

VACANT LAND FOR SALE

136 E. Mishawaka Ave. | Mishawaka, IN 46545

**0.29 AC
for Sale**

E Mishawaka Ave

E Mishawaka Ave

Sarah St

Great Development Opportunity Close to Downtown Amenities

Details:

0.29 acre commercial lot for sale. The property is located on the corner of the well-traveled Mishawaka Avenue and Sarah Street. Adjacent to Mishawaka's Central Park, the river walk and various businesses makes this land a great development opportunity.

Land: 0.29 Acres
Zoning: Commercial
List Price: \$199,000

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

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LOCATION OVERVIEW

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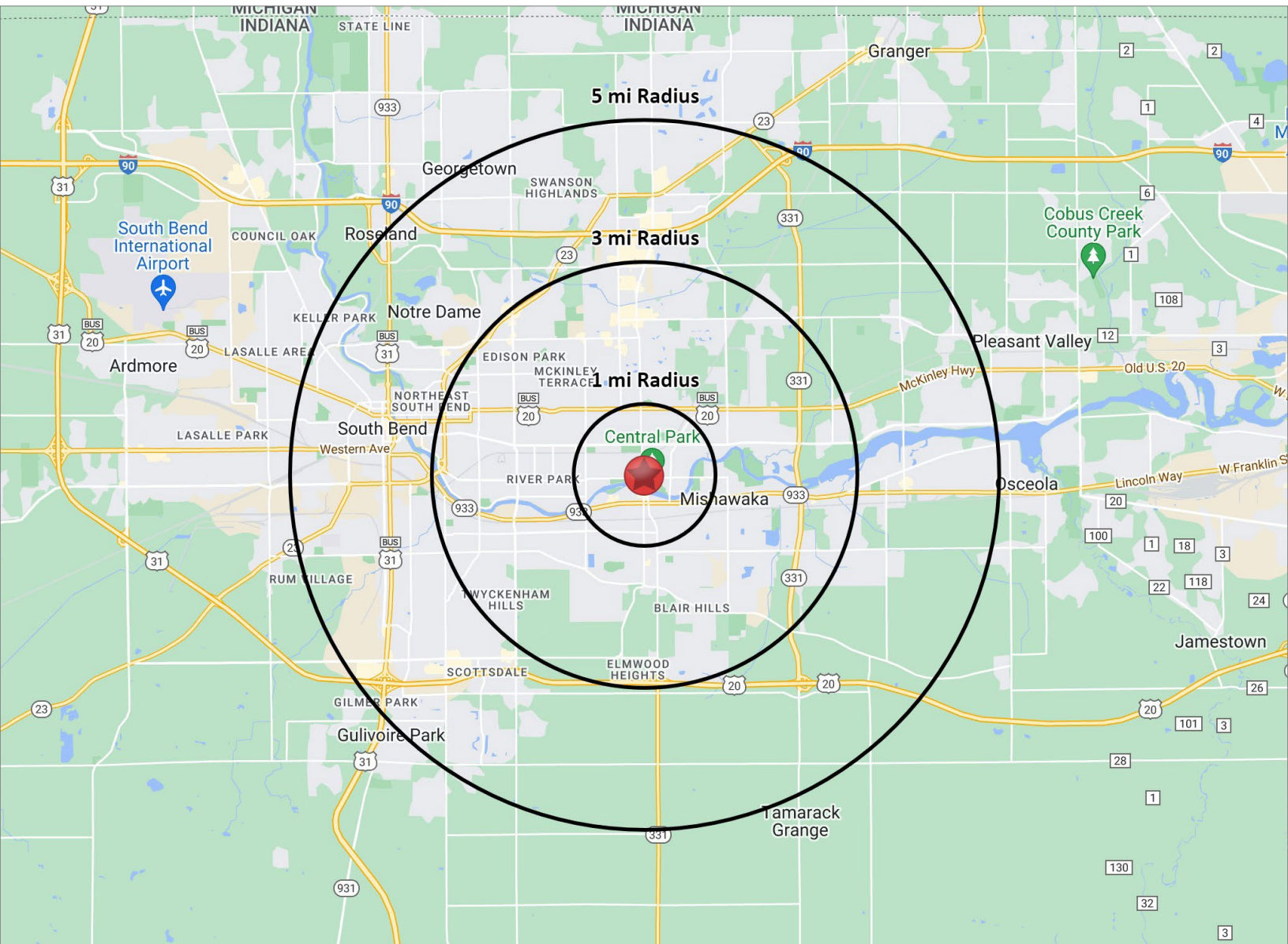
- This property is located in Mishawaka's downtown where it has seen recent redevelopment such as the Ironworks Plaza Ice Rink and Event Center on the St. Joseph River.
- This ideal location is near one of two pedestrian footbridges crossing the river from Beutter Park and close to Jesus Latin Grill, Chickory Café, Doc Pierce's, Ball Band Biergarten, Sun King Brewery and many



2023 DEMOGRAPHICS

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POPULATION

1 MILE	13,995
3 MILE	77,138
5 MILE	156,475



NUMBER OF HOUSEHOLDS

1 MILE	6,128
3 MILE	34,351
5 MILE	64,314



AVERAGE HOUSEHOLD INCOME

1 MILE	\$64,836
3 MILE	\$79,837
5 MILE	\$86,893



MEDIAN HOME VALUE

1 MILE	\$129,750
3 MILE	\$151,527
5 MILE	\$162,850