

## 0.34 Acre, Highly Visible Lot in the Heart of Downtown South Bend

Land:	0.34 Acres
Frontage:	90' Along Michigan Stree
Zoned:	MU - Mixed Use
List Price:	\$95,000

#### **Details:**

Highly visible, vacant lot available in the heart of downtown South Bend. 90 feet of frontage along Michigan Street and close to various, new developments including the newly constructed apartments bordering Four Winds Field, and the fully restored former Studebaker warehouse. The property is owned wholly or in part by a licensed real estate agent in the state of Indiana.

#### **VIEW PROPERTY ONLINE**

**N**/ICressy

P 574.271.4060 | F 574.271.4292 | CRESSY.COM 200 N. Church Street, Suite 200 | Mishawaka, IN 46544

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Edward F. Bradley, CCIM/CPM/SIOR Senior Vice President, Principal D 574.485.1538 ebradley@cressy.com

# **LOCATION OVERVIEW**

### LAND FOR SALE 520 S Michigan St. | South Bend, IN 46601



- The property is located within the CBD along Michigan Street. It is within walking distance of all the amenities in downtown South Bend including the Double Tree Hotel, newly constructed Courtyard Marriott Hotel, the Century Center, The Ivy at Berlin Place, government buildings, and many restaurants.
- It is also within a short distance to the South • Bend International Airport, the Indiana 80/90 Toll Road, and U.S. 31/20 Bypass.



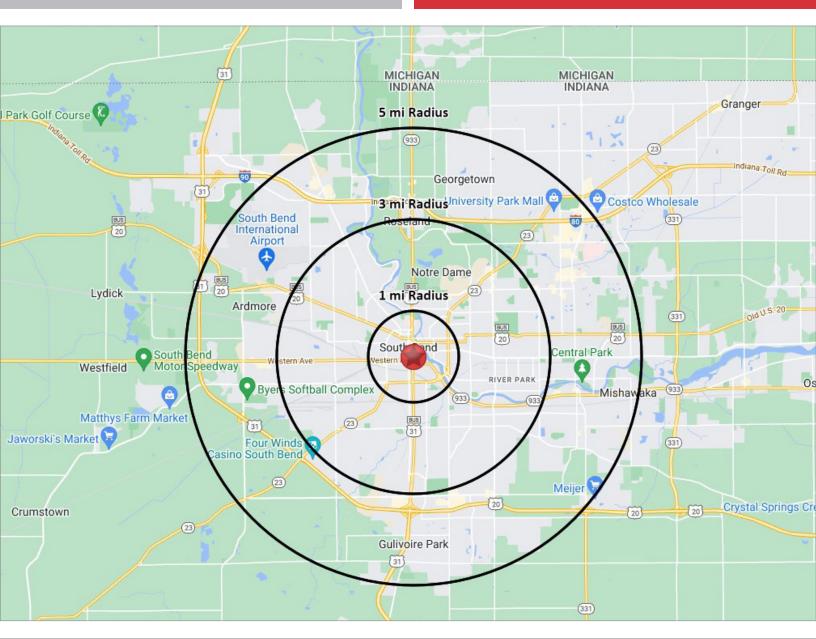
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# **2023 DEMOGRAPHICS**

## LAND FOR SALE

520 S Michigan St. | South Bend, IN 46601



POPULATION		ŗ	NUMBER OF HOUSEHOLDS		AVE	AVERAGE HOUSEHOLD INCOME			MEDIAN HOME VALUE		
	1 MILE	9,767		1 MILE	4,087		1 MILE	\$53,107		1 MILE	\$147,474
	3 MILE	99,228		3 MILE	35,983		3 MILE	\$62,493	-	3 MILE	\$138,966
	5 MILE	176,348		5 MILE	70,398		5 MILE	\$65,258		5 MILE	\$148,730

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