4100 Edison Lakes Parkway, Suite 350 Mishawaka, Indiana 574.271.4060 574.271.4292 Fax www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

Land for Sale

60242 CR 15 Goshen, Indiana

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.

SHAWN TODD Senior Broker 574.271.4060 stodd@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

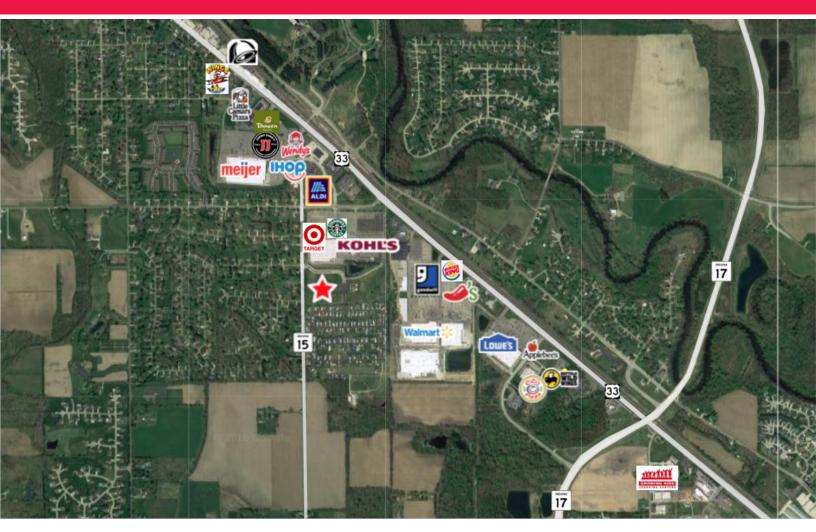


Land for Sale

60242 CR 15 Goshen, Indiana



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	 27,826 on US 33 and CR 15 17,094 on CR 17 and US 33 5,210 on Midway Road
MEDIAN HOUSEHOLD INCOME	\$55,509	\$58,411	\$50,396	
HOUSEHOLDS	1,443	7,560	24,017	

4100 Edison Lakes Parkway, Suite 350 Mishawaka, Indiana 574.271.4060 574.271.4292 Fax www.cressy.com SHAWN TODD Senior Broker 574.271.4060 stodd@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Global Brokerage Division of Cressy Commercial Real Estate