

LAND FOR SALE

2502 S. Michigan St. | South Bend, IN 46637



Reduced List Price! Former Used Lot on Busy Intersection

Land: 0.24 Acres
Zoning: Commercial
Reduced Price: \$110,000 (\$150,000)

[VIEW PROPERTY ONLINE](#)

Details:

This property is a great commercial lot located on South Michigan and Victoria Street. It has historically been used as a car sales lot and currently has some buildings on the site. Property is served by gas, water, storm sewer, curb, sanitary sewer, phone, electric, and features a sidewalk.



NAI Cressy

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

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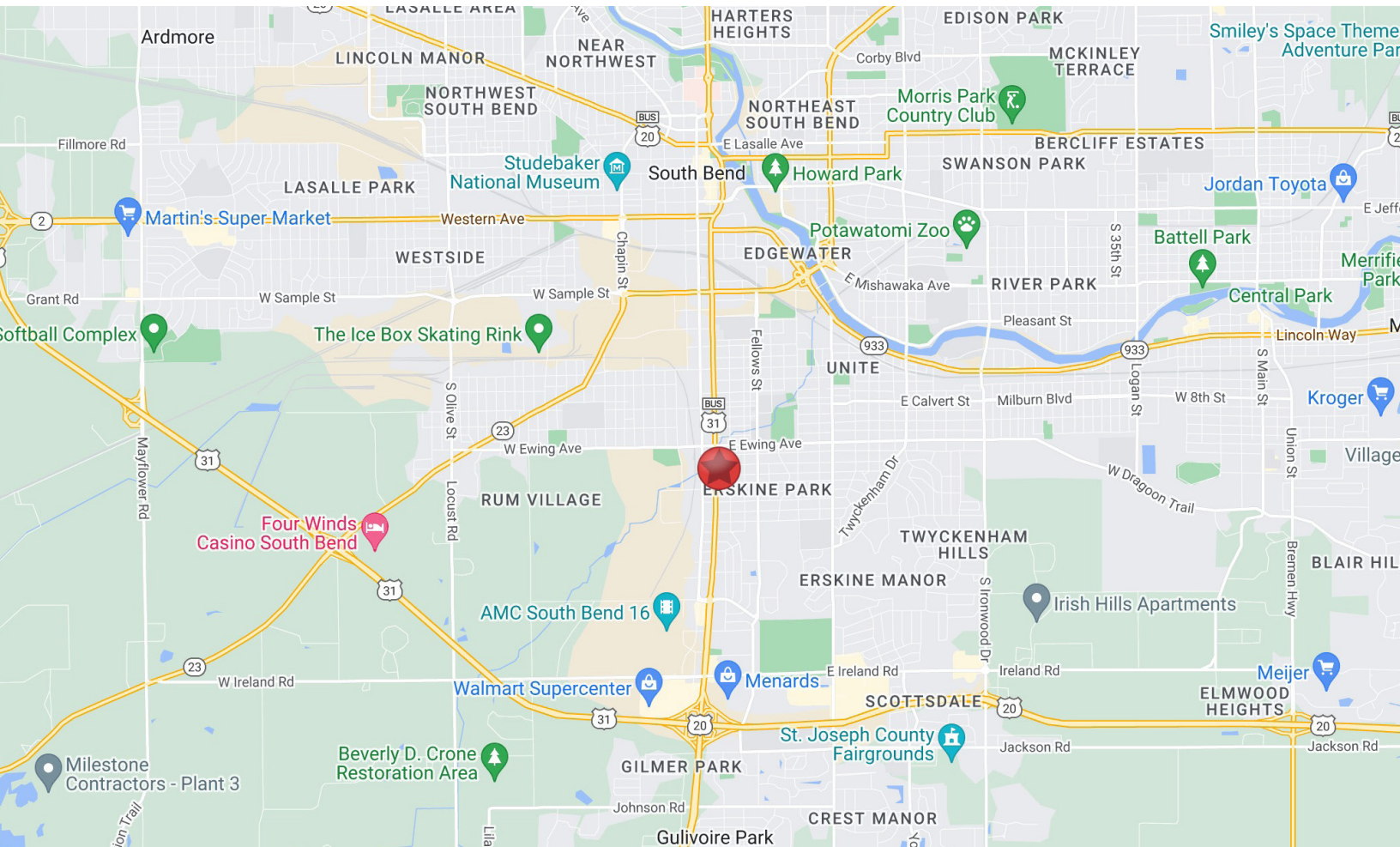
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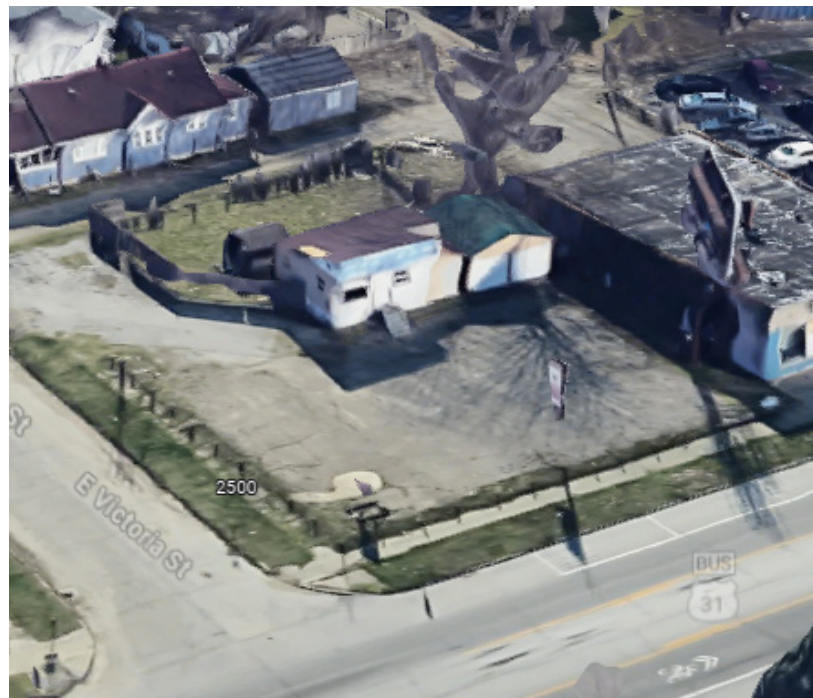
LOCATION OVERVIEW

