

SALE



LAND

3916 LINCOLN WAY W



3916 LINCOLN WAY W, SOUTH BEND, IN 46628

PROPERTY OVERVIEW

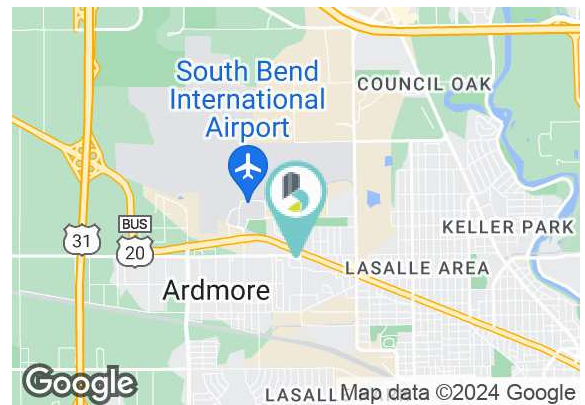
The Subject Property presents a great opportunity to acquire a shovel-ready development pad along the main thoroughfare between the US20/31 interchange and DTSB. Traffic coming from the South Bend International Airport and South Shore Line encounter this pad site within one mile of traveling east into South Bend. The Neighborhood Center zoning designation allows for myriad uses, particularly QSR and retail use.

PROPERTY HIGHLIGHTS

- 1.6 acres of shovel-ready land along high-traffic Lincoln Way W
- Located less than one mile from the South Bend Airport with opportunity to be the first QSR encountered approaching from the west
- Direct curb cut access and 325' of frontage off of Lincoln Way W
- Municipal utility access

SALE PRICE	\$400,000
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Lot Size:	1.6 Acres
Zoning:	Neighborhood Center
Traffic Counts:	9,528 AADT (Lincoln Way W)



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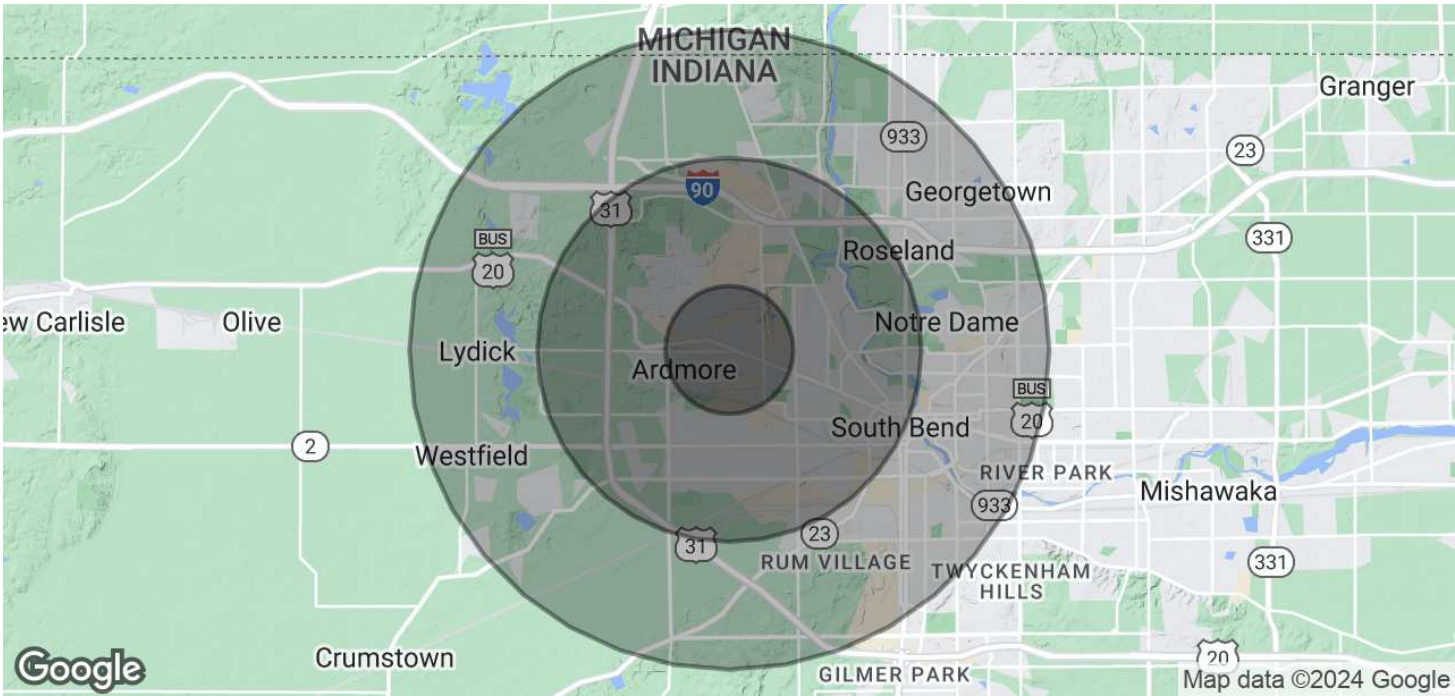


DEMOGRAPHICS MAP & REPORT

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,592	49,066	112,080
Average Age	36.0	33.9	35.7
Average Age (Male)	35.3	32.5	34.3
Average Age (Female)	37.2	36.0	37.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,178	20,756	47,648
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$36,431	\$48,451	\$57,158
Average House Value	\$67,235	\$83,244	\$104,962

2020 American Community Survey (ACS)

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