

COMMERCIAL LAND FOR SALE

Cleveland Rd. and Mayflower Rd. | South Bend, IN 46628



Prime Commercial Land Available, Multiple Lots Varying in Size

Details:

Prime commercial land available! 5 lots totaling 27.09 acres just minutes from the ingress/egress ramps for the US 20/31 Bypass and I-80/90 Indiana Toll Road. Lots range from 1.39 acres to 9.15 acres. Lots 1,2 and 4 are contiguous totaling 16.55 acres. Lots 7 and 8 total 10.54 acres. Lots are ideal for various uses including Industrial, Self Storage and Retail/Office.

LOT #	LOT SIZE	PRICE RANGE*
1	3.16	\$55,000 - \$65,000 Per Acre
2	7.60	\$55,000 - \$65,000 Per Acre
4	5.79	\$55,000 - \$65,000 Per Acre
7	1.39	\$55,000 - \$65,000 Per Acre
8	9.15	\$55,000 - \$65,000 Per Acre

[VIEW PROPERTY ONLINE](#)

*The price range is dependent upon the amount of acreage purchased (lots demised or combined), the proposed use, and the terms of the offer.

NAI Cressy

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NNASC
National Native American
Supplier Council

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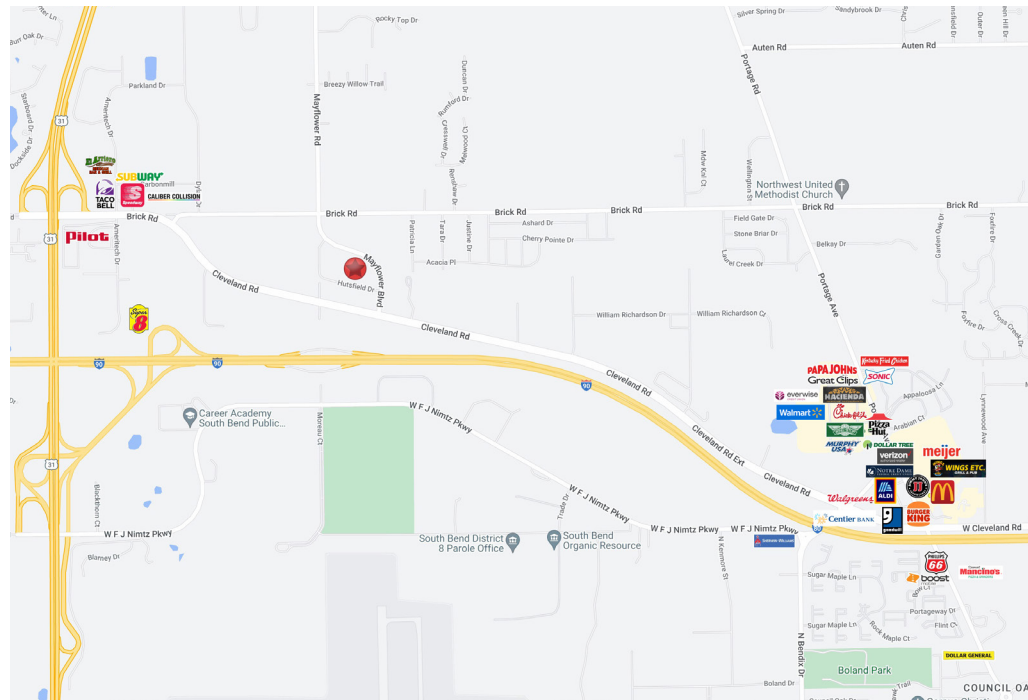
LOCATION OVERVIEW

