



## VACANT LAND FOR SALE

Mishawaka Rd. & Concord Mall Dr. | Elkhart, IN 46517

### 1.6 Acres Commercially Zoned Lot on the Corner of Concord Mall Dr. and Mishawaka Rd.

Land:	1.6 Acres
Zoning:	B-4 Regional Business District
Utilities:	Available
Access:	Fully signalized corner
List Price:	\$240,000

#### Details:

1.6 acres of commercially zoned land on Mishawaka Rd. just west of US 33 in Elkhart, IN. Located at a fully signalized corner just a few hundred feet from Martin's Super Market's newest Elkhart county location. The site may be developed for a broad number of commercial uses, but is ideally suited for service retail, office or medical. Located on the perimeter of the recently acquired Concord Mall, this property is adjacent to solid residential neighborhoods and utilities are available.

[VIEW PROPERTY ONLINE](#)



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# LOCATION OVERVIEW

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- Situated at the corner of Mishawaka Road & Concord Mall Drive in Elkhart, IN.
- Located on the perimeter of the recently acquired Concord Mall, this property is adjacent to solid residential neighborhoods and utilities are available.

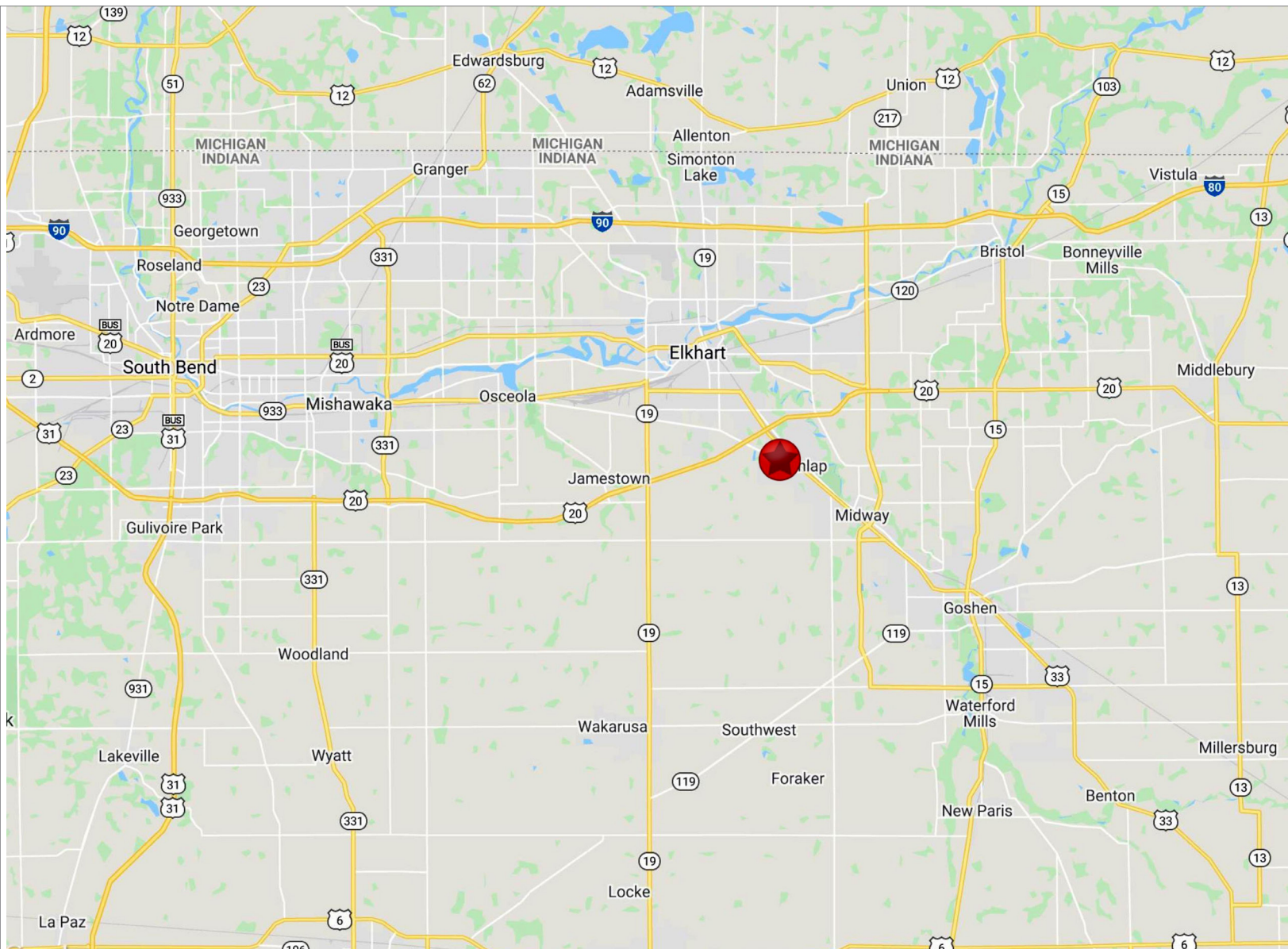




# 2023 DEMOGRAPHICS

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### POPULATION

1 MILE	4,320
3 MILE	38,907
5 MILE	89,010



### NUMBER OF HOUSEHOLDS

1 MILE	1,546
3 MILE	13,741
5 MILE	33,192



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$77,240
3 MILE	\$82,045
5 MILE	\$81,184



### MEDIAN HOME VALUE

1 MILE	\$161,133
3 MILE	\$156,861
5 MILE	\$161,522