

LAND FOR SALE

2807 Lincolnway W. | Mishawaka, IN 46544



Close to Indiana University South Bend Campus, 319' Frontage

Land:	1 Acre
Zoning:	C-1 and C-4
Frontage:	319' on Lincolnway West
Utilities:	Municipal Sewer & Water
List Price:	\$284,900

Details:

Located footsteps away from Indiana University South Bend and campus housing on the south east corner of Lincolnway West and Ironwood, caddy-corner from the Walgreen's development (former Don Medow site) and across the street from the new Dollar General development. Property is located on a high traffic (22,636 cars a day) commercial corridor with new development taking place. Property zoned C-1 and C-4, municipal utilities which allows for a broad range of commercial retail uses.

[VIEW PROPERTY ONLINE](#)



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

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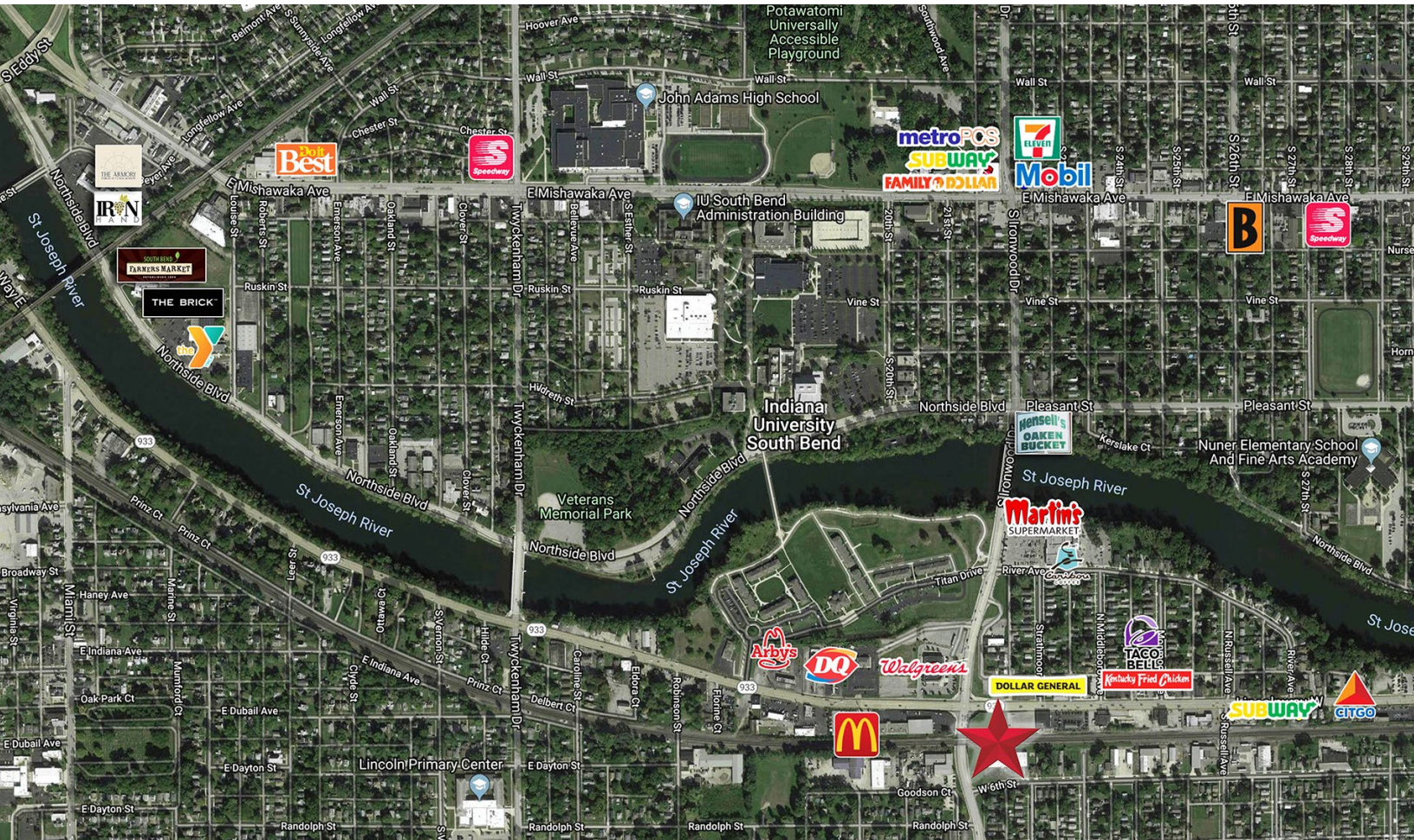
Roy Roelke
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LOCATION OVERVIEW

