

LAND FOR SALE

1108 & 1116 Brandywine St. | Niles, MI 49120



Price Reduced! Street Visibility

Land:	1.75 Acres
Zoning:	General Business
Frontage:	200' on Brandywine
List Price:	\$350,000

Details:

- Redevelopment parcel consisting of two buildable lots.
- Just feet away from S. 11th Street, a very desirable location.
- Property features great visibility along S. 11th Street.
- One block away from multiple fast food restaurants; Culver's, Taco Bell, and Wendy's.
- Also nearby is the Hampton Inn.

[VIEW PROPERTY ONLINE](#)



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200 N. Church St., Suite 200, Mishawaka, IN 46544

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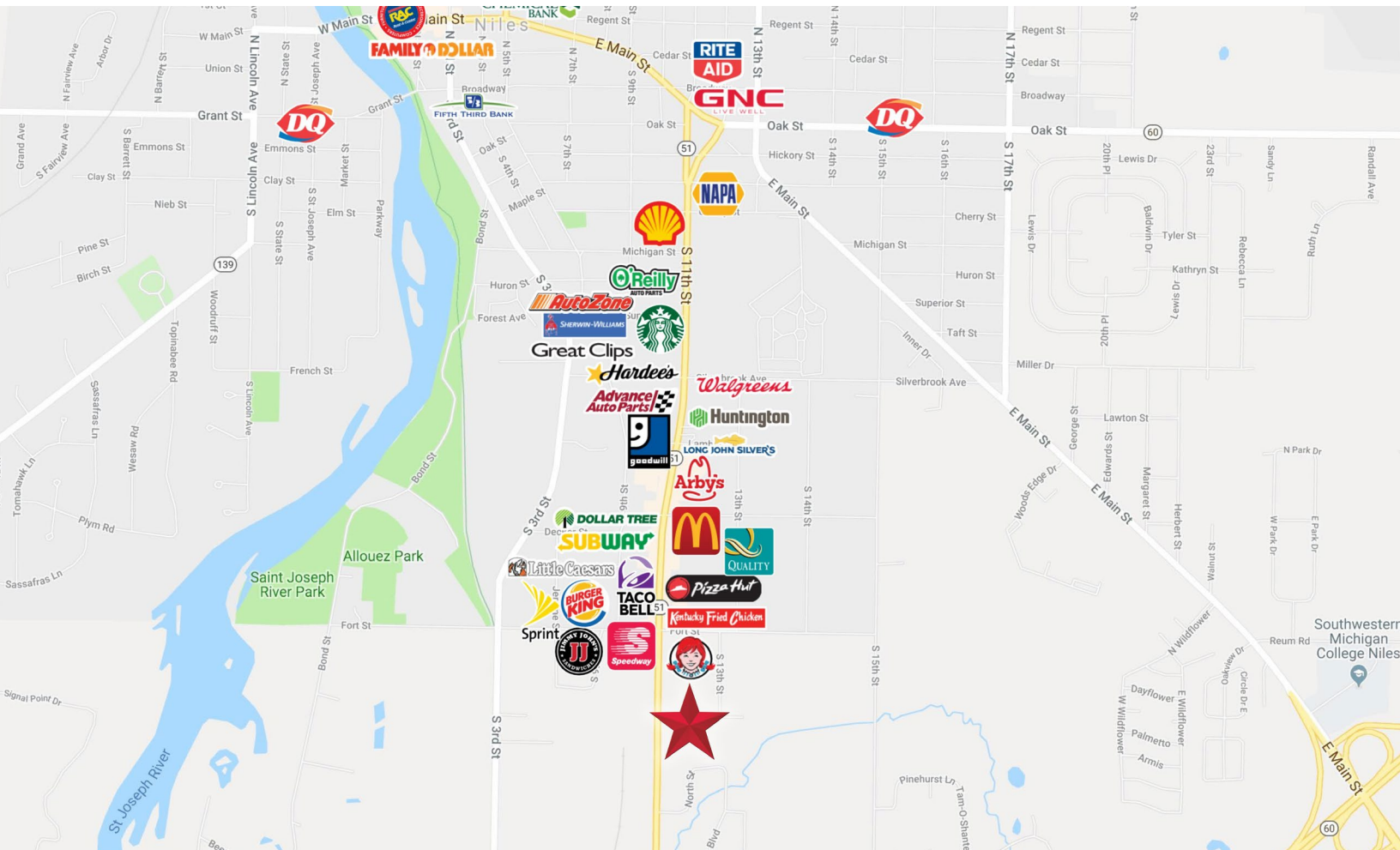
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LOCATION OVERVIEW

