

For Sale

1.6 acres of shovel-ready land along high-traffic Lincoln Way W



3916 Lincoln Way W

South Bend, IN, 46628

Capitalize on this development opportunity in close proximity to the South Bend International Airport and the US 20 Bypass. With 1.6 acres available to develop, there is ample room for a variety of uses. Lincoln Way connects downtown South Bend with the interstate highway systems and sees traffic counts above 10,000 vehicles per day.

Highlights

- Zoning allows for variety of uses office, residential, restaurant, and day care
- Traffic counts in excess of 10,000 vehicles per day
- Great location near the South Bend International Airport
- Access to the US 20 Bypass

Sale Price	\$400,000
Lot Size	1.6 Acres
Zoning	Neighborhood Center
Traffic Counts	9,528 AADT (Lincoln Way W)
Utilities	Water & Sewer



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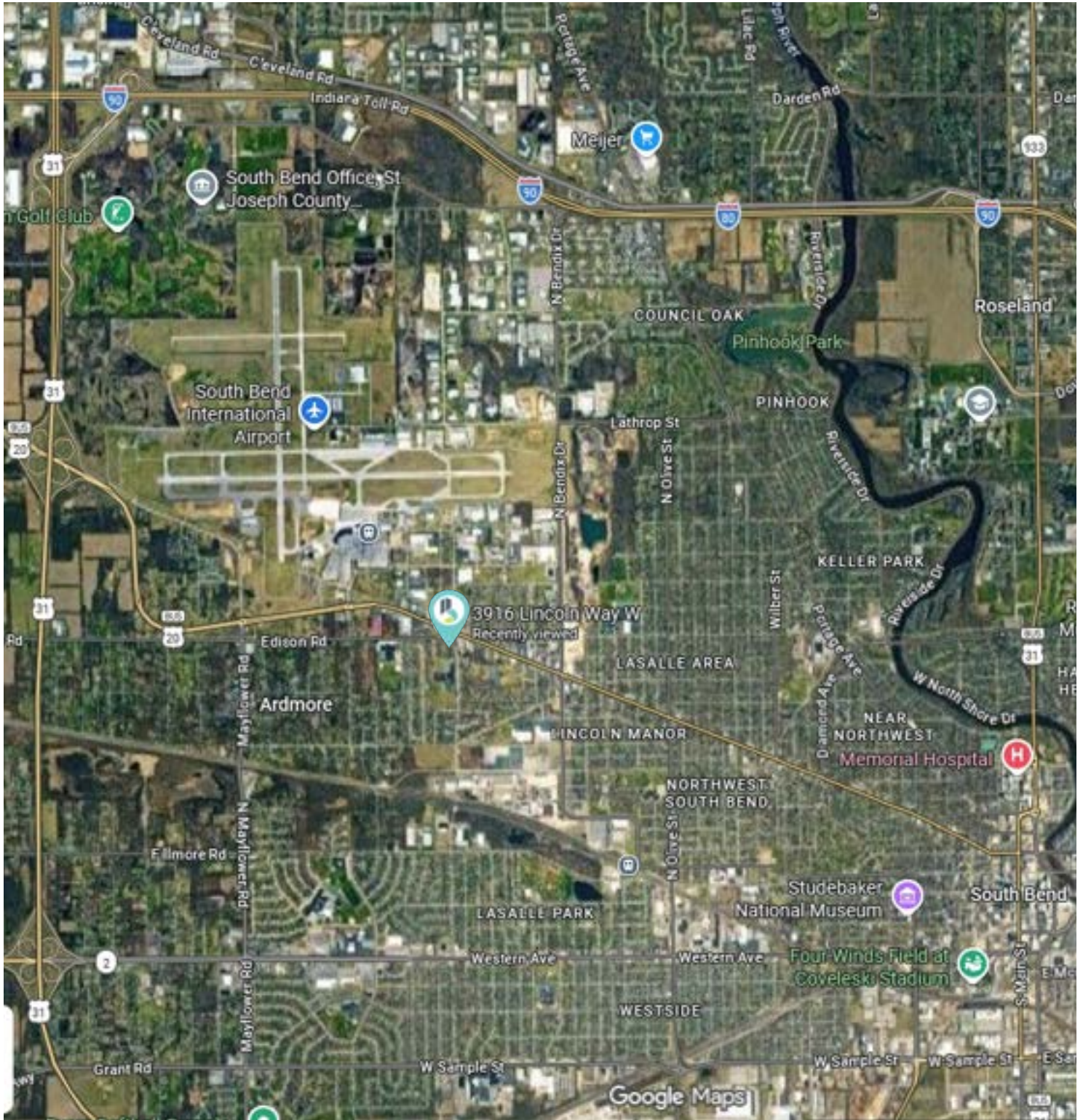
Retailer Map

3916 Lincoln Way W, South Bend, IN 46628



Regional Map

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Demographics

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Demographics

	1 Miles	3 Miles	5 Miles
Total Population	4,940	49,401	115,246
Average Age	33.3	34.3	33.6
Total Households	1,912	19,015	43,800
# of Persons per HH	2.57	2.48	2.4
Average HH Income	\$51,693	\$69,450	\$80,702