

SALE

LAND



607 MEIJER DR



607 MEIJER DR, MISHAWAKA, IN 46544

PROPERTY OVERVIEW

607 Meijer Dr is an approximately 6.5-acre parcel on the south side of Meijer Dr just across from a Meijer store and with adjacency and immediate access to the US 20 Bypass. The site is on the south side of Mishawaka and is less than fifteen minutes from downtown South Bend and downtown Elkhart. The site is an ideal development pad for multifamily, service-office, retail, or any business that benefits from visibility and access. The site is dry, partially wooded, and with a slight topographical incline.

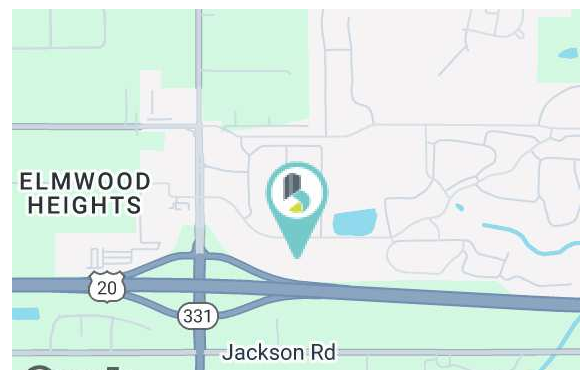
PROPERTY HIGHLIGHTS

- Immediate access to the US 20 Bypass, providing quick travel time to South Bend or Elkhart
- Surrounding retailers include Meijer, McDonald's, Taco Bell, and Dollar Tree
- Commercial zoning allows for a variety of uses

SALE PRICE

\$600,000

Lot Size:	6.48 Acres
Utilities:	Municipal water & sewer
Zoning:	C-1 Commercial
Traffic Counts:	13,434 AADT (Meijer Dr and Bremen Hwy)



