Commercial-zoned Land on a Highly Visible Corner in South Bend

59374 & 59400 MAYFLOWER RD. | SOUTH BEND, IN 46614

Prime commercial corner lots with massive redevelopment potential.

NAI Cressy
CRESSY.COM



Land:
3.95 AC

Zoning:
Commercial

List Price:
$1,000,000

Property Overview

These three adjoining parcels offer a rare opportunity to secure commercial-zoned land on a highly visible corner in South Bend, a location perfectly positioned for immediate business use or long-term redevelopment. Sitting on a strategic intersection with steady traffic flow, these lots provide the kind of exposure that businesses dream of. Whether you're looking to establish a new commercial footprint or land-bank for future growth, this site checks every box. These three parcels offer a rare combination of commercial readiness and residential redevelopment potential. Whether you're a business owner, developer, or long-term investor, this corner location delivers the flexibility, visibility, and upside that make deals truly stand out. ***Contingency-NO GAS STATION***

VIEW LISTING ONLINE



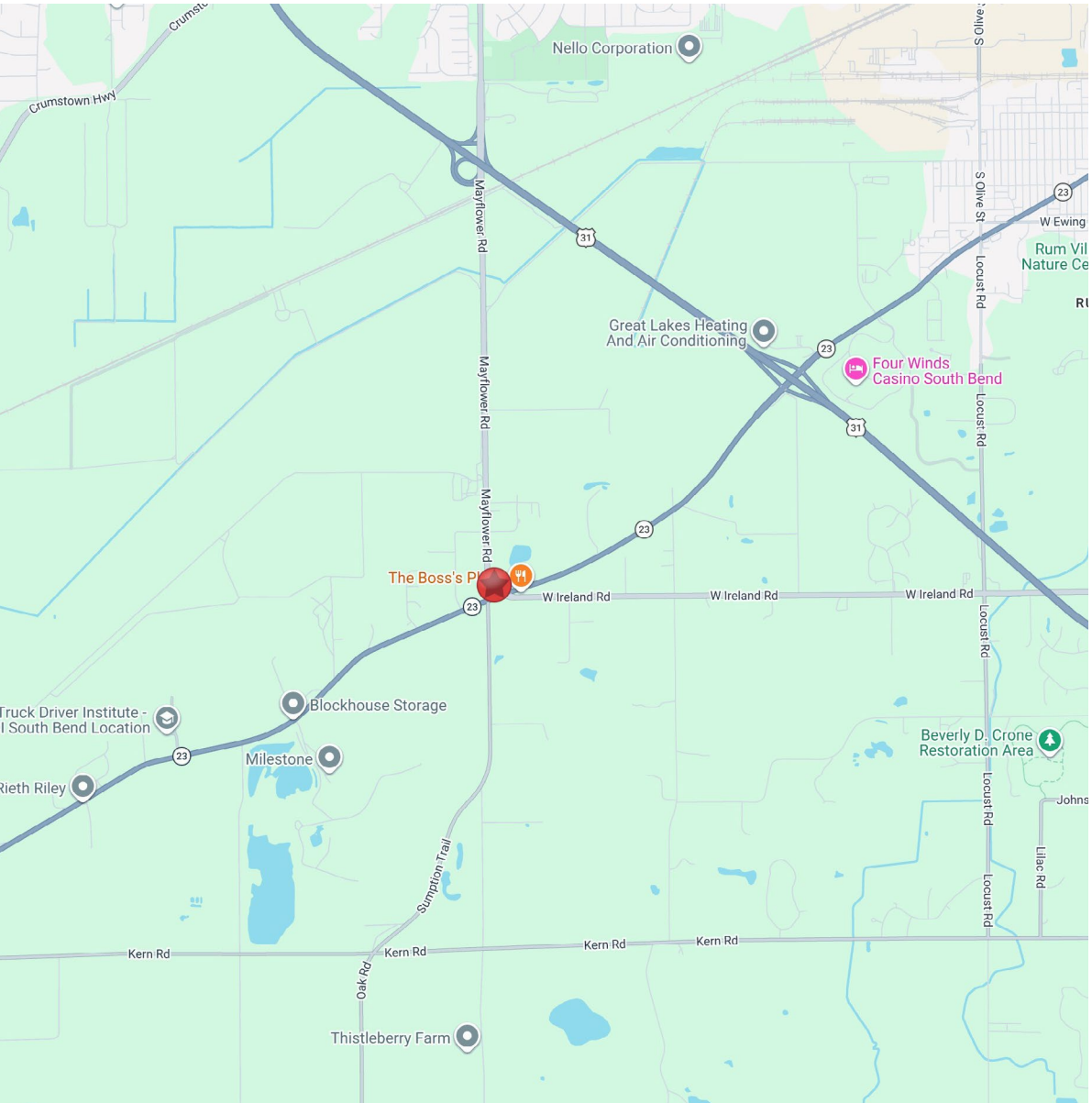
Property Photos



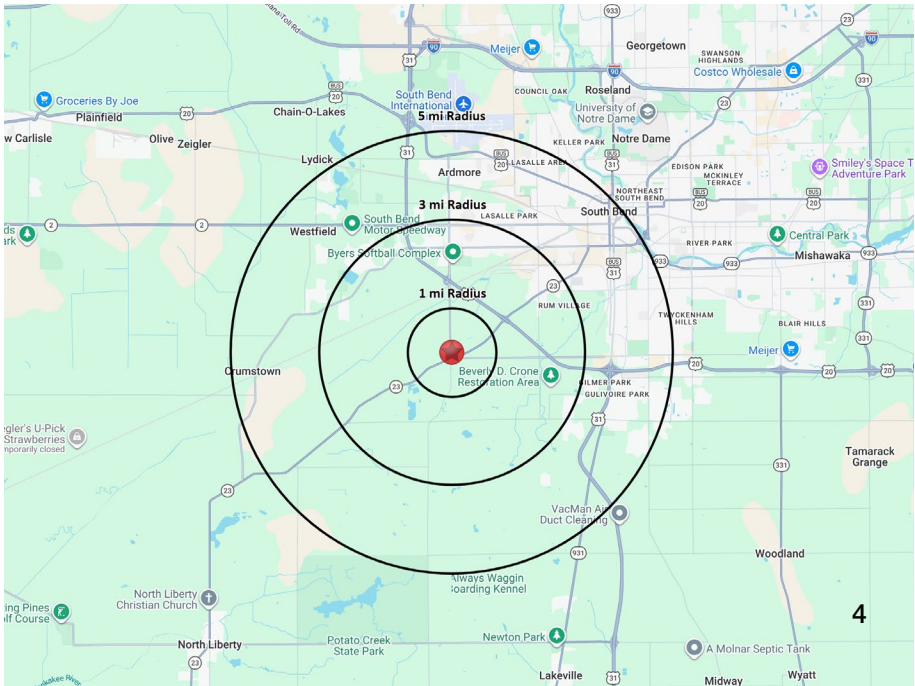


Location Overview

