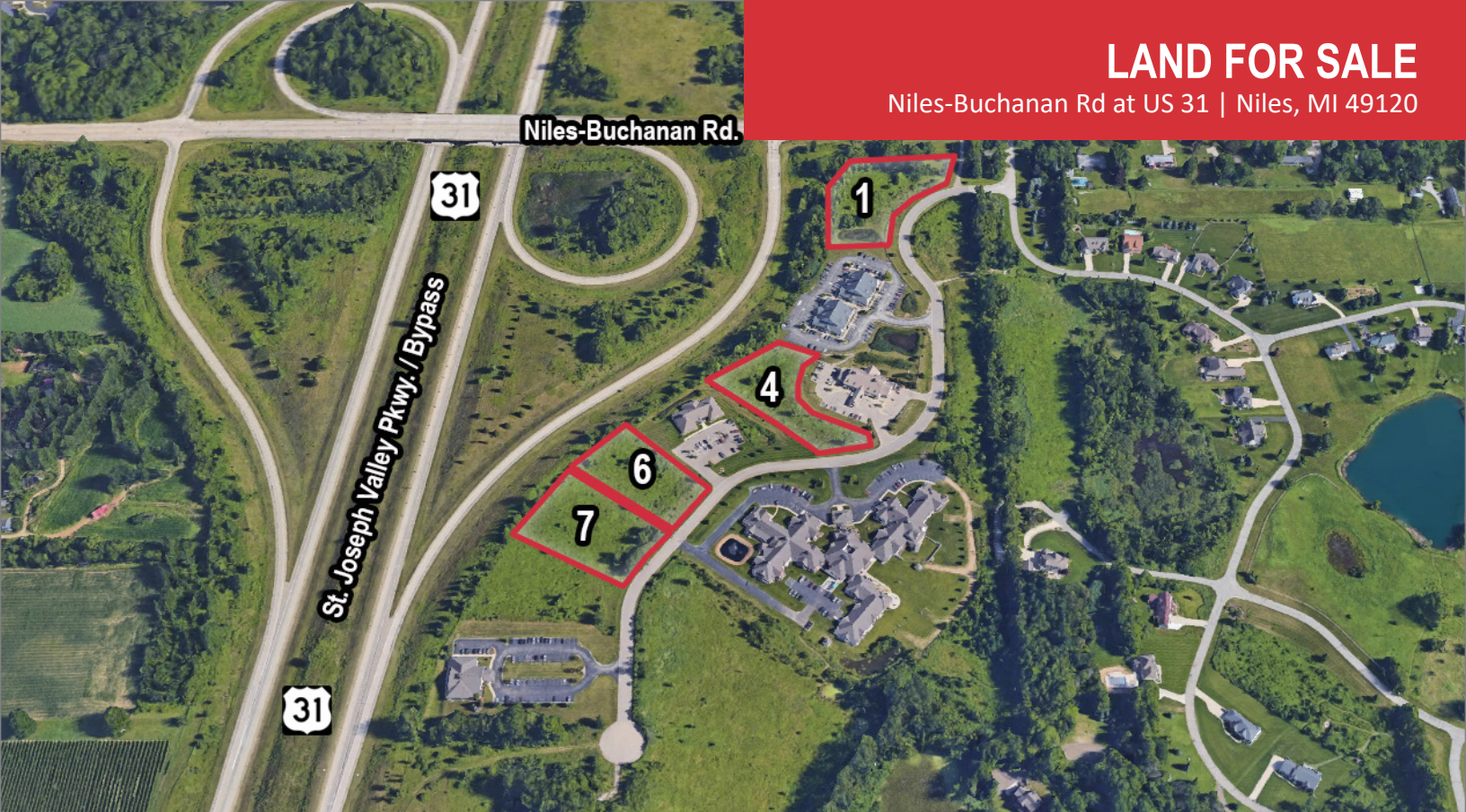


# LAND FOR SALE

Niles-Buchanan Rd at US 31 | Niles, MI 49120



## Longmeadow Commercial Lots in High End, Established Office and Medical Park - 1,000-6,000 SF Build-to-Suit Available

PARCEL	ACREAGE	RATE
LOT 1	2.564	\$325,000
LOT 4	1.894	\$150,000
LOT 6	1.500	\$135,000
LOT 7	1.500	\$135,000
BUILD-TO-SUIT RETAIL BUILDING	\$16.00 - \$18.00 PSF NNN	

[VIEW PROPERTY ONLINE](#)

### Details:

Commercial, office, medical, educational and retail lots ranging from 1.5 to 3 Acres contiguous in upscale Longmeadow planned mixed-use development and corporate park with PUD/Commercial zoning. Currently there are three buildings in the park owned by Lakeland Regional Medical Center including Bone and Joint Center, Family Practice, Rehab Center, Michigan Oncology Center and a 25 station Dialysis Center. There is an Eye Care Center (Great Lakes Eye Care), a law office and Woodland Terrace Assisted Living and Alzheimer's Center and Four Flags Family Dentistry as well as the upscale Longmeadow single family residential development.

