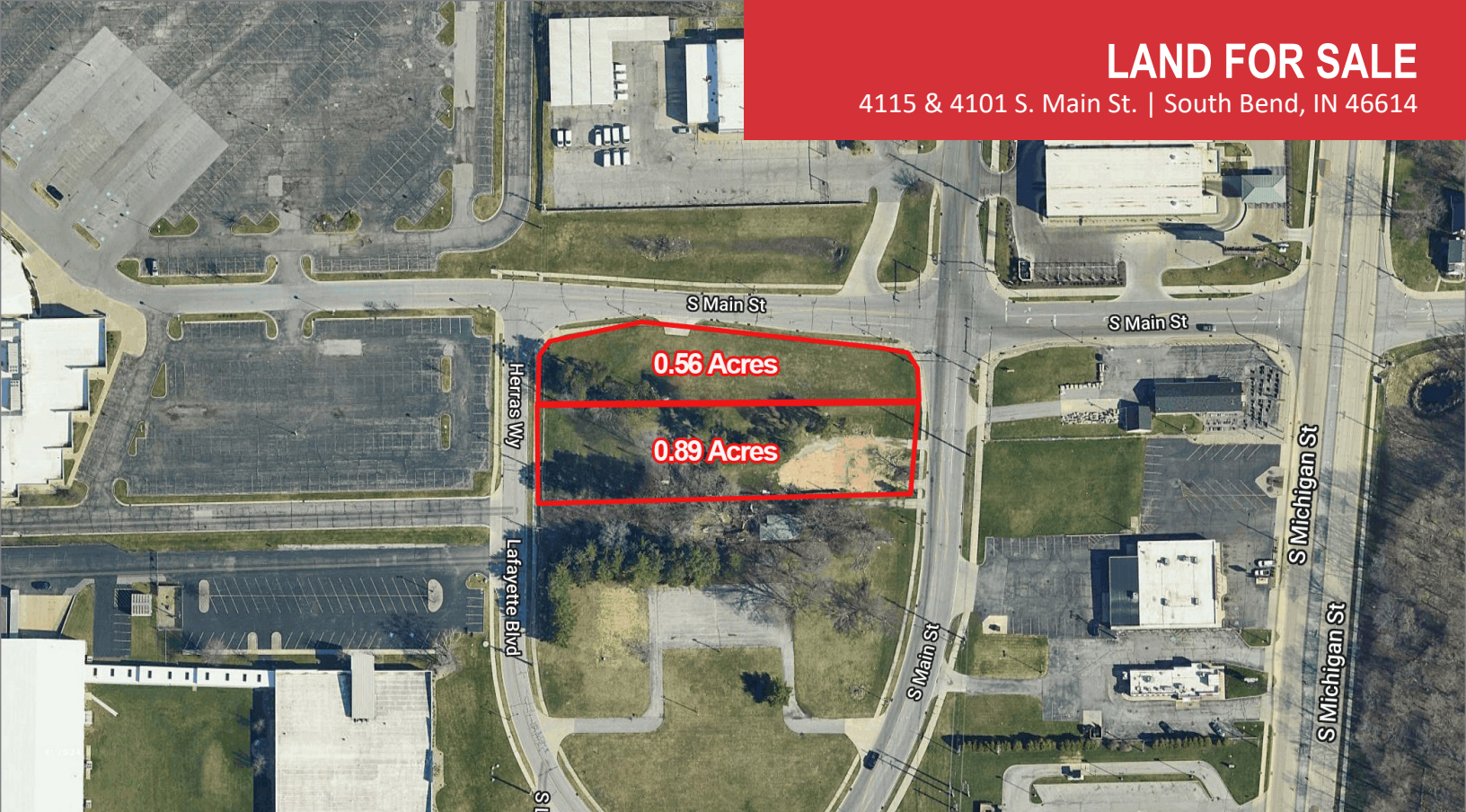


LAND FOR SALE

4115 & 4101 S. Main St. | South Bend, IN 46614



Land Ready for Development With Easy Access to the US 31/US 20 Bypass

Land: 4115 S. Main St. - 0.89 Acres
4101 S. Main St. - 0.56 Acres

Zoning: Suburban Neighborhood 1 (Based upon surrounding uses & zoning, rezone or use variance for subject likely supported.)

List Price: \$350,000

[VIEW PROPERTY ONLINE](#)

Details:

There are two parcels available on South Bend's south side totaling 1.45 acres. The property is located at the southwest corner of South Main Street and Barbie Street across from Showplace 16 and adjacent to the Chippewa Post Office. Access to the property is both on Main Street and Barbie Street. Property is located in the mix of multiple retail and restaurants. Ideal for your next venture with continual traffic flow and visibility.



