

SALE



RETAIL

202 NORTH DIXIE WAY



202 NORTH DIXIE WAY, ROSELAND, IN 46637

PROPERTY OVERVIEW

The 1938 square foot retail shop at 202 N Dixie Way presents the opportunity for a standalone building on highly trafficked IN-933 in close proximity to the University of Notre Dame, Saint Mary's College, Holy Cross College, and Downtown South Bend. This building was formerly a pet shop, and features open showroom, single restroom, breakroom, and closet areas.

PROPERTY HIGHLIGHTS

- Corner location on highly trafficked IN-933
- Dedicated pylon signage
- Surface parking lot
- Property is serviced by a sprinkler system

SALE PRICE

\$195,000

Building Size:	1,938 SF
Year Built:	1955
Lot Size:	0.22 Acres
Utilities:	Municipal water & sewer
Zoning:	B-Business (County)
Traffic Counts:	20,531 AADT (IN-933)



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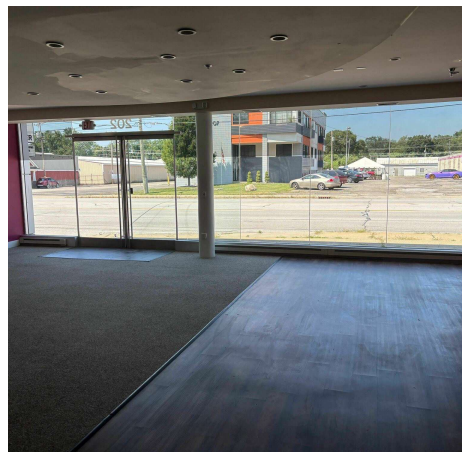
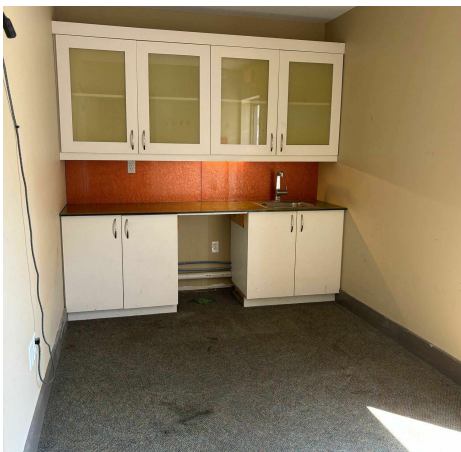
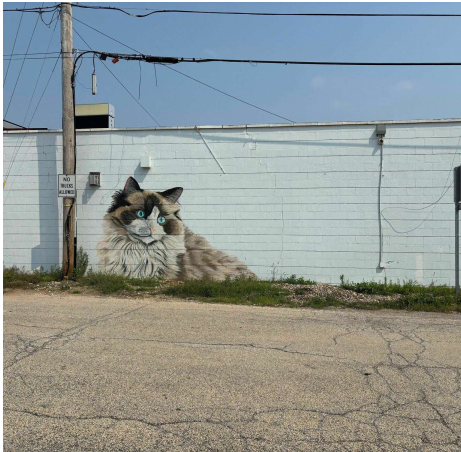