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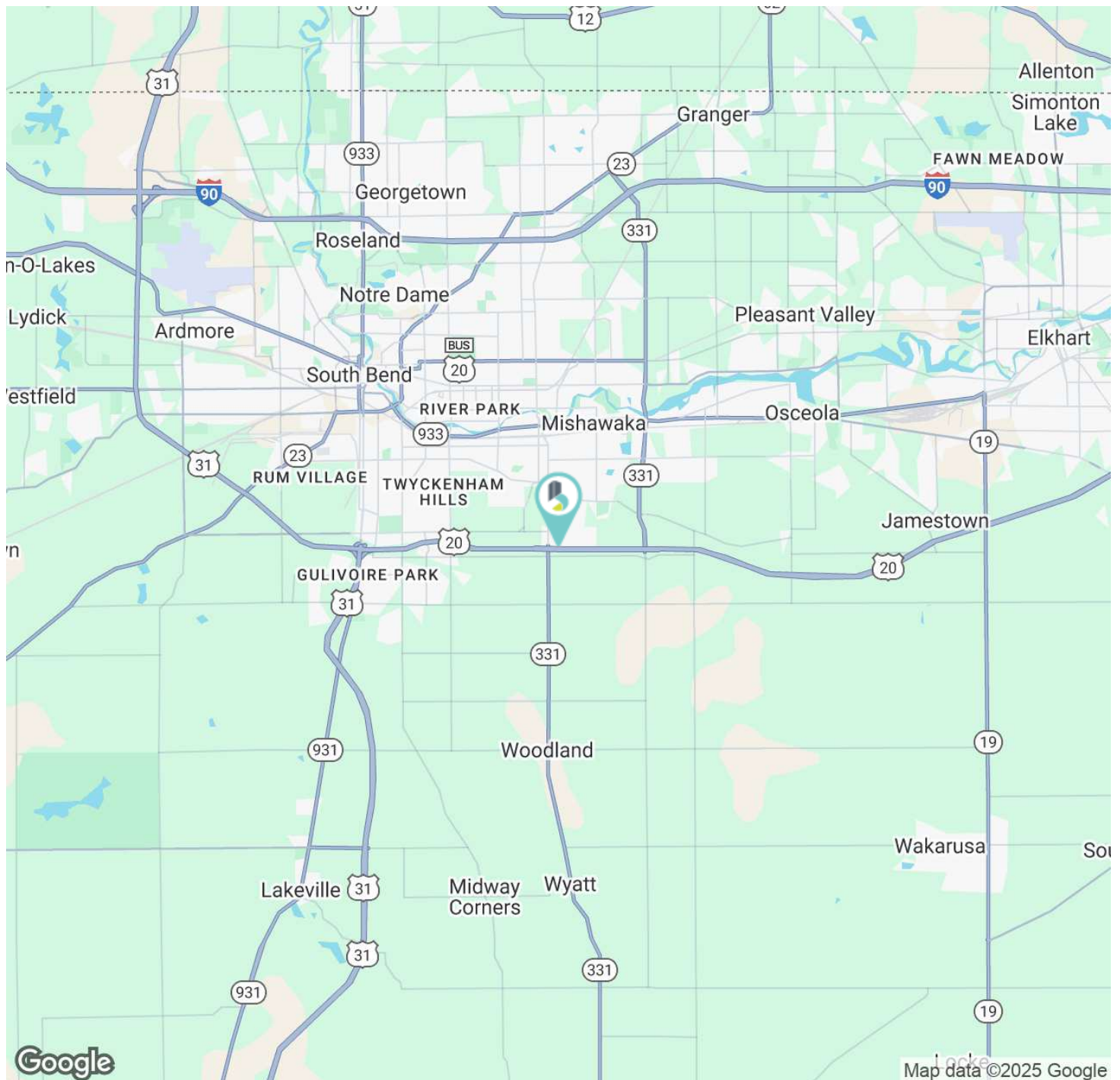
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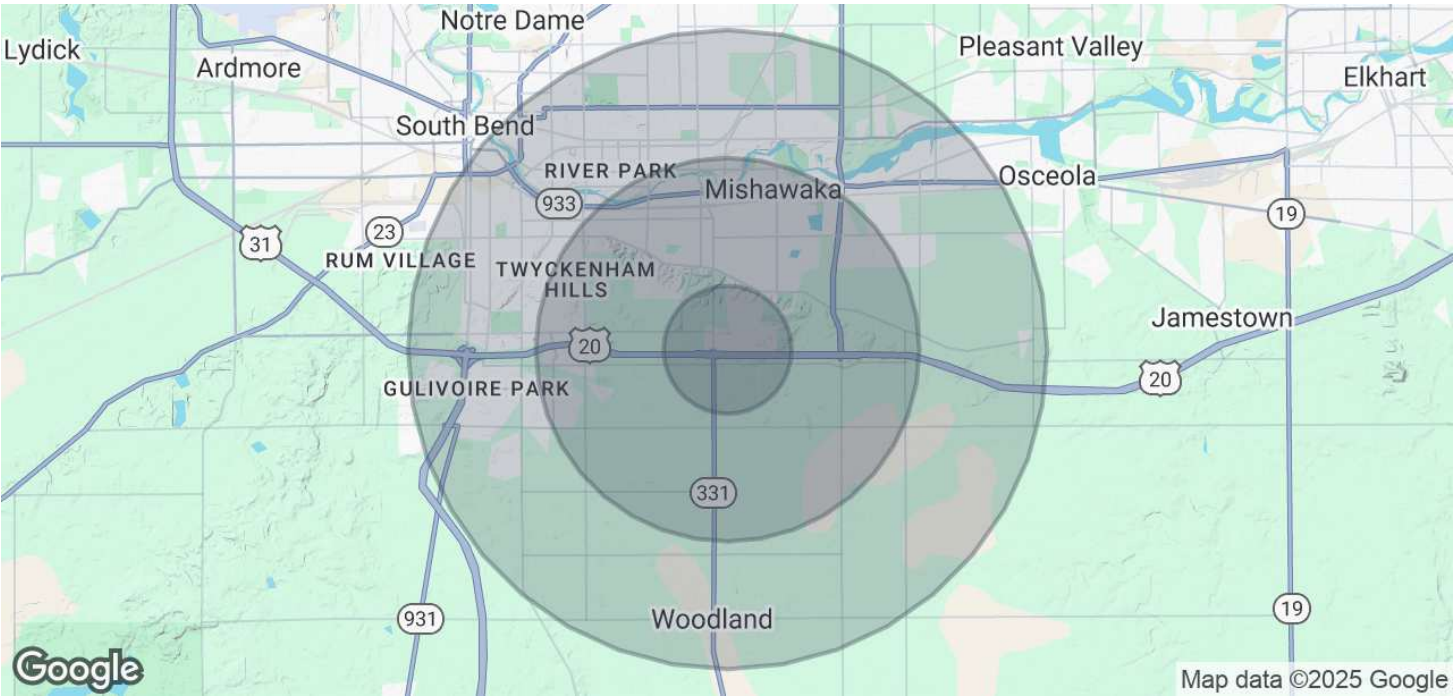
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,257	36,652	95,451
Average Age	40	41	40
Average Age (Male)	39	39	38
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,699	15,975	40,126
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$80,991	\$80,672	\$81,085
Average House Value	\$339,824	\$216,700	\$205,647

Demographics data derived from AlphaMap

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