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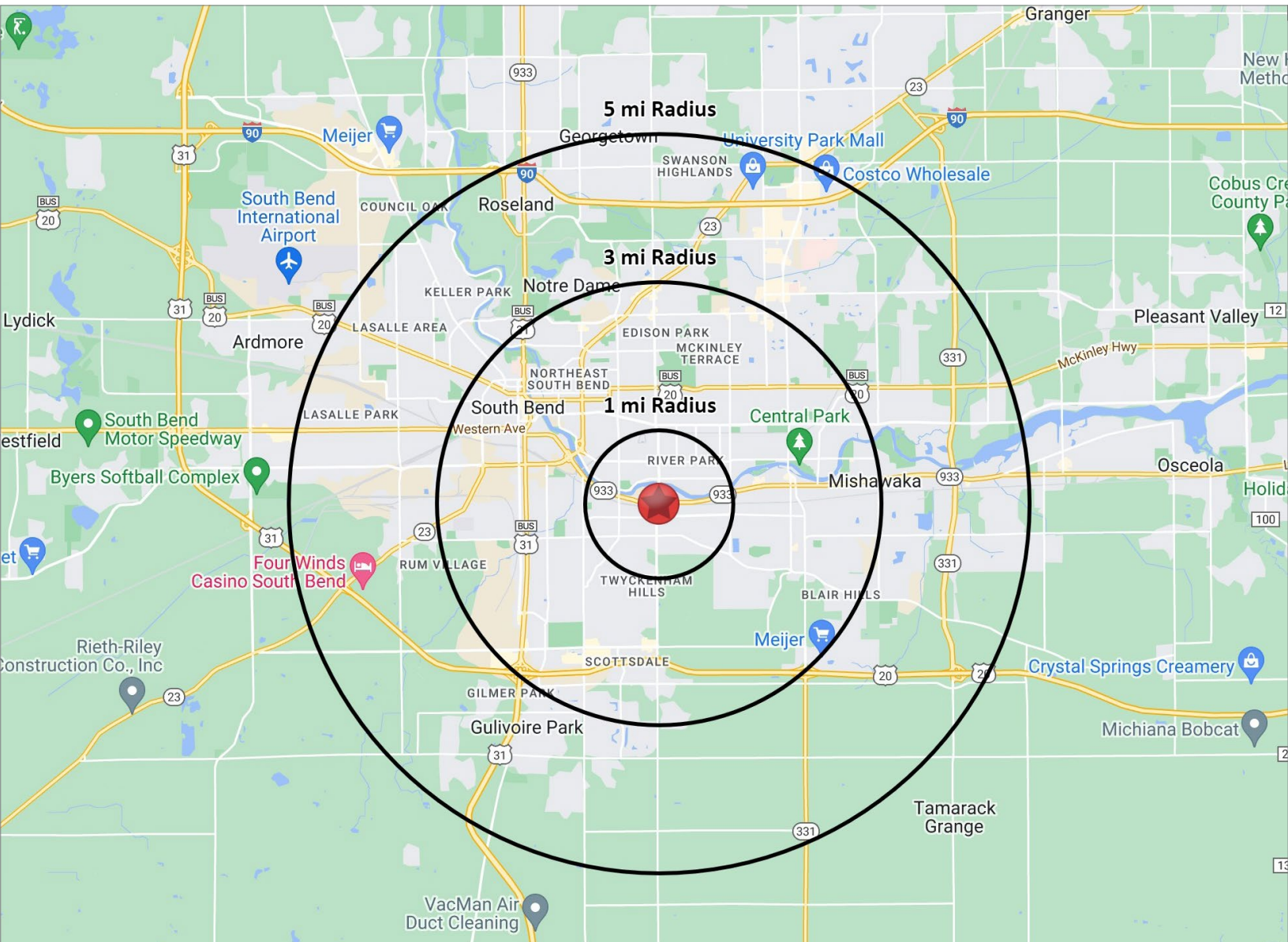
- Located on the border of South Bend and Mishawaka, near IUSB and new IUSB campus housing, south of St. Joseph River.
- High traffic retail corridor with 20,000+ vehicles passing daily on Ironwood Drive and 12,800+ vehicles on Lincolnway.



2026 DEMOGRAPHICS

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POPULATION

1 MILE	14,081
3 MILE	91,912
5 MILE	173,714



NUMBER OF HOUSEHOLDS

1 MILE	3,368
3 MILE	21,243
5 MILE	38,438



AVERAGE HOUSEHOLD INCOME

1 MILE	\$77,337
3 MILE	\$82,774
5 MILE	\$86,384



MEDIAN HOME VALUE

1 MILE	157,719
3 MILE	193,671
5 MILE	197,215



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