

DEVELOPMENT OPPORTUNITY SUITABLE FOR 1031 EXCHANGE

2754 Lincolnway East | Mishawaka, IN 46544



Prime Corner Lot Near Microsoft's Approved 900-Acre Data Hub – Limited Commercial Land Still Available!

Land: 1.16 Acres

Zoning: R-3 Residential with the potential to re-zone for commercial uses.

Frontage: 212' on Lincolnway E.

List Price: \$1,370,000 (\$1,375,000)

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[CLICK TO VIEW PROPERTY VIDEO](#)

Details:

This 1.16-acre site, located at the northeast intersection of Lincolnway Highway and Capital Avenue in Mishawaka, IN offers excellent development potential. This is an excellent opportunity for the development of convenience stores/gas stations, retail shops, or restaurants; particularly QSRs as it is adjacent to Dunkin' Donuts. Across Lincolnway there are several QSRs including McDonald's, Burger King, Wendy's, and Taco Bell. Currently zoned R-3, the property permits a variety of other uses such as multi-family, health care facilities, daycare centers and more. The owner plans on constructing twenty-five luxury townhomes directly adjacent to the property on the north and west side of the parcel for sale. The parcel is serviced by a newly upgraded lift station. The land is flat, cleared and tree-free, helping to minimize site preparation and delivery cost. Positioned in a high-traffic corridor at the intersection of two state highways, minutes from I-80/90 and the US-20 Bypass. Located at the regional center of Mishawaka, South Bend, and Elkhart, the site enjoys excellent visibility and accessibility. With a large concentration of households and businesses within a five-mile radius, this property is well suited for a wide range of development opportunities.

NAI Cressy

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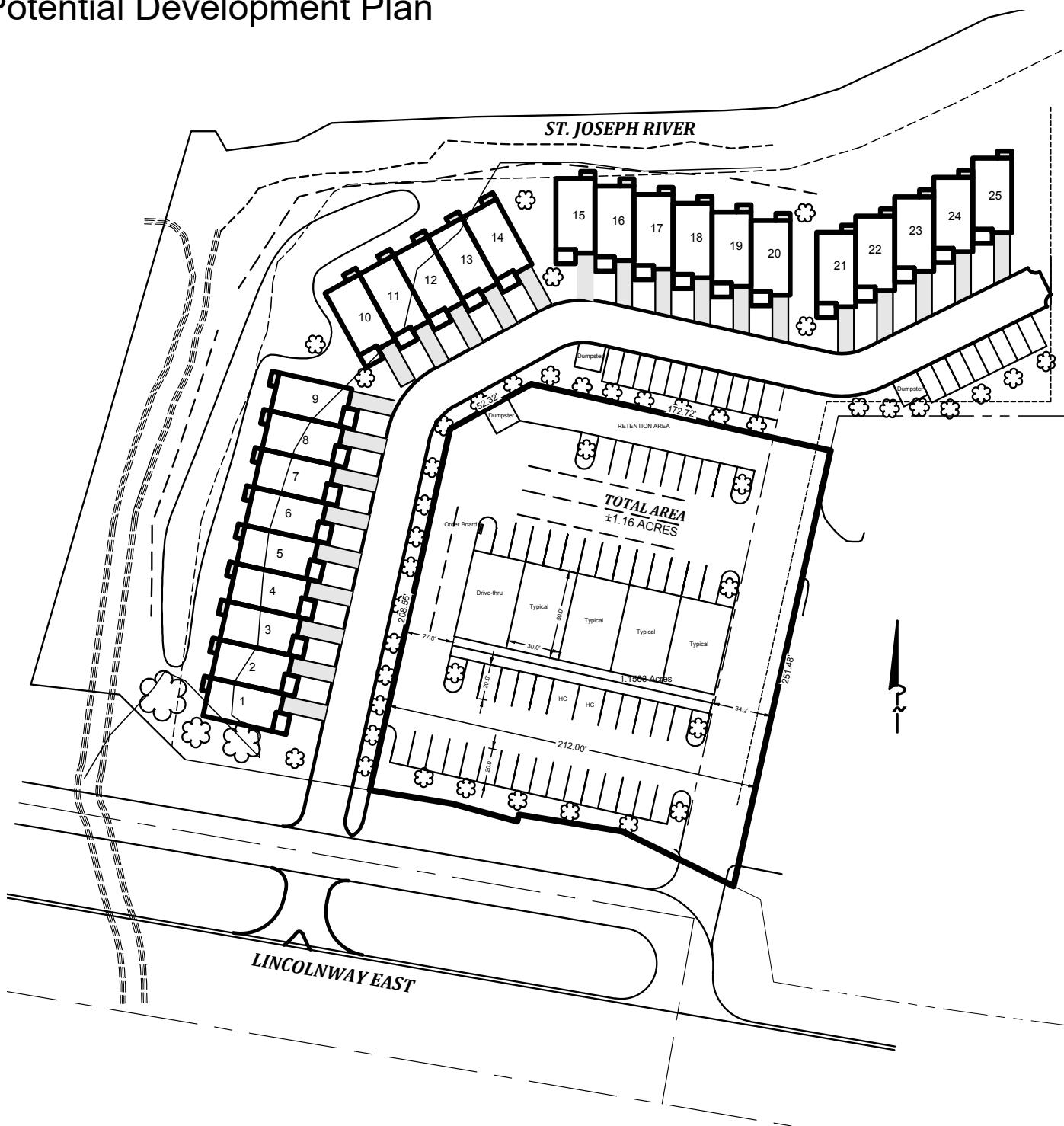
AERIAL IMAGES

