

# VACANT LAND FOR SALE

Vacant Land Adjacent to 323 S. Sheridan St. | South Bend, IN 46619



## ~2.64 Acres Available Great Development Opportunity on South Bend's West Side

**Land:** 2.64 Acres  
**Zoned:** C-Commercial  
**List Price:** \$52,800 (\$20,000 / Acre)

### Details:

Approximately 2.64 acres of vacant land located on South Sheridan St. near the intersection of Western Ave. and South Sheridan St. The property is zoned Commercial and is located on the west side of South Bend on a highly traveled commercial corridor with approximately 14,920 vehicles passing per day. A new Dollar General is to the west with ZB Falcons and Citgo to the south and east. Great single family or multi-family development opportunity!

[VIEW PROPERTY ONLINE](#)



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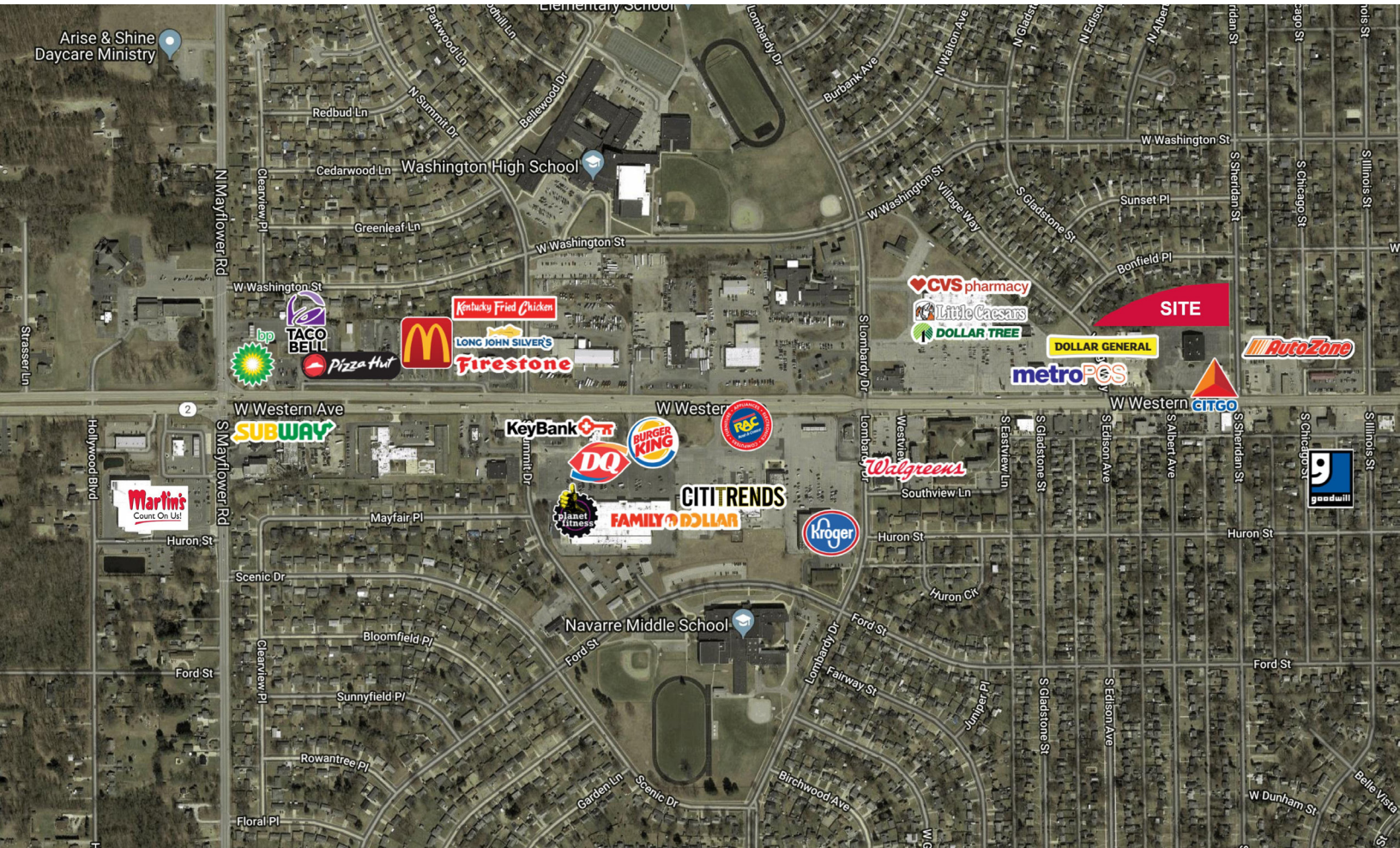
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# LOCATION OVERVIEW

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- The property is located just 1 mile from the US 20/31 Bypass and only 3 miles from Downtown South Bend.
- It is in a densely populated neighborhood and surrounded by new commercial development at a signalized intersection.