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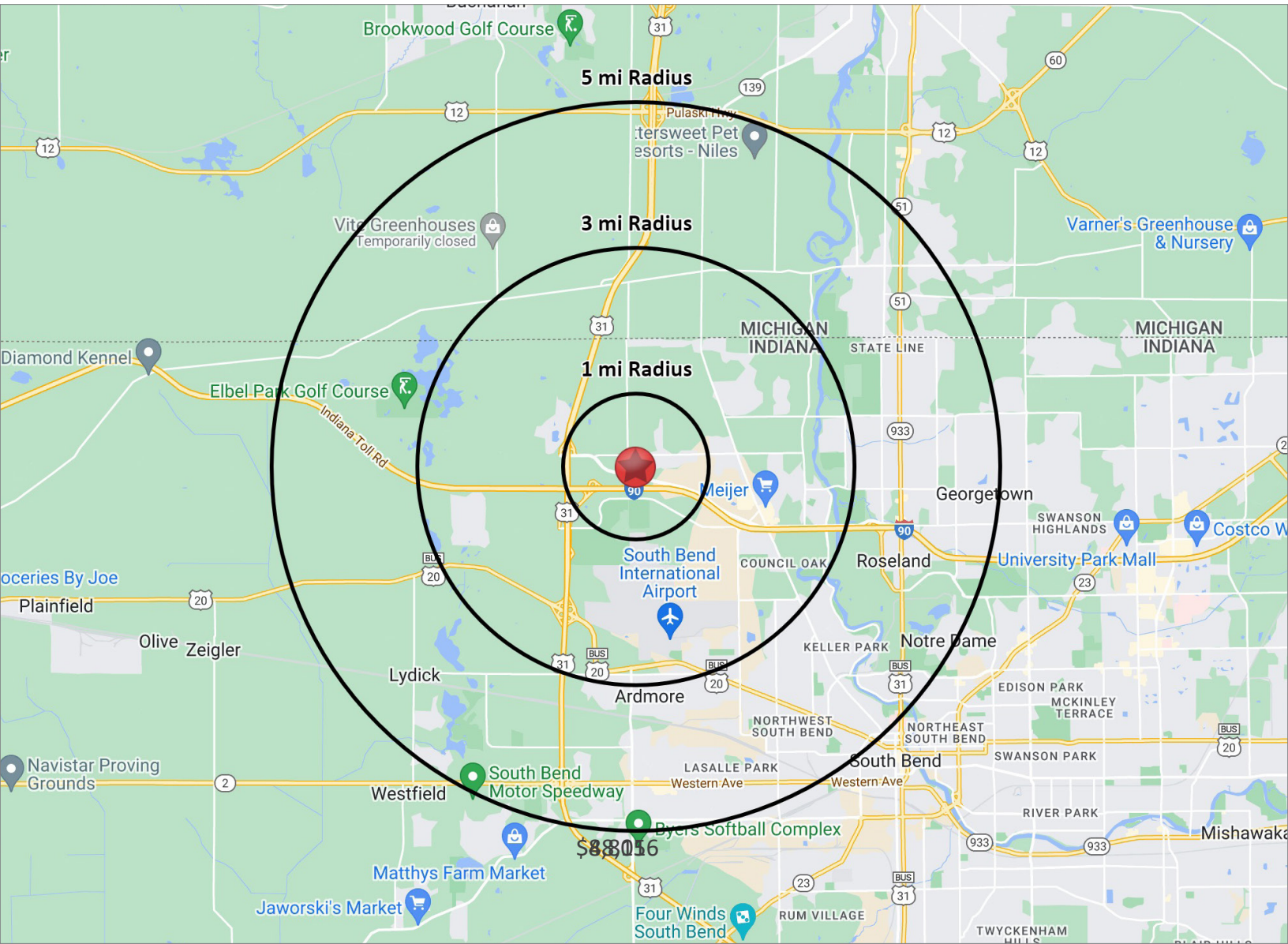
- The properties are located minutes from the ingress/egress ramps for the US 20/31 Bypass and I-80/90 Indiana Toll Road.
- St. Joseph County offers low utility costs, a competitive tax structure, real estate tax abatement and state-of-the-art fiber optic digital switching capabilities (ChoiceLight).
- The property is within minutes to the South Bend Regional Airport, Blackthorn Corporate Park and the Blackthorn Golf Club.
- National distribution operations have selected the county because it allows the ability to provide superior service to a significant portion of the country's population.



2024 DEMOGRAPHICS

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POPULATION

1 MILE	1,086
3 MILE	14,067
5 MILE	69,926



NUMBER OF HOUSEHOLDS

1 MILE	206,738
3 MILE	207,646
5 MILE	164,924



AVERAGE HOUSEHOLD INCOME

1 MILE	\$137,524
3 MILE	\$94,697
5 MILE	\$86,865



MEDIAN HOME VALUE

1 MILE	\$206,738
3 MILE	\$207,646
5 MILE	\$164,924