

# LAND READY FOR DEVELOPMENT

Francis Ave. and Chippewa Blvd. | Mishawaka, IN 46545



## Industrial Zoned, Corner Lot, in Strong Logistical Location

Land:	0.47 Acres
Zoning:	I-Industrial
Utilities:	Water and Sewer Available at the Street
List Price:	\$60,000

[VIEW PROPERTY ONLINE](#)

### Details:

Ready to build land in a well established commercial and light industrial district in Mishawaka. This 0.47 acre parcel offers open, level ground with water and sewer at the street. The efficient site layout works well for users who need functional space in a strong industrial corridor. Its location provides fast access to Capital Avenue, the I 80/90 Toll Road, and the US 20 Bypass, supporting smooth truck flow and strong regional connectivity.



# NAI Cressy

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

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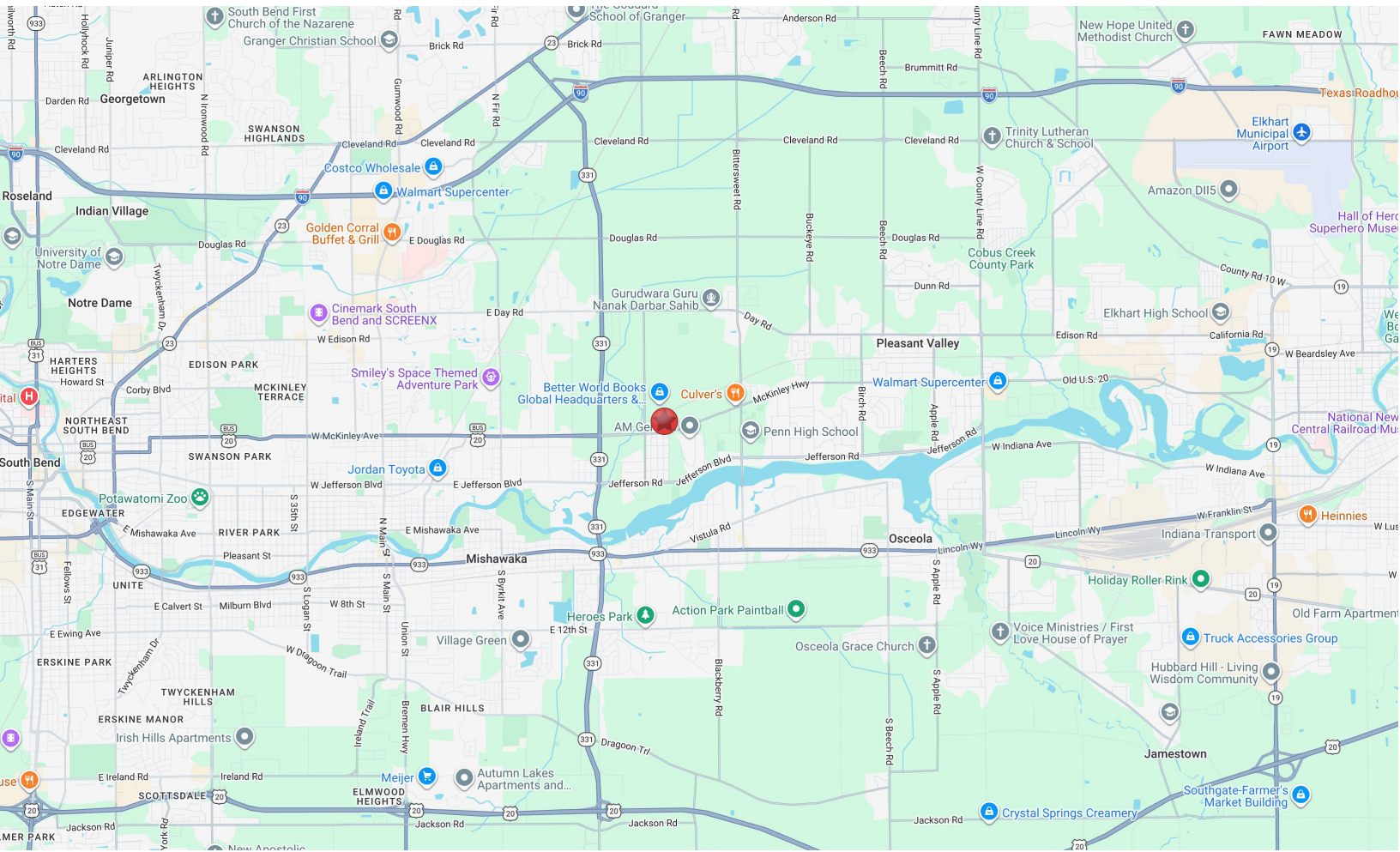
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# LOCATION OVERVIEW