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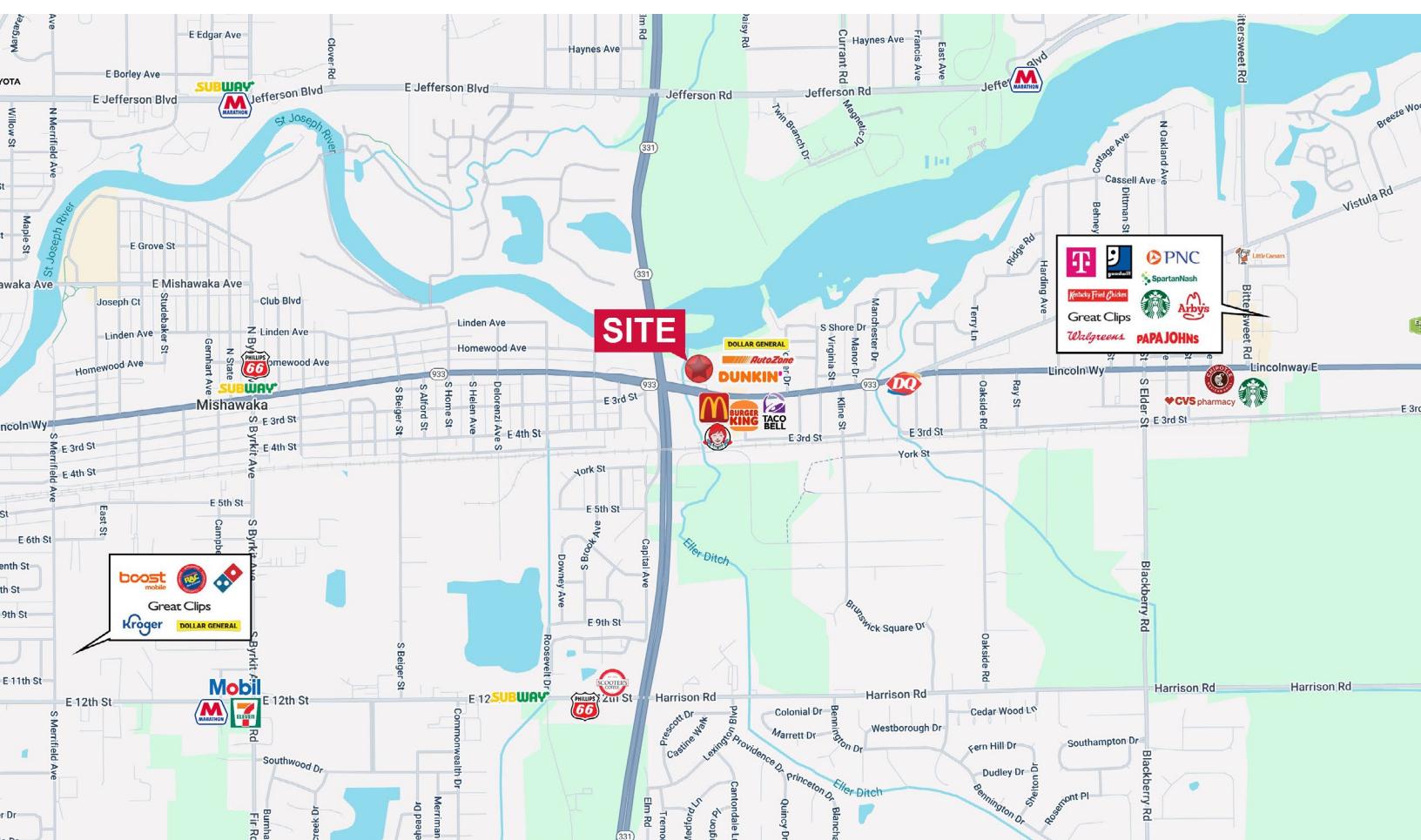
Potential Development Plan



