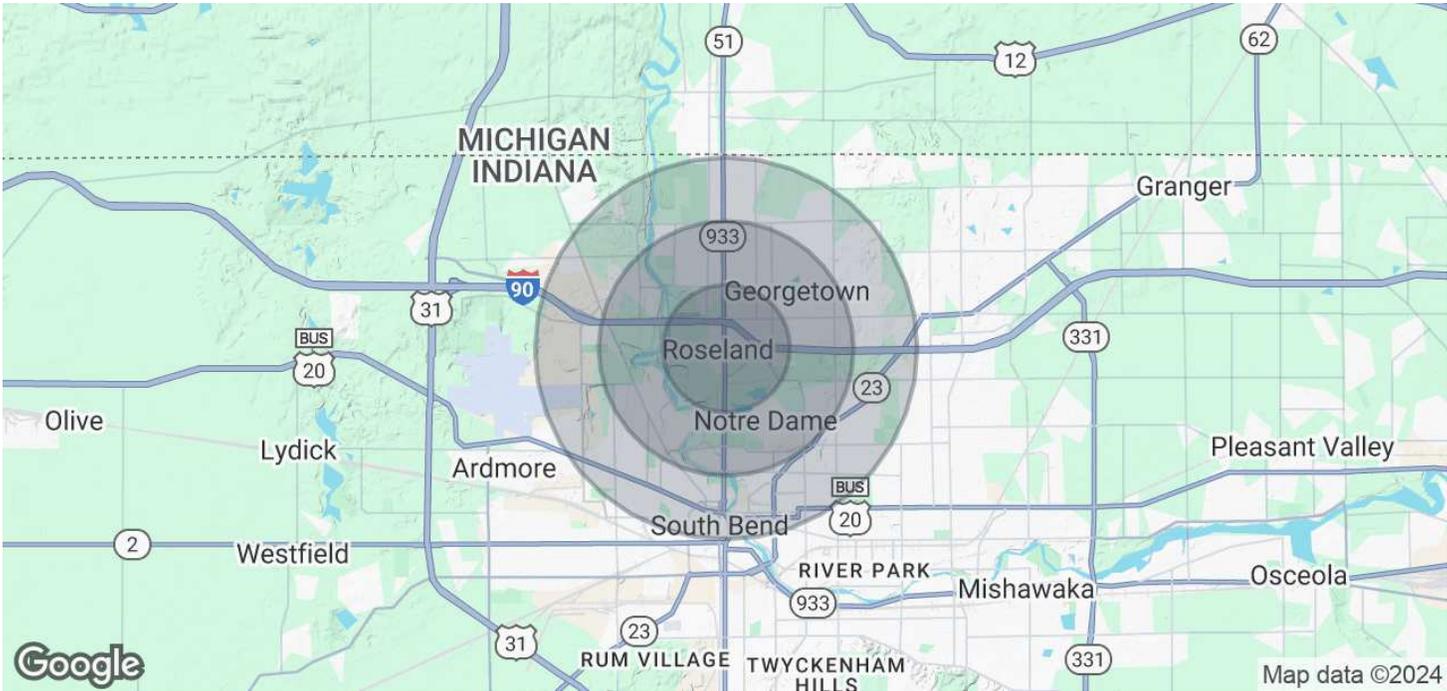


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,101	30,292	66,751
Average Age	30.1	33.6	35.2
Average Age (Male)	31.1	33.3	34.1
Average Age (Female)	30.9	34.7	37.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,473	11,420	28,667
# of Persons per HH	3.5	2.7	2.3
Average HH Income	\$64,481	\$71,036	\$63,610
Average House Value	\$118,905	\$117,719	\$122,355

2020 American Community Survey (ACS)

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