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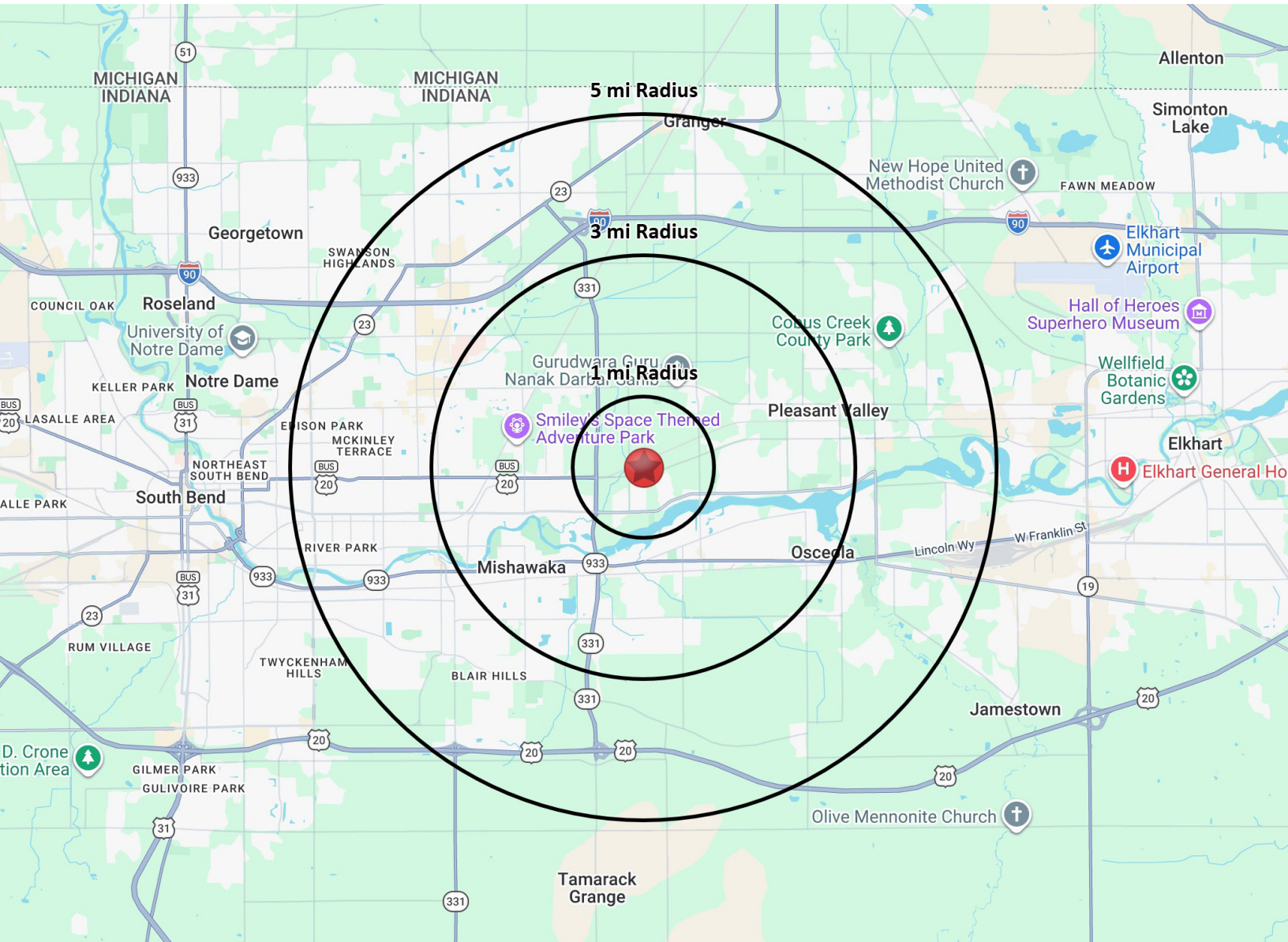


The property is less than 1 mile from IN-331 (Capital Avenue) and under 5 miles from both the I-80/90 Toll Road and the US-20 Bypass, offering quick regional connectivity.



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### POPULATION

1 MILE	1,483
3 MILE	34,749
5 MILE	113,370



### NUMBER OF HOUSEHOLDS

1 MILE	581
3 MILE	14,146
5 MILE	47,464



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$178,474
3 MILE	\$100,369
5 MILE	\$95,710



### MEDIAN HOME VALUE

1 MILE	\$287,893
3 MILE	\$205,107
5 MILE	\$211,953