The property has an additional 50 acres of open space for fishing, winter ice-skating, walking and bike trails, and community gardening. The site is serviced by well water and municipal sewer.

*The property is owned wholly or in part by a licensed real estate broker in the State of Michigan.*



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

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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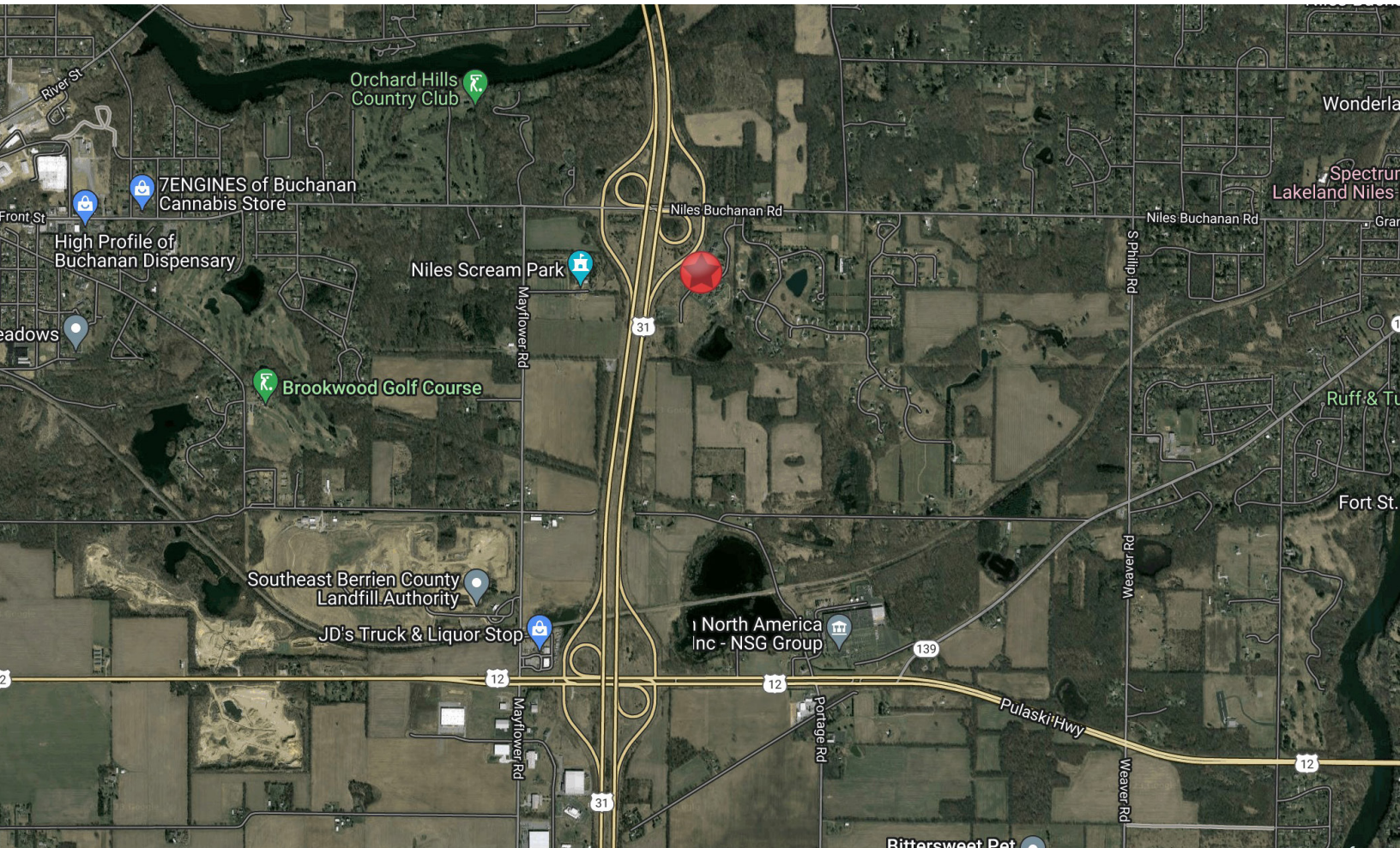
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# LOCATION OVERVIEW