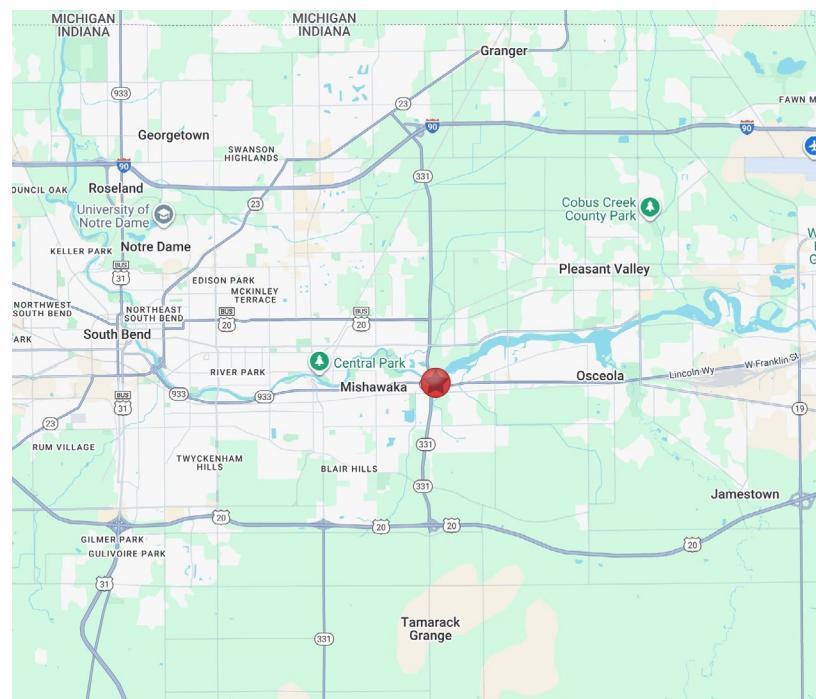
LOCATION OVERVIEW

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The property is strategically located within a larger commercial and retail district, surrounded by numerous major quick-serve restaurants and national retailers. Positioned along Lincolnway East (SR 933), a four-lane highway with a center turn lane, the property offers excellent visibility and safe, convenient access directly into the site. Just minutes from downtown Mishawaka and South Bend, the location is also well connected to regional transportation routes, with the US 20/31 Bypass less than 4 miles away and the I-80/90 Toll Road approximately 5 miles to the north. The strong mix of surrounding businesses, residential neighborhoods, and high traffic volumes make this site an ideal opportunity for future development.