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- This property is well-located on the south side of South Bend, on the corner of Michigan & Victoria Streets.
- This is a very busy section supporting the business community.
- The property is only 1.5 miles from the US 20 / Us 31 Bypass to the south and downtown South Bend to the north.



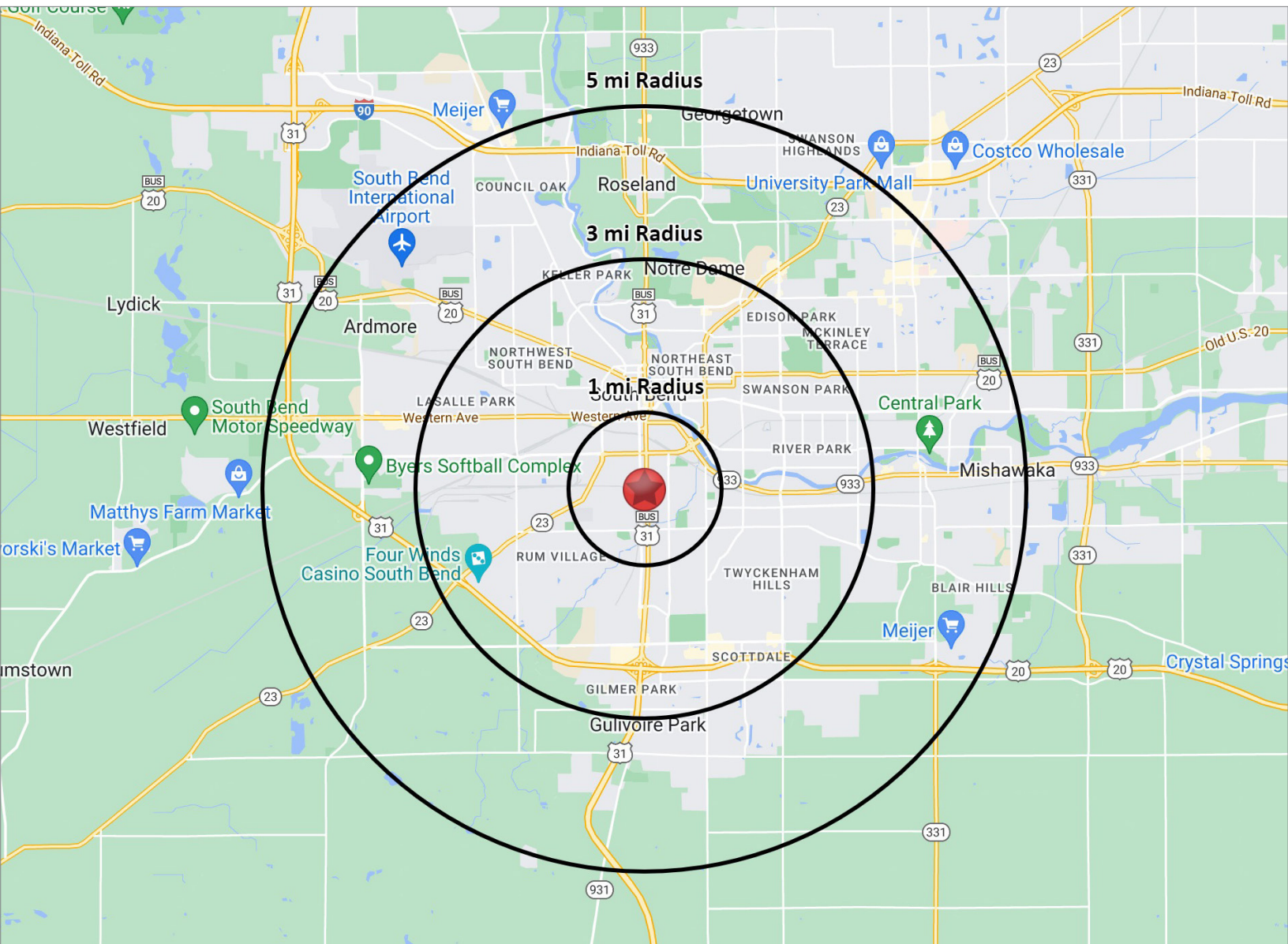
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2023 DEMOGRAPHICS

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POPULATION

1 MILE	10,650
3 MILE	82,222
5 MILE	165,472



NUMBER OF HOUSEHOLDS

1 MILE	3,877
3 MILE	33,034
5 MILE	66,074



AVERAGE HOUSEHOLD INCOME

1 MILE	\$54,220
3 MILE	\$79,299
5 MILE	\$75,251



MEDIAN HOME VALUE

1 MILE	\$99,670
3 MILE	\$134,633
5 MILE	\$141,274



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