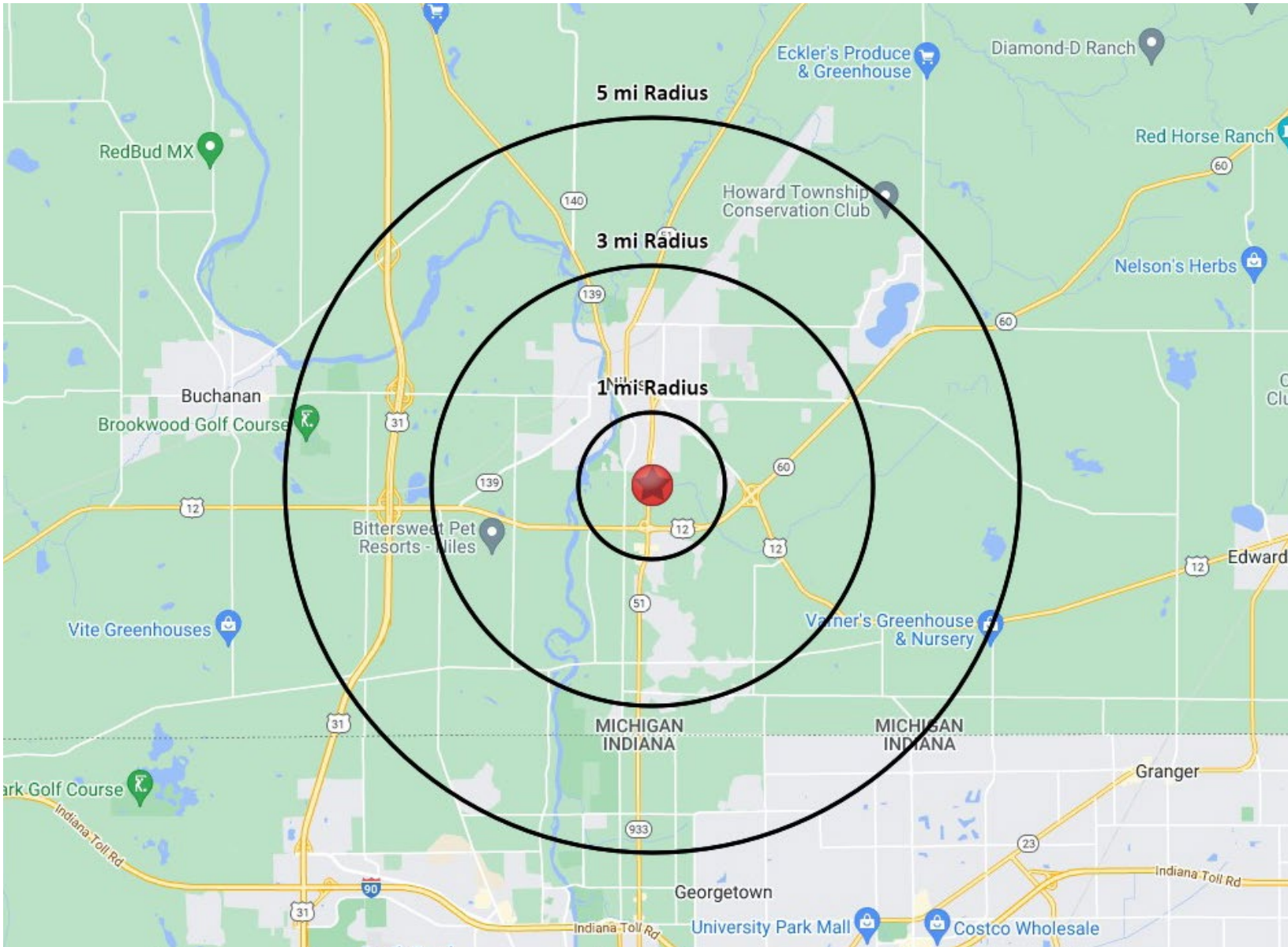
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- Located in Niles Township, the site is one block from the Niles City limits and 1.5 miles from downtown.
- Only 1/2 mile north from US 12 and 3.5 miles from the Indiana State Line.
- Near many fast food restaurant chains; Culver's, Taco Bell, and Wendy's.
- Close to multiple hospitality establishments.





POPULATION

1 MILE	3,279
3 MILE	22,034
5 MILE	40,735



NUMBER OF HOUSEHOLDS

1 MILE	810
3 MILE	6,099
5 MILE	12,621



AVERAGE HOUSEHOLD INCOME

1 MILE	\$59,314
3 MILE	\$78,891
5 MILE	\$99,984



MEDIAN HOME VALUE

1 MILE	\$167,379
3 MILE	\$157,785
5 MILE	\$193,470