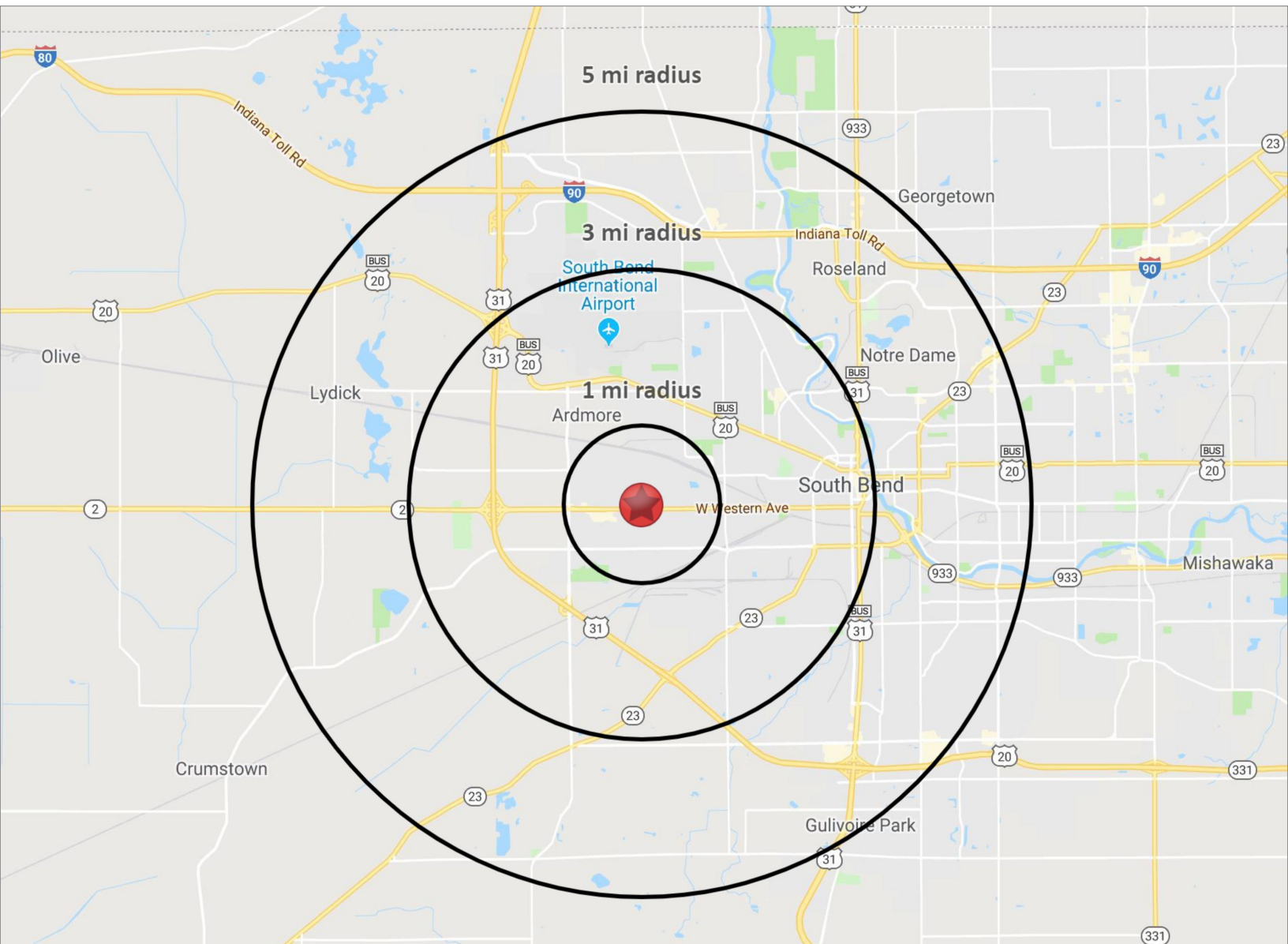




# 2023 DEMOGRAPHICS

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### POPULATION

1 MILE	10,795
3 MILE	47,434
5 MILE	115,068



### NUMBER OF HOUSEHOLDS

1 MILE	3,782
3 MILE	17,749
5 MILE	42,698



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$52,037
3 MILE	\$70,392
5 MILE	\$83,123



### MEDIAN HOME VALUE

1 MILE	\$81,519
3 MILE	\$106,864
5 MILE	\$141,234