

LAND FOR SALE

2807 Lincolnway W. | Mishawaka, IN 46544



Close to Indiana University South Bend Campus, 319' Frontage

| | |
|-------------|-------------------------|
| Land: | 1 Acre |
| Zoning: | C-1 and C-4 |
| Frontage: | 319' on Lincolnway West |
| Utilities: | Municipal Sewer & Water |
| List Price: | \$300,000 |

Details:

Located footsteps away from Indiana University South Bend and campus housing on the south east corner of Lincolnway West and Ironwood, caddy-corner from the Walgreen's development (former Don Medow site) and across the street from the new Dollar General development. Property is located on a high traffic (22,636 cars a day) commercial corridor with new development taking place. Property zoned C-1 and C-4, municipal utilities which allows for a broad range of commercial retail uses.

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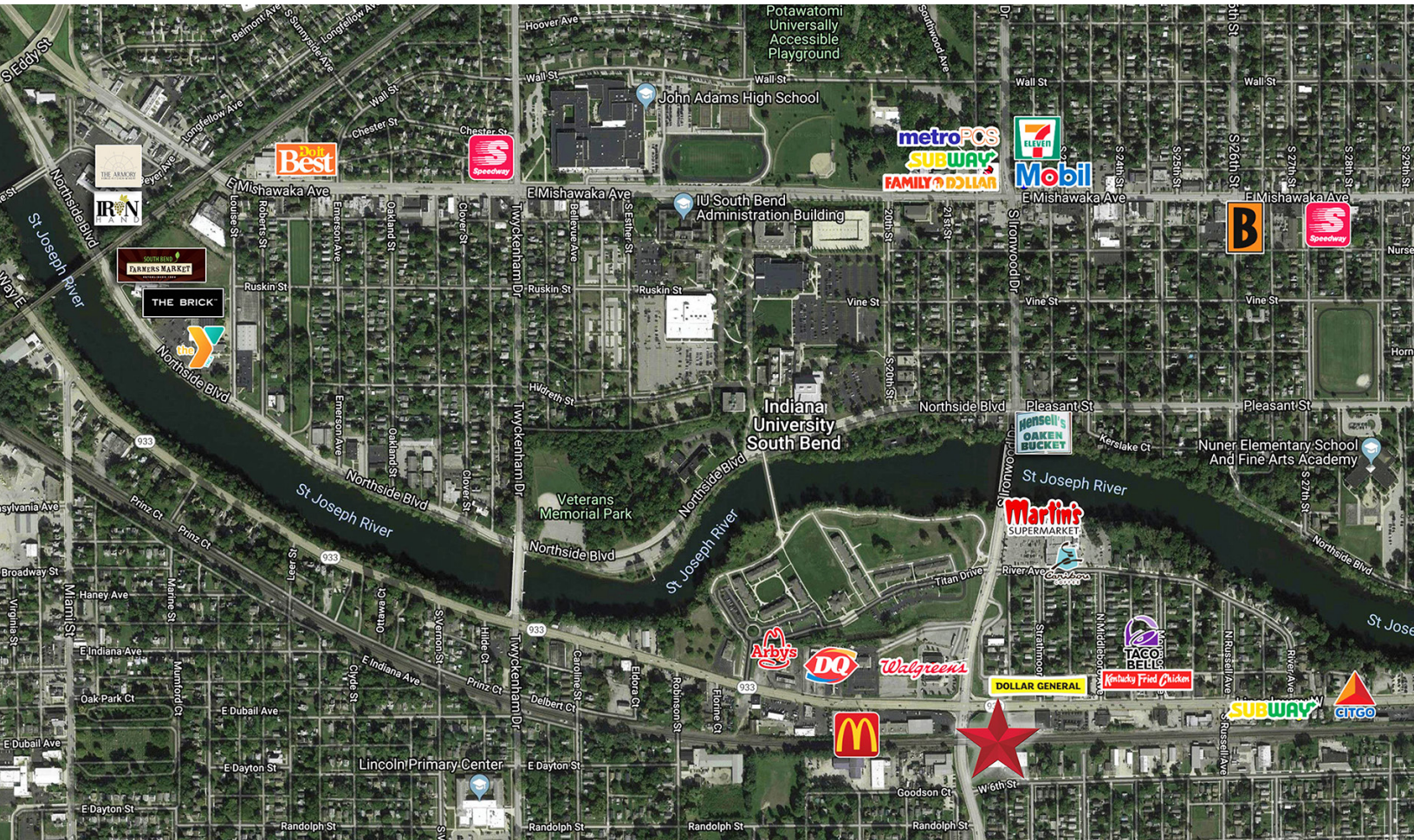
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LOCATION OVERVIEW

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- Located on the border of South Bend and Mishawaka, near IUSB and new IUSB campus housing, south of St. Joseph River.
- High traffic retail corridor with 20,000+ vehicles passing daily on Ironwood Drive and 12,800+ vehicles on Lincolnway.



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