

VACANT LAND FOR SALE

US 20 and S. Woodland Ave. | Michigan City, IN 46360



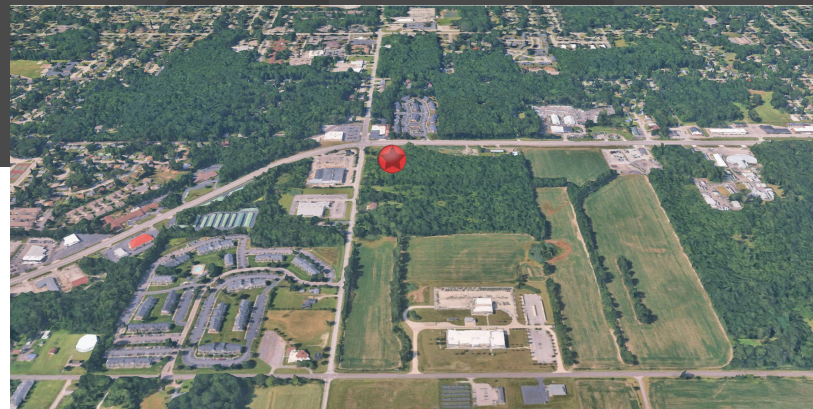
Great Development Opportunity in Michigan City

Land:	1.60 Acres
Zoning:	B-2 General Commercial
Land Uses:	Retail, Office, Retail Pad
List Price:	\$775,000

[VIEW PROPERTY ONLINE](#)

Details:

The subject property is a 1.6-acre retail lot on lighted intersection of US 20 and S Woodland Avenue in Michigan City. This location of this site is considered to be on one of the "Main Gateways" into the City of Michigan City, Indiana. The site is generally flat and is currently covered primarily with mature trees, offering a blank canvas for future development. Positioned along a heavily trafficked state highway and in close proximity to the signalized intersection of U.S. 20 and State Highway 421, the property benefits from exceptional visibility and accessibility. Its regional location provides convenient access to multiple states surrounding Northern Indiana, making it well suited for businesses serving a broad customer base. The site's substantial acreage, combined with center-turn-lane access on U.S. 20 and flexible development potential, allows for a wide variety of commercial, retail, office, hospitality, or mixed-use opportunities. Surrounded by an established mix of commercial and retail activity, the property is not limited to a single use and offers strong potential for many different types of business development.