NAI Cressy

P 574.271.4060 | F 574.271.4292 | CRESSY.COM
200 N. Church Street, Suite 200 | Mishawaka, IN 46544

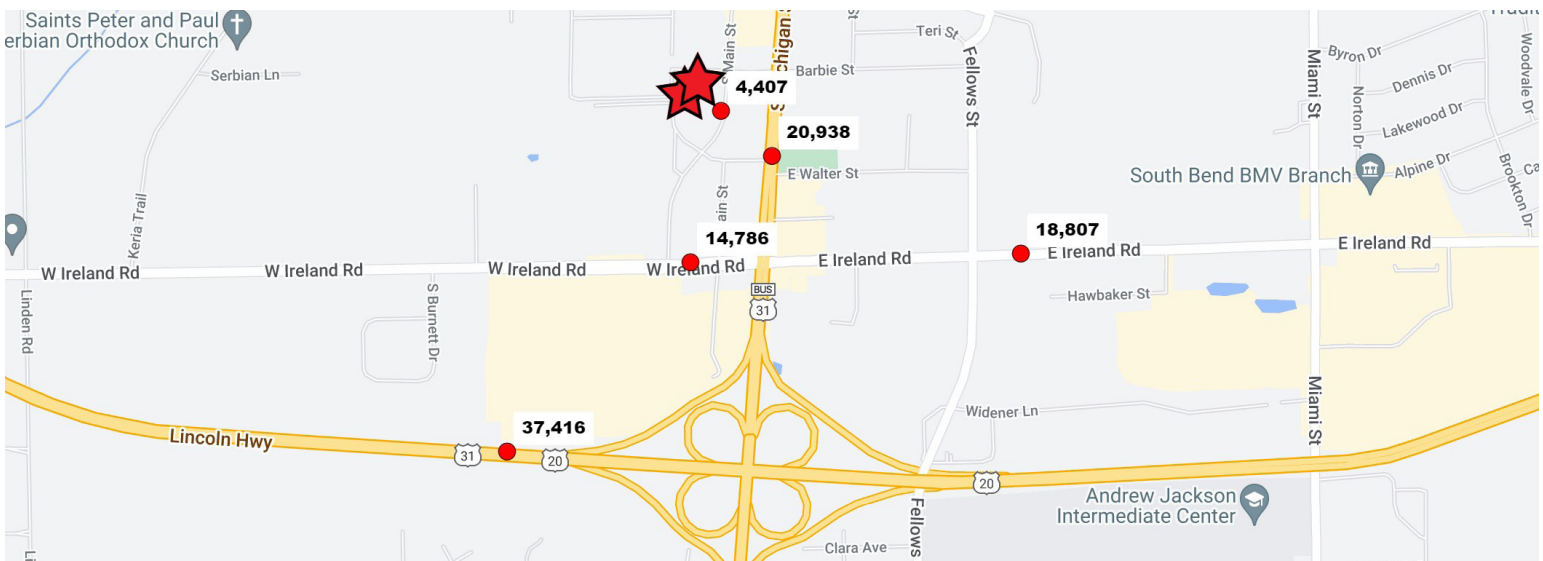
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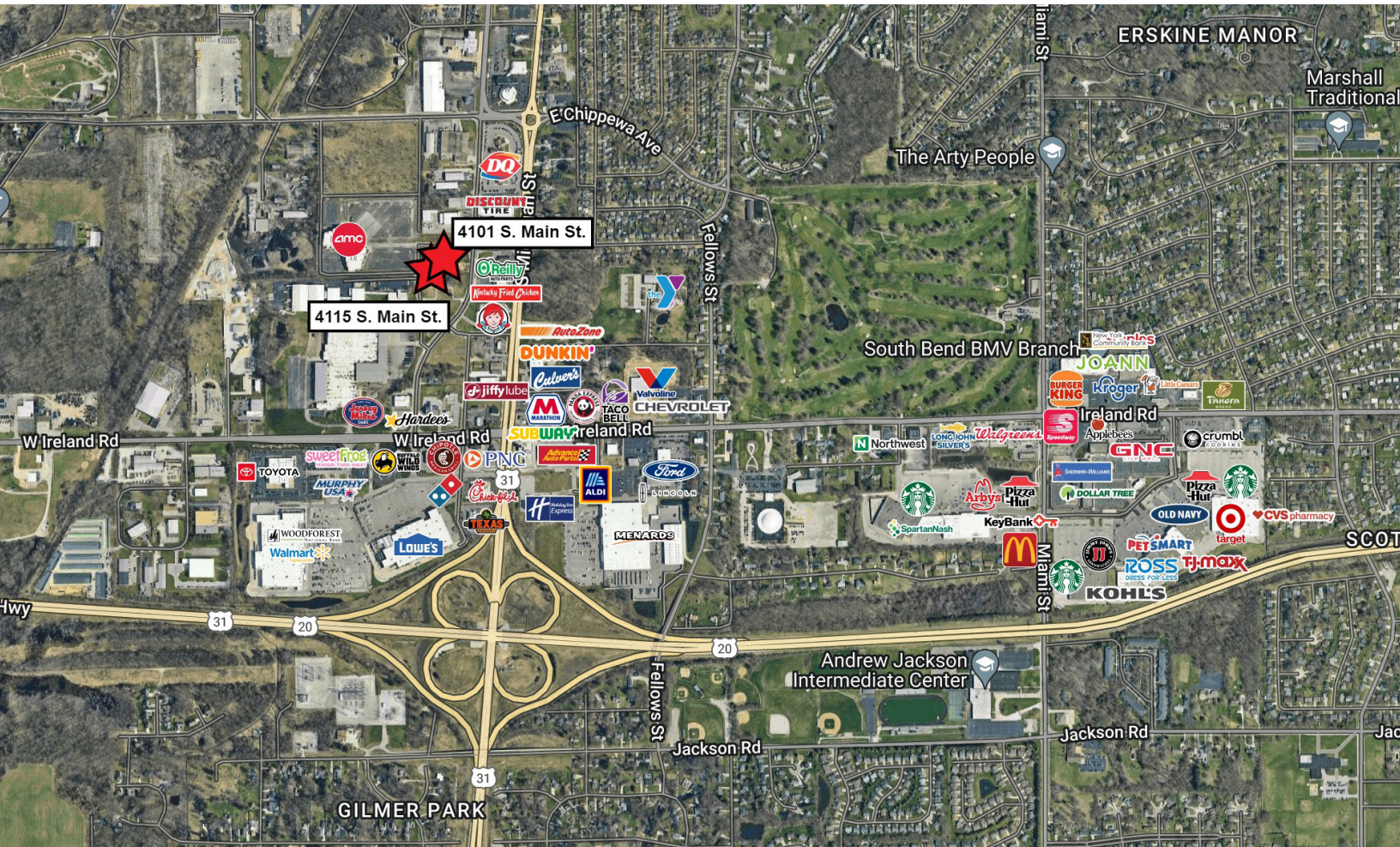
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Andrew Follman, CCIM
Managing Broker, NAI Business Manager
D 317.566.5614 | C 317.294.3576 | afollman@cressy.com

