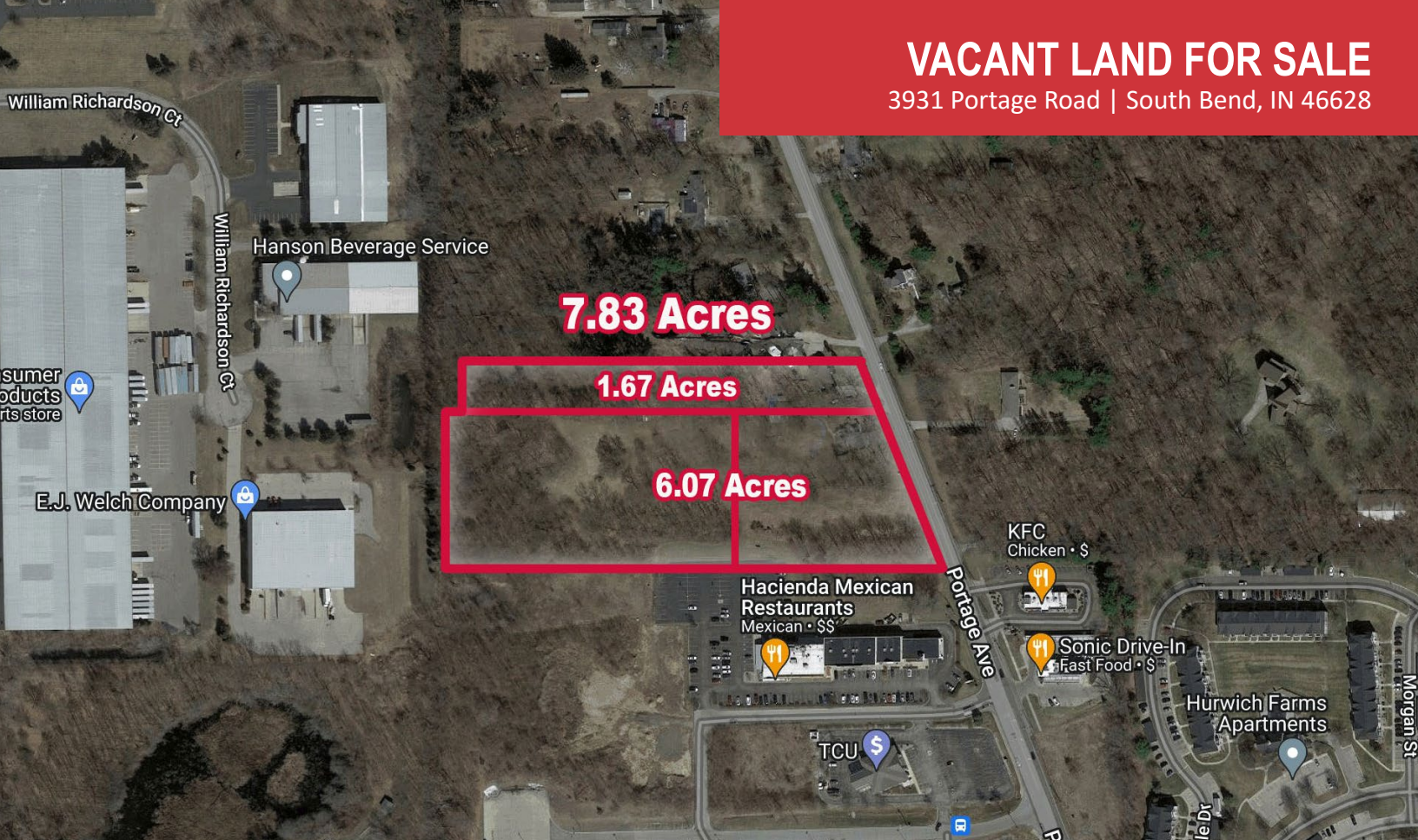


VACANT LAND FOR SALE

3931 Portage Road | South Bend, IN 46628



3 Combined Parcels with Commercial and Multi-Family Zoning

Land:	7.83 Acres
Zoning:	Commercial
Utilities:	On Portage Rd.
List Price:	\$899,000 (\$1,300,000)

Details:

South Bend's northwest side is home to some of the city's largest employers. This location is the prominent retail trade area for the NW side of town and is convenient to all areas of the metro including downtown, University of Notre Dame and the surrounding communities.