NAI Cressy

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

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

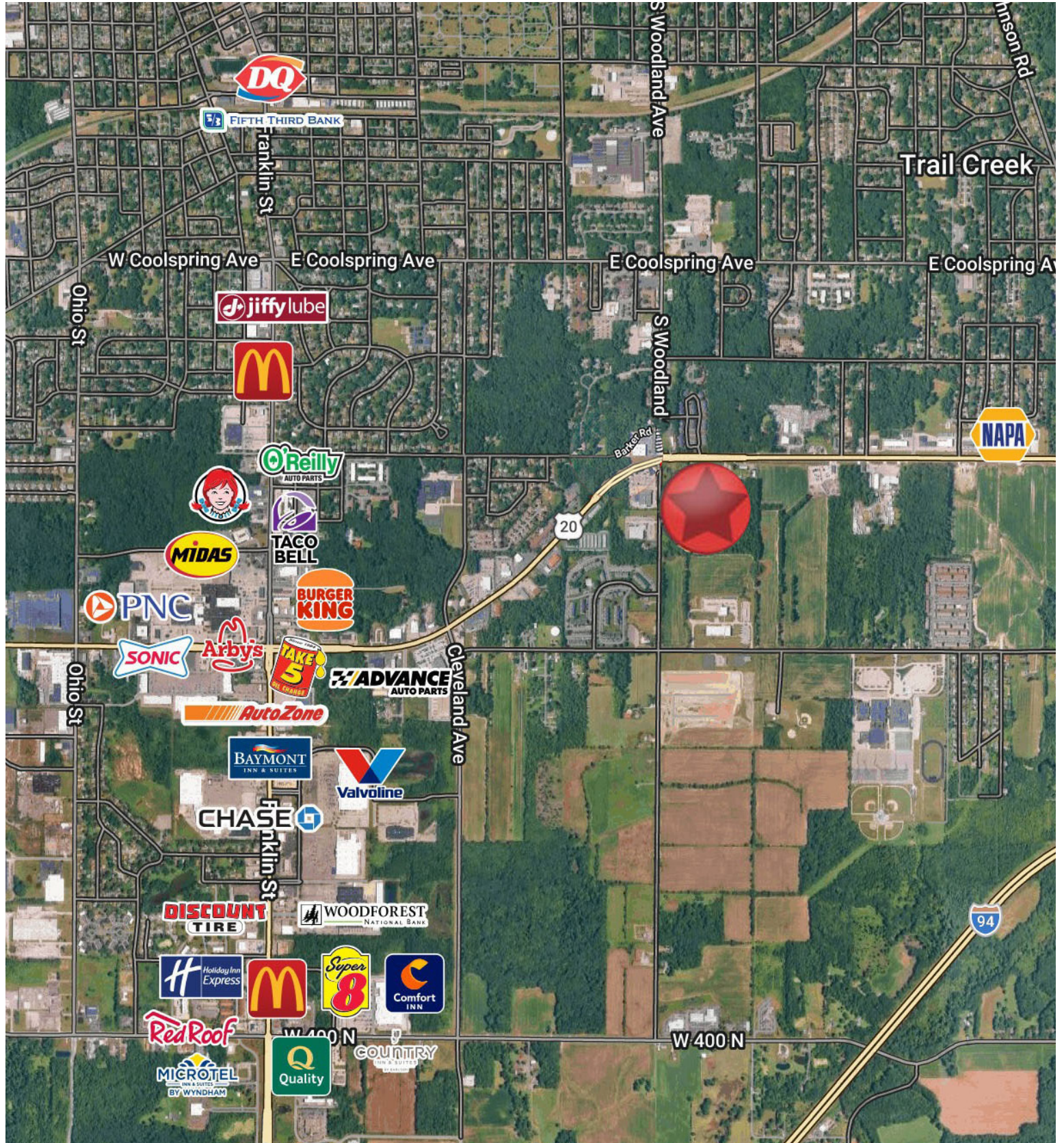
Chris Barth
Broker

D 574.485.1553
cbarth@cressy.com

NEARBY RETAILERS

VACANT LAND FOR SALE

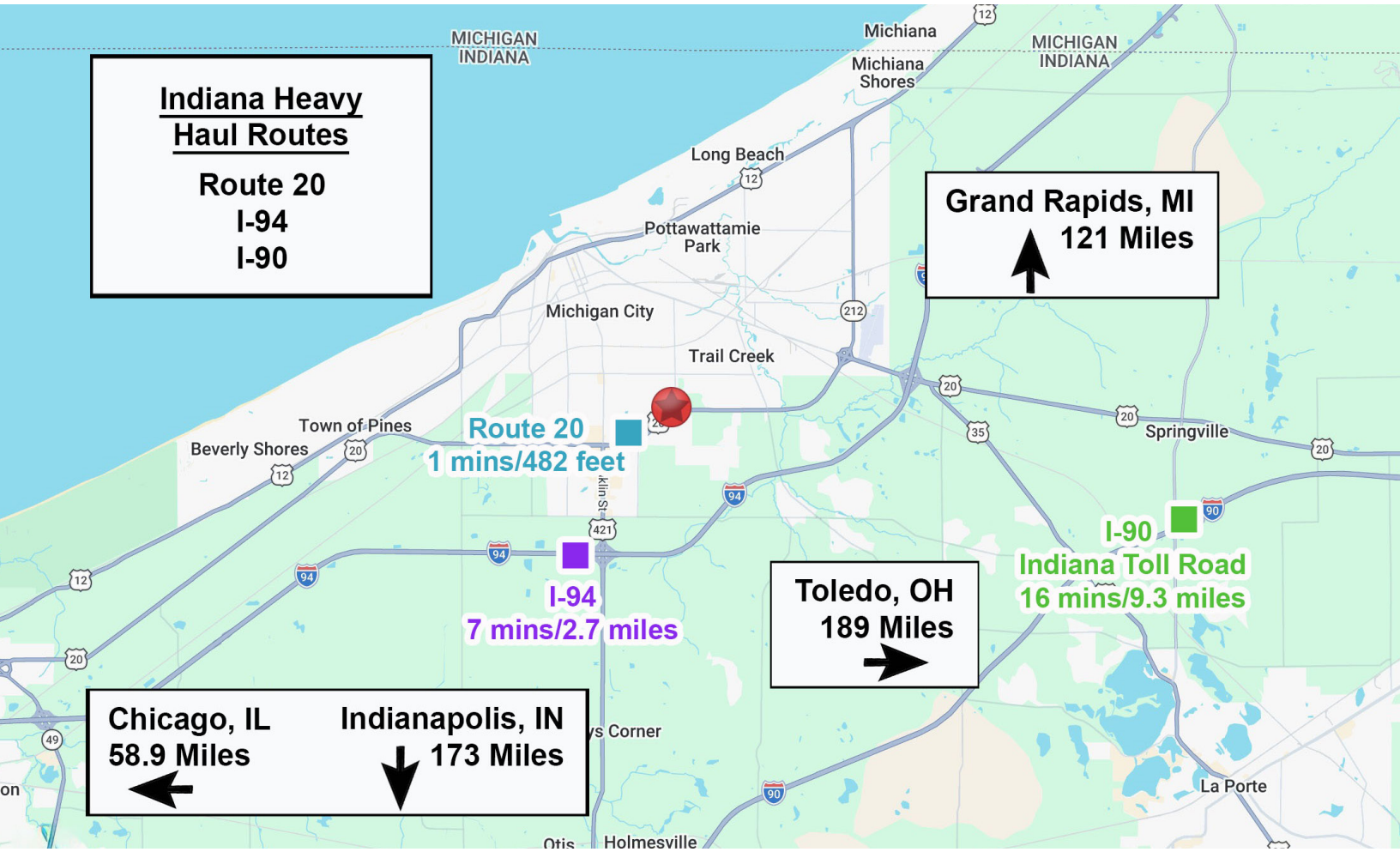
US 20 and S. Woodland Ave. | Michigan City, IN 46360