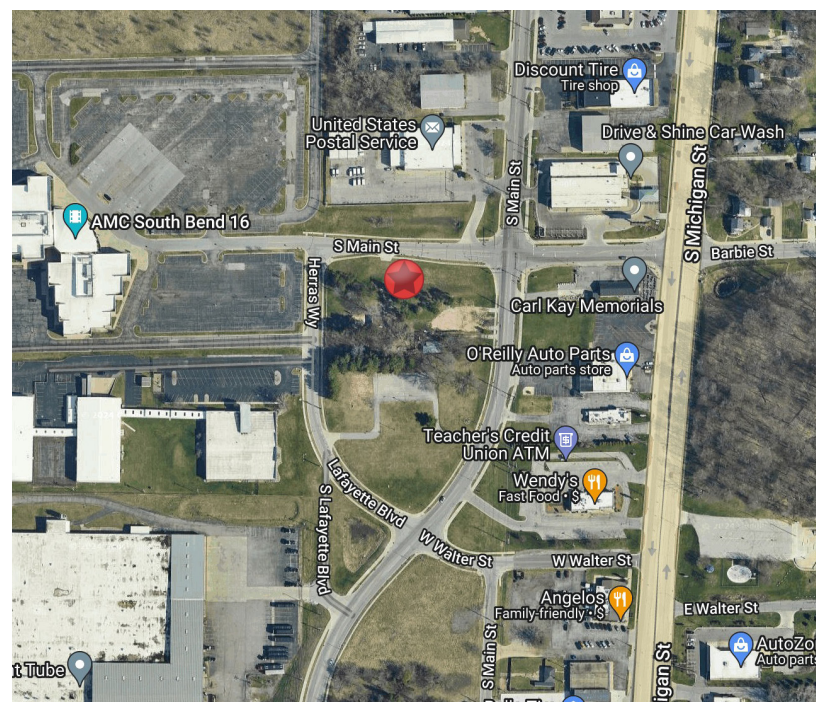
Luke Troyer,
Broker
D 317.566.5615 | ltroyer@cressy.com