Market sale price is \$899,000 for 6.07 acres with an additional 1.67 acres also available.

[VIEW PROPERTY ONLINE](#)



P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [t](#) [f](#) [v](#)
200 N Church St., Suite 200, Mishawaka, IN 46544

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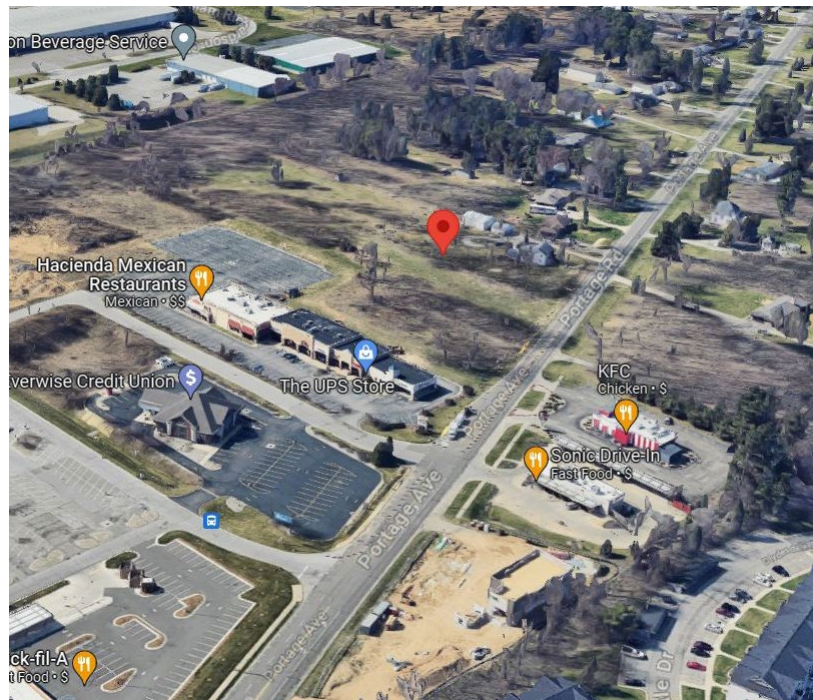
Shawn Todd
Senior Broker
D 574.485.1520
stodd@cressy.com