ADDITIONAL PHOTOS

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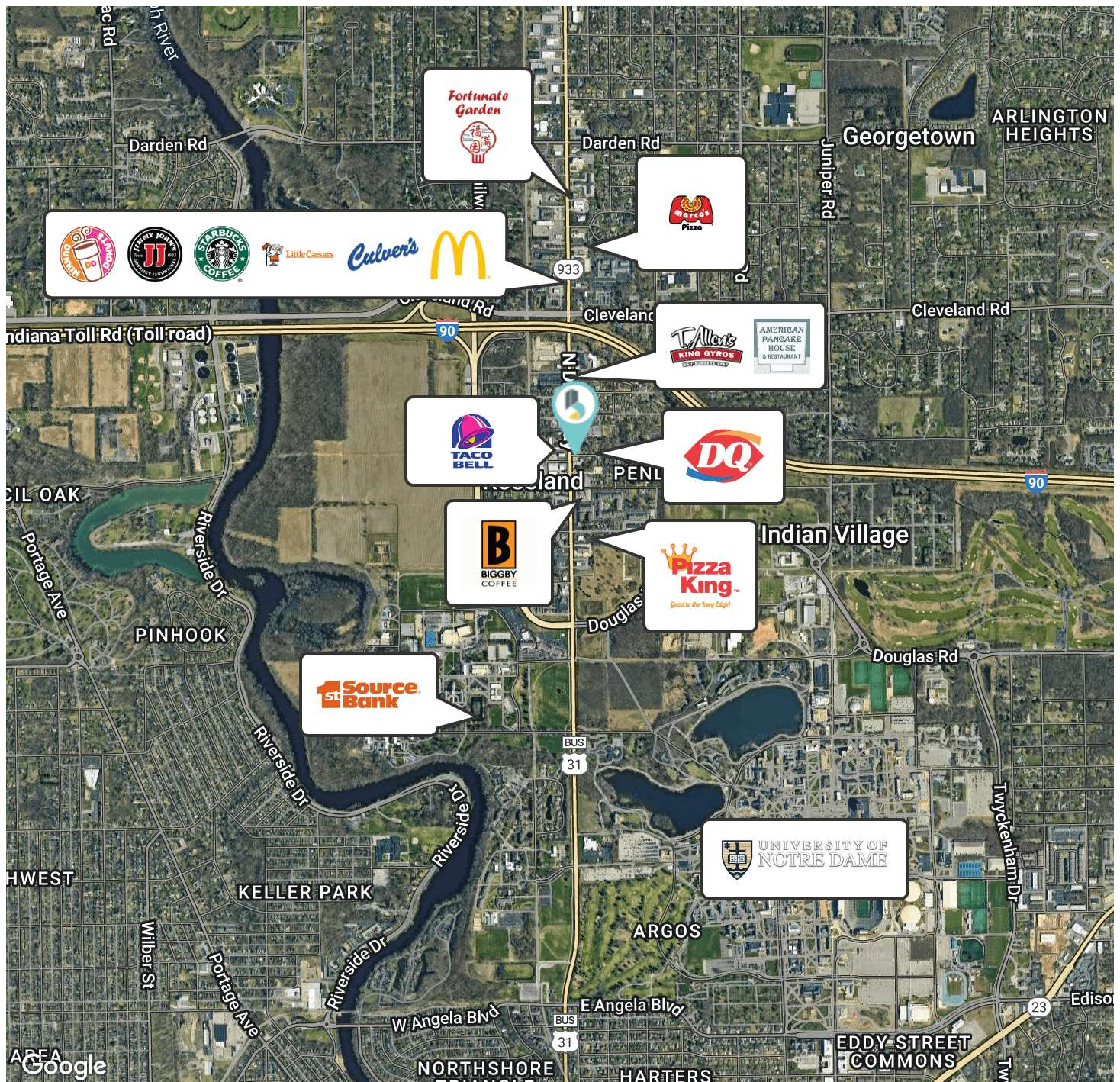
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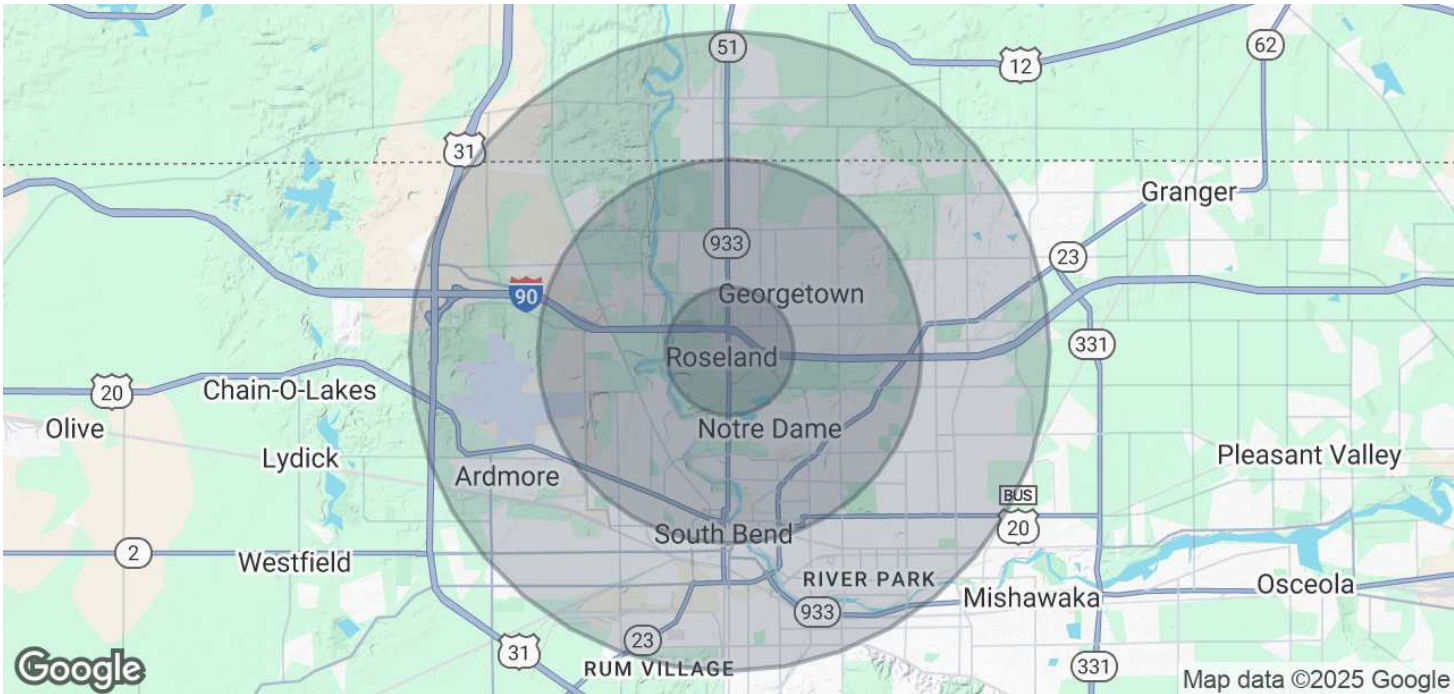
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,063	66,025	156,391
Average Age	40	37	38
Average Age (Male)	43	37	37
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,356	24,759	61,348
# of Persons per HH	3	2.7	2.5
Average HH Income	\$85,603	\$79,909	\$82,194
Average House Value	\$217,643	\$220,659	\$213,230

Demographics data derived from AlphaMap

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