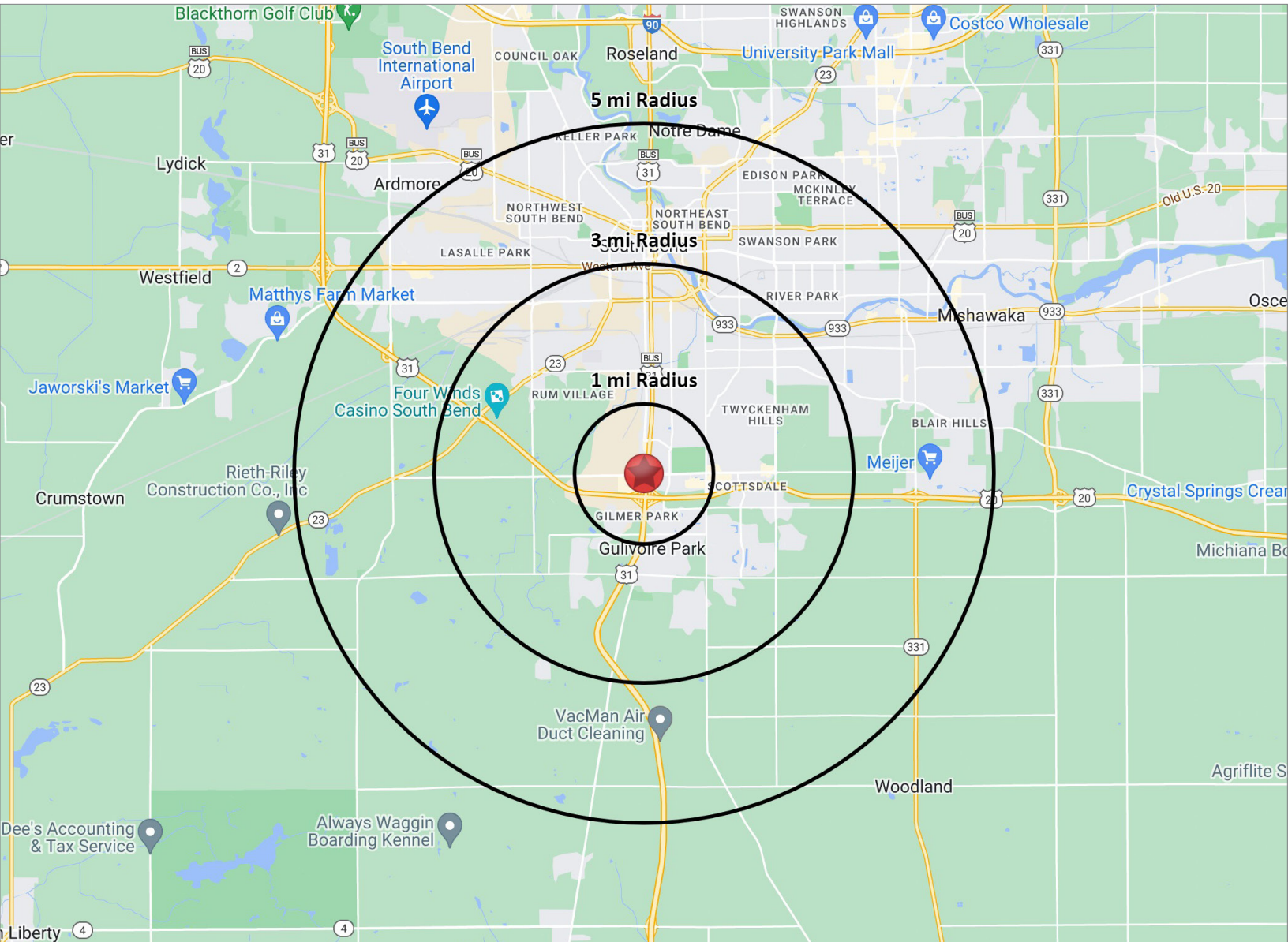
Sam Cressy,
Broker
scressy@cressy.com





- The property is located in a prime location just off a major thoroughfare, Main St., which serves as the primary retail trade area for the South Side of South Bend.
- It is within the Erskine Trade Area which is anchored by national retailers and restaurants such as Lowe's, Chipotle, Chick-Fil-A and many more.
- Located at the Northwest quadrant of the US 31 / US 20 intersection.





POPULATION

1 MILE	3,972
3 MILE	44,928
5 MILE	126,799



NUMBER OF HOUSEHOLDS

1 MILE	1,705
3 MILE	18,255
5 MILE	51,672



AVERAGE HOUSEHOLD INCOME

1 MILE	\$80,790
3 MILE	\$82,840
5 MILE	\$80,774



MEDIAN HOME VALUE

1 MILE	\$127,561
3 MILE	\$150,036
5 MILE	\$147,566