# LAND FOR SALE

Niles-Buchanan Rd at US 31 | Niles, MI 49120

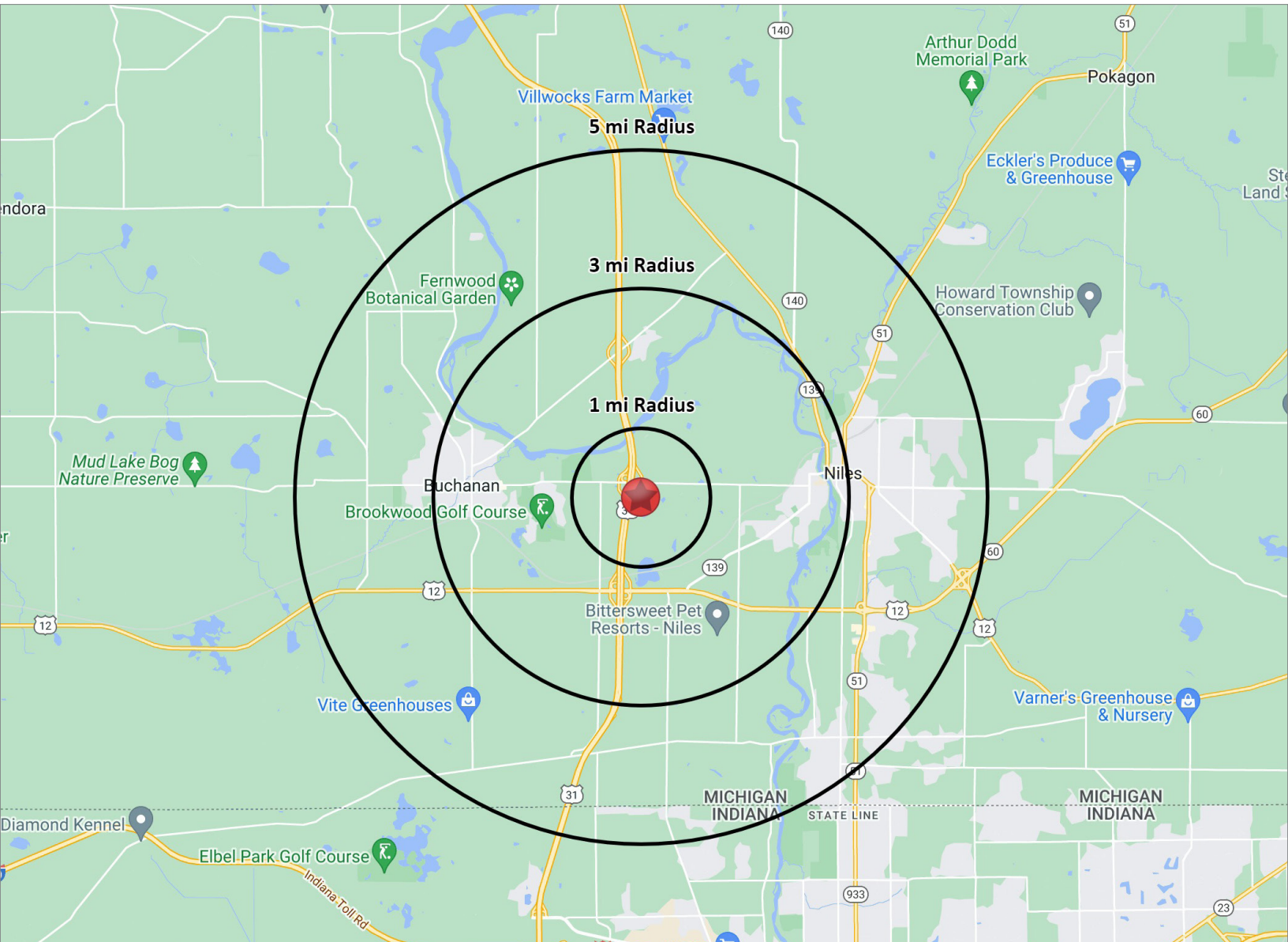


- Surrounded by rolling meadows, beautiful trees, ponds and wetlands, Longmeadow is an ideal location for corporate headquarters, satellite or regional offices. If you are thinking of building in Southwest Michigan consider this planned mixed-use development and corporate park.
- Longmeadow is designed as a community village where you can live and walk to work. The residential area of this multi-use project encompasses over 70 single family homes and villas with 50 additional lots ready for development.
- Longmeadow is conveniently located at the cloverleaf of the US 31/20 ByPass (17,204 cars per day) and Niles-Buchanan Road (7,336 cars per day) and just eight miles from the Indiana 80/90 Toll Road. Longmeadow is just 90 minutes from Chicago and is centrally located in southwestern Michigan.



**NAICressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

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## POPULATION

1 MILE	8,345
3 MILE	20,880
5 MILE	33,419



## NUMBER OF HOUSEHOLDS

1 MILE	3,595
3 MILE	8,849
5 MILE	14,001



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$62,317
3 MILE	\$79,618
5 MILE	\$85,383



## MEDIAN HOME VALUE

1 MILE	\$126,091
3 MILE	\$141,889
5 MILE	\$156,547