

## LAND FOR SALE

4301 S. Michigan St. | South Bend, IN 46614



### Located Near the Busy Intersection of US-31 and Ireland Road

Land:	1.21 Acres
Zoning:	Commercial
Parking:	48,584 SF Paved Parking
Year Built:	1974
List Price:	\$1,650,000

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#### Details:

This is an exceptional opportunity in a high-visibility location fronting on S Michigan St with over 20,000 vehicles per day (VPD) and supplemental traffic on adjacent S Main/Lafayette Blvd and E Walter St.

The 4,816 SF building on site has a restaurant with a tenant currently paying \$7,000/month plus taxes and CAM and vacating at the end of 2026. Close to other retailers, such as KFC, Wendy's, Culver's, Taco Bell and many others.

Located on a generous 1.21-acre parcel, the site includes 48,584 square feet of paved parking, accommodating high customer volume with ease. The building was built in 1974, it has a long-standing presence in the community and is well-positioned for continued success or redevelopment in a thriving commercial corridor.



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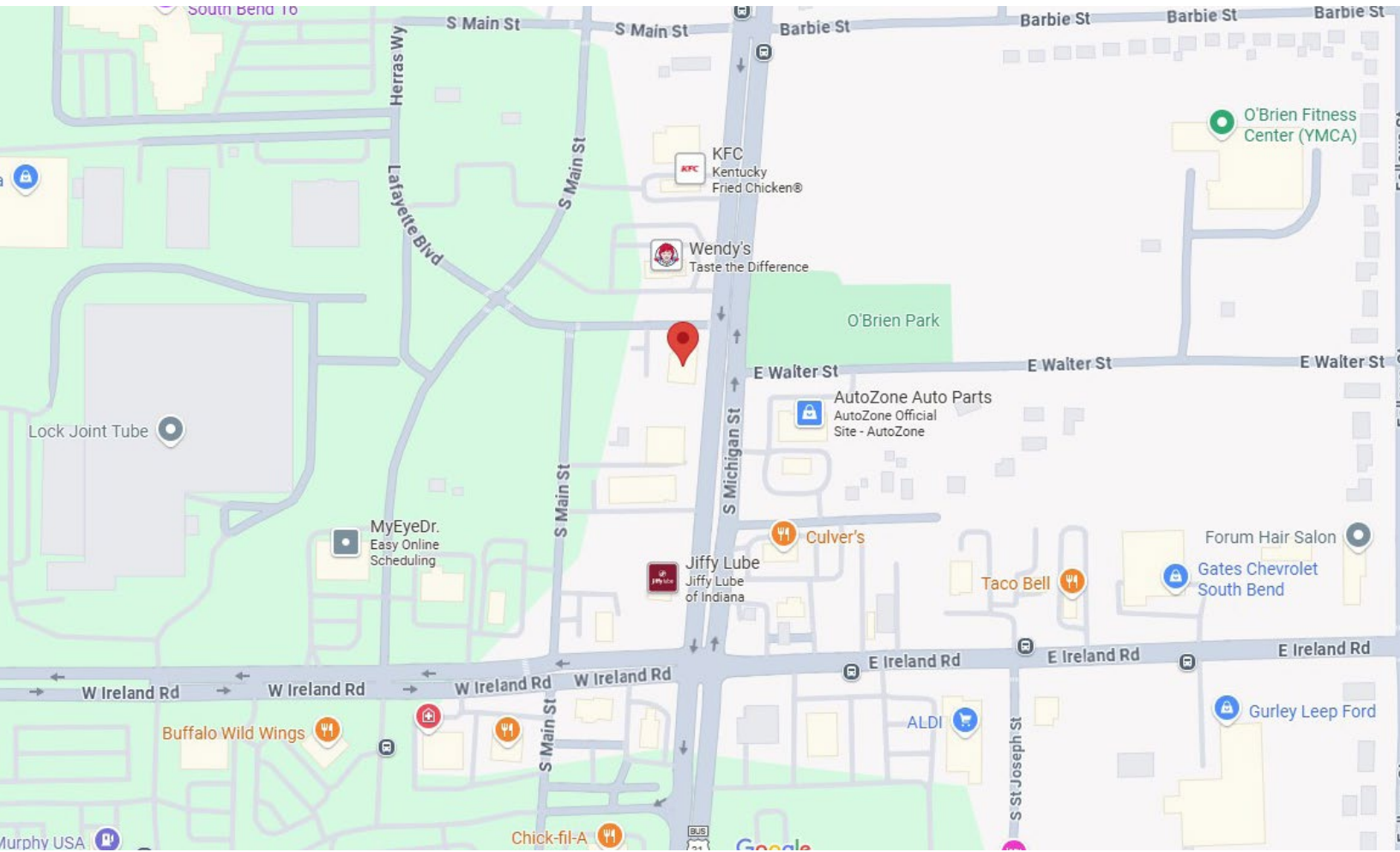




# LOCATION OVERVIEW

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Located just one block from the intersection of US-31 and the St. Joe Valley Parkway (Ireland Road), the Erskine Trade Area in South Bend, Indiana, is a highly visible and accessible commercial hub. This prime location benefits from strong traffic flow and proximity to major transportation corridors, making it ideal for retail, service, or hospitality businesses. The area serves as a key gateway to South Bend's south side and is anchored by regional shopping destinations, including big-box retailers and national chains. With its strategic position and consistent consumer activity, the Erskine Trade Area continues to be a focal point for economic development and commercial growth in the region.



