

# COMMERCIAL LAND FOR SALE

1240 E. Douglas Road | Mishawaka, IN 46545



## Approximately 9.7 AC 353' +/- Frontage

Land:	9.7 +/- Acres
Zoning:	S2 PUD
Utilities:	Well at Septic, Municipal Utilities at Road
Frontage:	353' on Douglas
List Price:	\$250,000 Per Acre

*\*Also available for ground lease*

### Details:

An approximately 9.7 acre parcel is available on Douglas Road in Mishawaka. The site sits across from the 100 acre Saint Joseph Health System Mishawaka campus and WSBT News studio. It is in a great location on the north side of the road, between Main Street and Fir Road, in this strong demographic area.

The property is in the University Park Trade area that consists of over 5 million SF of retail, commercial, medical office, and professional office space.

*\*Property is owned in whole or part by licensed real estate brokers in the State of Indiana.*

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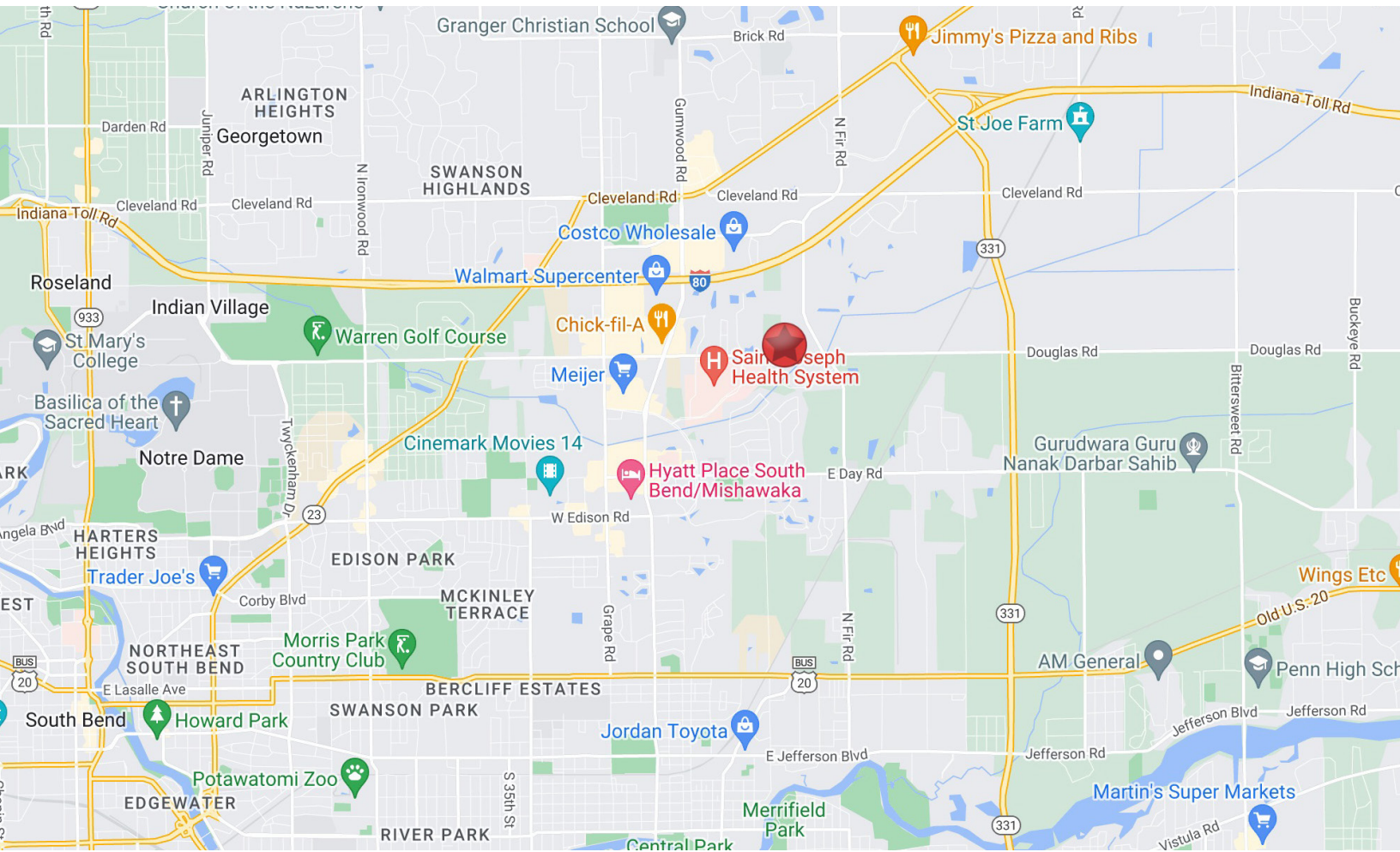
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# LOCATION OVERVIEW

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- Located on the east side of Mishawaka.
- In Edison Lakes Corporate Park and University Park Trade Area that encompasses over 5 million SF of commercial, retail, office, hospitality, and medical space.
- Just minutes away from Capital Avenue, the Main Street/Grape Road retail corridors, and the Saint Joseph Health System.



