

Land for Sale

60242 CR 15

Goshen, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Ideal Development for Retail, Medical, Senior Housing or Multi-Family Use**



### Snapshot

Land	3.98 Acres
Zoning:	Commercial B-4
Frontage:	450' on CR 15, 575' on Willows Way
Utilities:	Municipal on Site
List Price:	\$220,000

### Property Details

Located at the south east intersection of CR 15 and Willows Way, directly behind the Target and Kohl's Shopping Center on US HWY 33 in Goshen, IN. This property has approximately 450 ft of frontage on CR 15 and 575 ft along Willows Way. High density residential is located to both the south and the west making this location ideal for various commercial and retail developments.

4100 Edison Lakes Parkway, Suite 350  
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Global Brokerage Division of Cressy Commercial Real Estate

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**Surrounded by Retail and High Density Residential Developments**



**Location**

The Midway/Dunlap area of Goshen has seen significant commercial growth and supports major retailers including Walmart, Meijer, Walgreens, Panera and other restaurants and regional banks. Traffic counts along Highway 33 are among the highest in the area.

2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	DAILY TRAFFIC COUNTS
POPULATION	3,815	21,651	70,135	<ul style="list-style-type: none"> <li>• 27,826 on US 33 and CR 15</li> <li>• 17,094 on CR 17 and US 33</li> <li>• 5,210 on Midway Road</li> </ul>
MEDIAN HOUSEHOLD INCOME	\$55,509	\$58,411	\$50,396	
HOUSEHOLDS	1,443	7,560	24,017	

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