Strategically located at the intersection of Mayflower Road and State Road 23 (Liberty Highway) on South Bend's southwest side, these three adjacent parcels offer excellent corner visibility, road frontage and convenient access to the surrounding St. Joseph County market. The property is situated within an established area of residential neighborhoods, local businesses and commercial development, providing opportunities for a variety of potential uses. Its location offers convenient connectivity to the U.S. 20 Bypass and U.S. 31, providing access to downtown South Bend, Mishawaka, Plymouth and surrounding communities. The site also benefits from proximity to South Bend International Airport and the greater South Bend–Mishawaka metropolitan area. With frontage along two roadways and accessibility to major regional transportation routes, the property presents an attractive opportunity for commercial development, redevelopment or long-term investment.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	530	13,772	69,800
HOUSEHOLDS	212	3,670	16,982
AVERAGE HOUSEHOLD INCOME	$99,951	$78,016	$78,600
MEDIAN HOME VALUE	$250,228	$173,080	$174,364



Commercial-zoned Land on a Highly Visible Corner in South Bend

59374 & 59400 MAYFLOWER RD. | SOUTH BEND, IN 46614

CONTACT:
Fares Farhan
Broker
D 574.227.1082 | C 574.217.1405
ffarhan@cressy.com

200 N. Church Street, Suite 200
Mishawaka, IN 46544
574.271.4060

NAI Cressy

CRESSY.COM

NAI Cressy is the global brokerage division of Cressy Commercial Real Estate, a Minority Business Enterprise (MBE) and 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.

