

COMMERCIAL LAND FOR SALE

1510 E. Douglas Road | Mishawaka, IN 46545



Great Access and Frontage

Land:	2.23+/- Acres (Divisible)
Utilities:	Water, Sewer, Gas & Electric At Street
Zoning:	C-1 Commercial
List Price:	\$375,000 Per Acre
Total:	\$836,250

[VIEW PROPERTY ONLINE](#)

Details:

Great commercial development potential for this 2.23+/- acre site near the northwest corner of Douglas and Fir. Site has approximately 316' of frontage on Douglas, located near a signalized corner and can be divided down to 1-acre. Parcels were recently annexed into the City of Mishawaka. Zoned C-1 which allows for commercial and retail uses. Municipal utilities at the street. The property is adjacent to a Senior Living Community, is across from the WSBT TV/radio station and is only a half mile east of the Saint Joseph Health System Mishawaka campus. The property is located in a strong demographic trade area.

Property is owned in whole or part by licensed real estate brokers in the State of Indiana.

NAI Cressy

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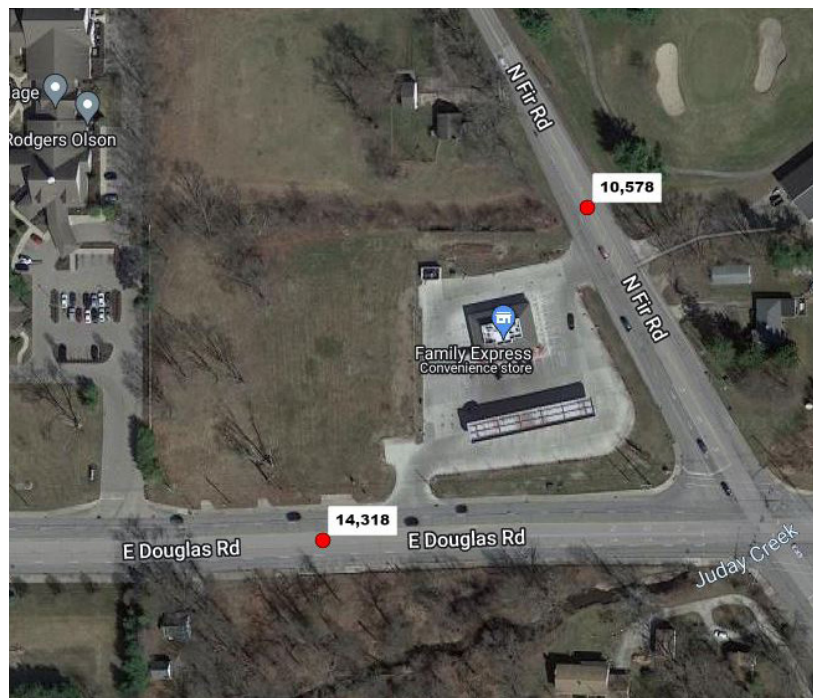
LOCATION OVERVIEW