LOCATION OVERVIEW

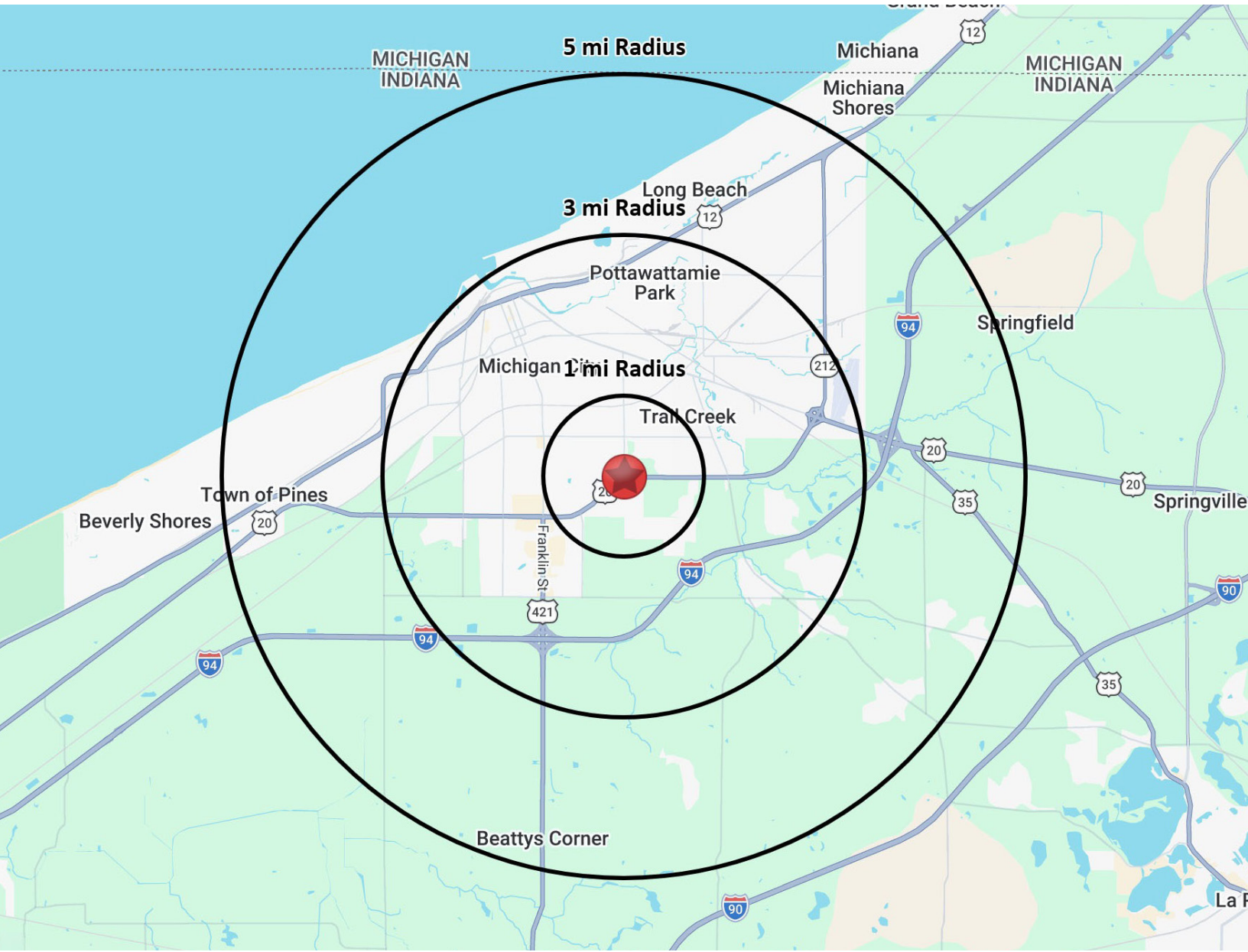
VACANT LAND FOR SALE

US 20 and S. Woodland Ave. | Michigan City, IN 46360



The property is located within a heavily trafficked corridor featuring a strong mix of retail, office, commercial, warehouse, and flex-space development. Its strategic location near the intersection of U.S. 20, U.S. 421, and Interstate 94 positions the site as a key regional hub serving the greater Great Lakes area. The area continues to experience significant growth and investment, with several large-scale economic development projects currently underway or planned in Michigan City. These ongoing and future developments are expected to further enhance regional commerce, increase traffic and business activity, and drive additional interest and demand for this site.





POPULATION

1 MILE	6,671
3 MILE	34,747
5 MILE	46,480



NUMBER OF HOUSEHOLDS

1 MILE	1,616
3 MILE	8,085
5 MILE	12,266



AVERAGE HOUSEHOLD INCOME

1 MILE	\$82,514
3 MILE	\$76,121
5 MILE	\$89,476



MEDIAN HOME VALUE

1 MILE	\$184,040
3 MILE	\$160,719
5 MILE	\$214,432