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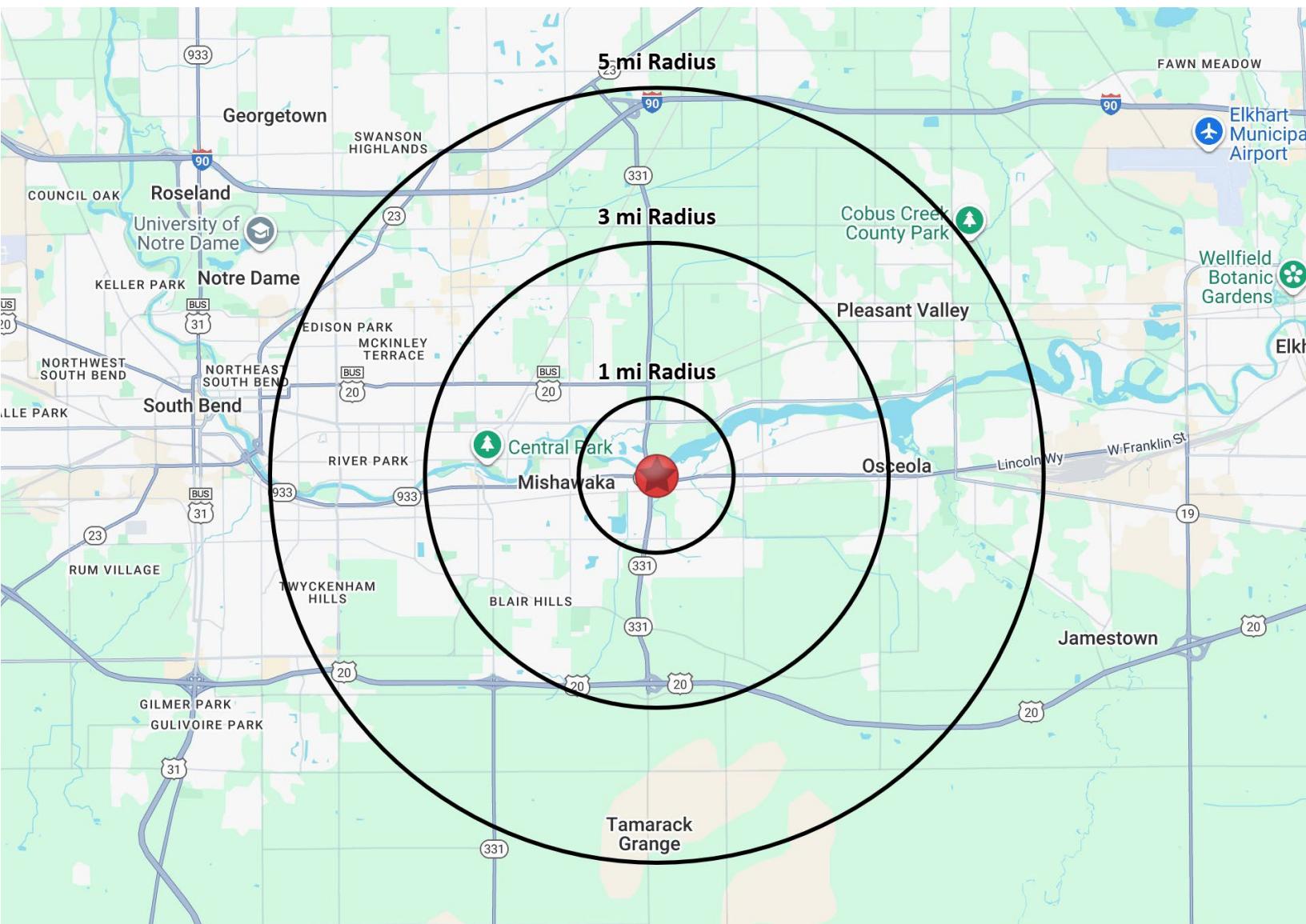
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2025 DEMOGRAPHICS

DEVELOPMENT OPPORTUNITY

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POPULATION

1 MILE	5,135
3 MILE	45,212
5 MILE	107,640



NUMBER OF HOUSEHOLDS

1 MILE	2,203
3 MILE	19,301
5 MILE	46,167



AVERAGE HOUSEHOLD INCOME

1 MILE	\$102,780
3 MILE	\$88,293
5 MILE	\$87,845



MEDIAN HOME VALUE

1 MILE	\$193,775
3 MILE	\$190,167
5 MILE	\$192,648