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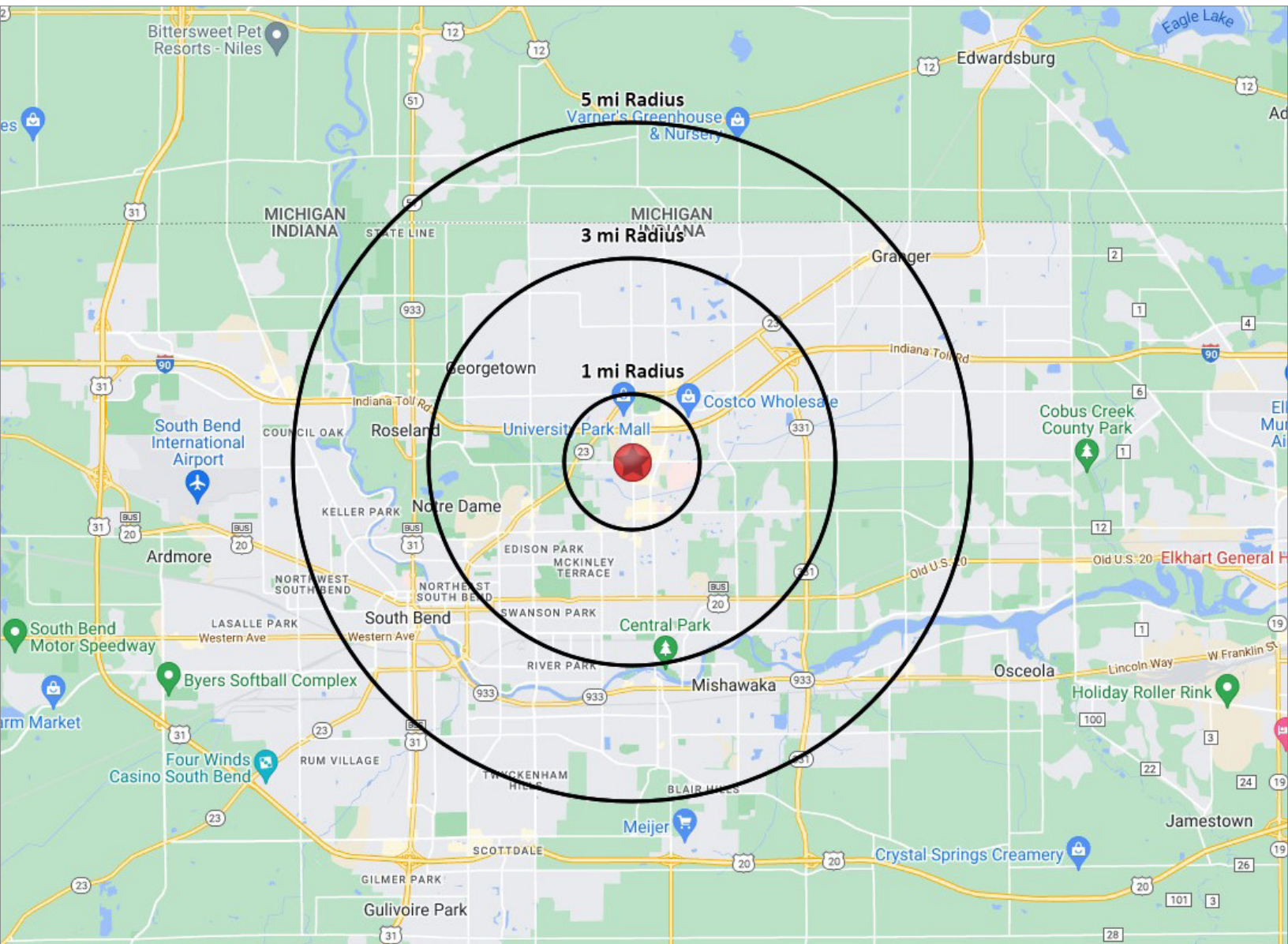
- The property is at the northwest corner of Fir and Douglas Roads in Mishawaka. It is located between the I-80/90 Toll Road exit in Mishawaka and the east side of the University Park Trade Area (UPTA).
- The UPTA is one of the most dominant retail markets in the state and contains over 6.5 million SF of retail, office and hotels with a population of 450,000.
- The area benefits greatly from nearby universities including the University of Notre Dame, Saint Mary's College, Bethel College and Indiana University South Bend. Visitors to the University of Notre Dame spend (annually) over \$92 million in the area.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	5,349
3 MILE	69,914
5 MILE	159,934



NUMBER OF HOUSEHOLDS

1 MILE	2,958
3 MILE	27,950
5 MILE	63,239



AVERAGE HOUSEHOLD INCOME

1 MILE	\$60,619
3 MILE	\$76,261
5 MILE	\$79,855



MEDIAN HOME VALUE

1 MILE	\$166,072
3 MILE	\$190,332
5 MILE	\$178,466