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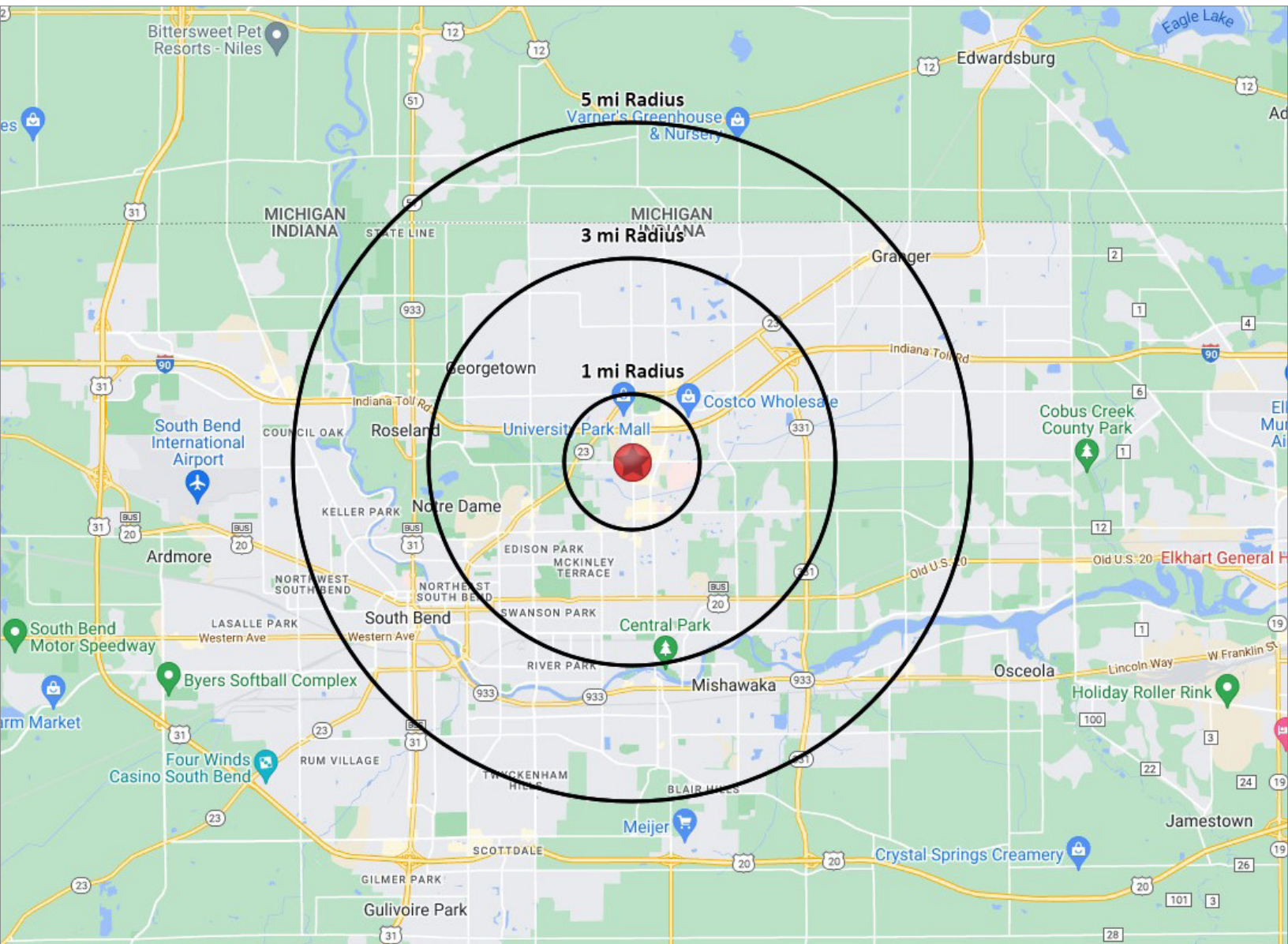
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# 2023 DEMOGRAPHICS

## COMMERCIAL LAND FOR SALE

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### POPULATION

1 MILE	5,349
3 MILE	69,914
5 MILE	159,934



### NUMBER OF HOUSEHOLDS

1 MILE	2,958
3 MILE	27,950
5 MILE	63,239



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$60,619
3 MILE	\$76,261
5 MILE	\$79,855



### MEDIAN HOME VALUE

1 MILE	\$166,072
3 MILE	\$190,332
5 MILE	\$178,466