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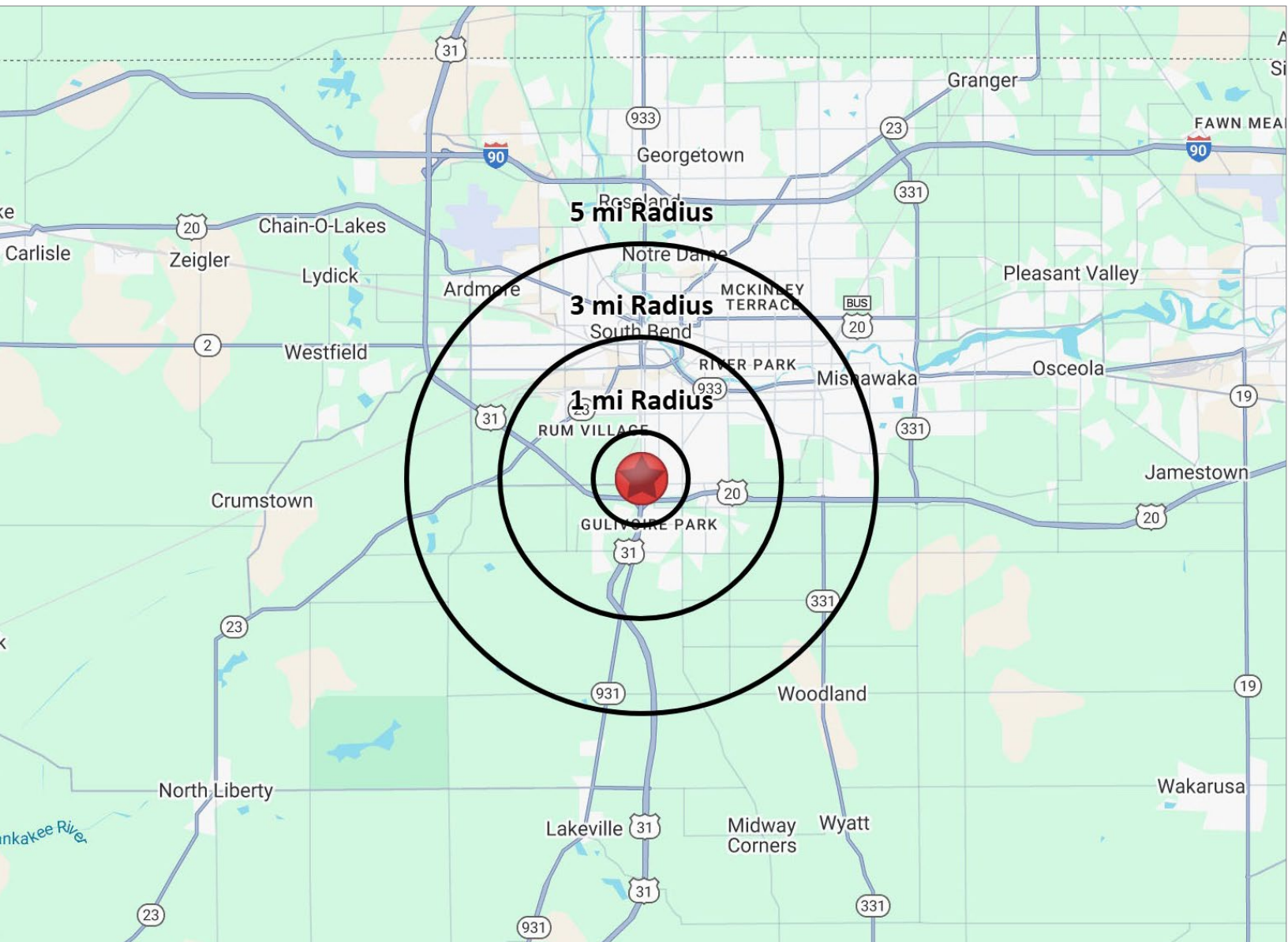
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# 2025 DEMOGRAPHICS

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### POPULATION

1 MILE	4,139
3 MILE	48,562
5 MILE	135,847



### NUMBER OF HOUSEHOLDS

1 MILE	1,129
3 MILE	11,993
5 MILE	30,346



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$78,175
3 MILE	\$81,252
5 MILE	\$80,468



### MEDIAN HOME VALUE

1 MILE	\$154,387
3 MILE	\$172,334
5 MILE	\$170,182



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