LOCATION OVERVIEW

VACANT LAND FOR SALE
3931 Portage Road | South Bend, IN 46628



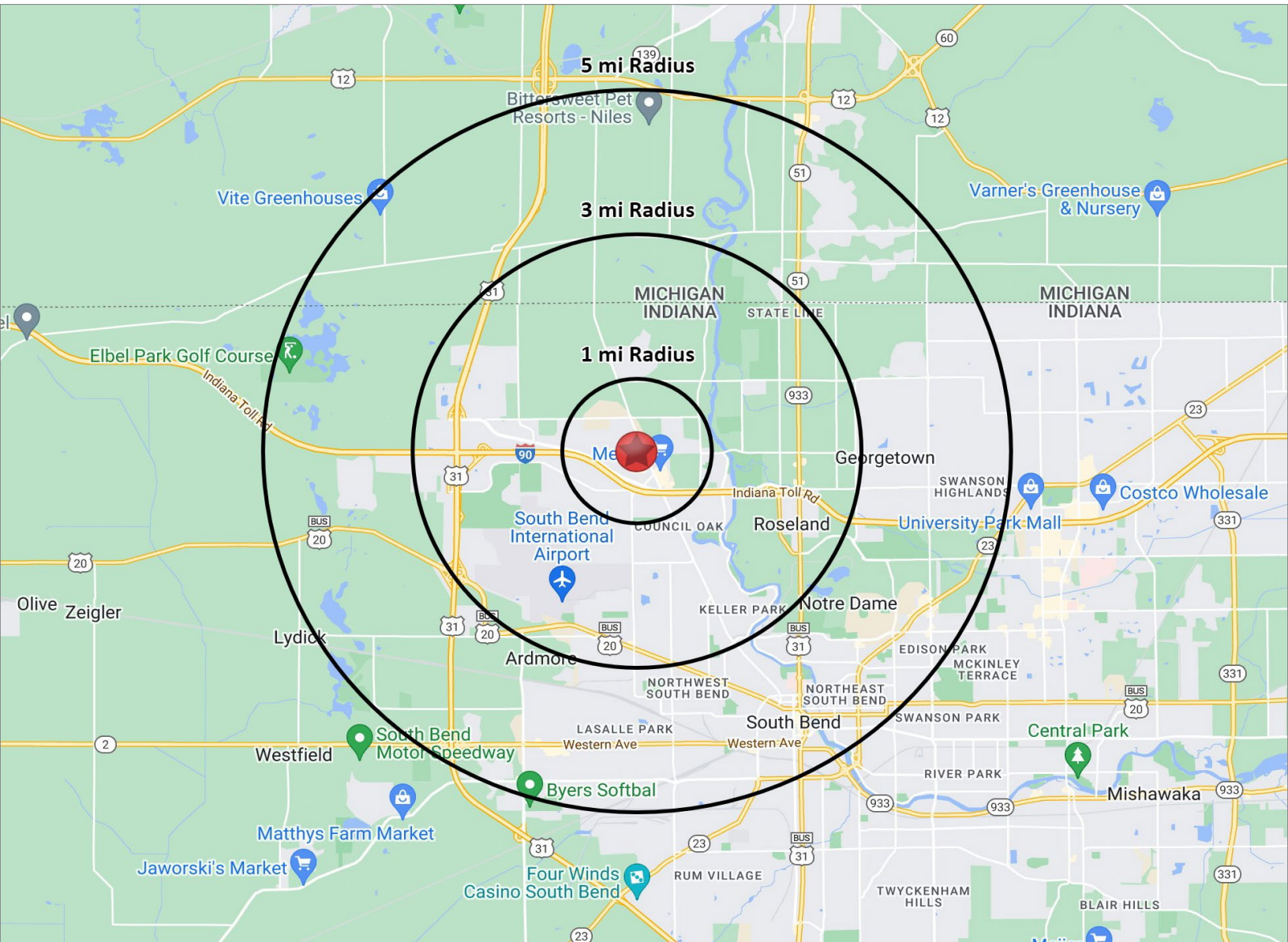
- This property is located on Portage Rd. on the northwest side of South Bend near the South Bend International Airport.
- It is surrounded by retail development including Meijer, Chick-Fil-a, Hacienda, and more.
- This is a highly visible location with almost 13,000 vehicles passing daily with convenient access to I-80/90, the US 31/20 Bypass, downtown South Bend and the University of Notre Dame.



2023 DEMOGRAPHICS

VACANT LAND FOR SALE

3931 Portage Road | South Bend, IN 46628



POPULATION

1 MILE	4,268
3 MILE	30,921
5 MILE	104,358



NUMBER OF HOUSEHOLDS

1 MILE	2,099
3 MILE	12,324
5 MILE	38,913



AVERAGE HOUSEHOLD INCOME

1 MILE	\$96,528
3 MILE	\$86,902
5 MILE	\$91,735



MEDIAN HOME VALUE

1 MILE	\$162,621
3 MILE	\$148,867
5 MILE	\$161,520