

# LAND FOR SALE

12th Street and Capital Avenue | Mishawaka, IN 46544



## Development Opportunity 226' Frontage on 12th St.

Land:	1.43 Acres (Parcel 3)
Frontage:	226'
Zoned:	S-2 PUD
Utilities:	Gas, Water, Electric
List Price:	\$250,000

### Details:

1.43 acres (Parcel 3) of vacant land with 226' frontage on E. 12<sup>th</sup> Street at Downey Avenue. The property is adjacent to a newer convenience store and car wash. Zoned S2-PUD, the site provides for an excellent development opportunity for retail/retail pad use.

Restrictive covenants apply.

[VIEW PROPERTY ONLINE](#)



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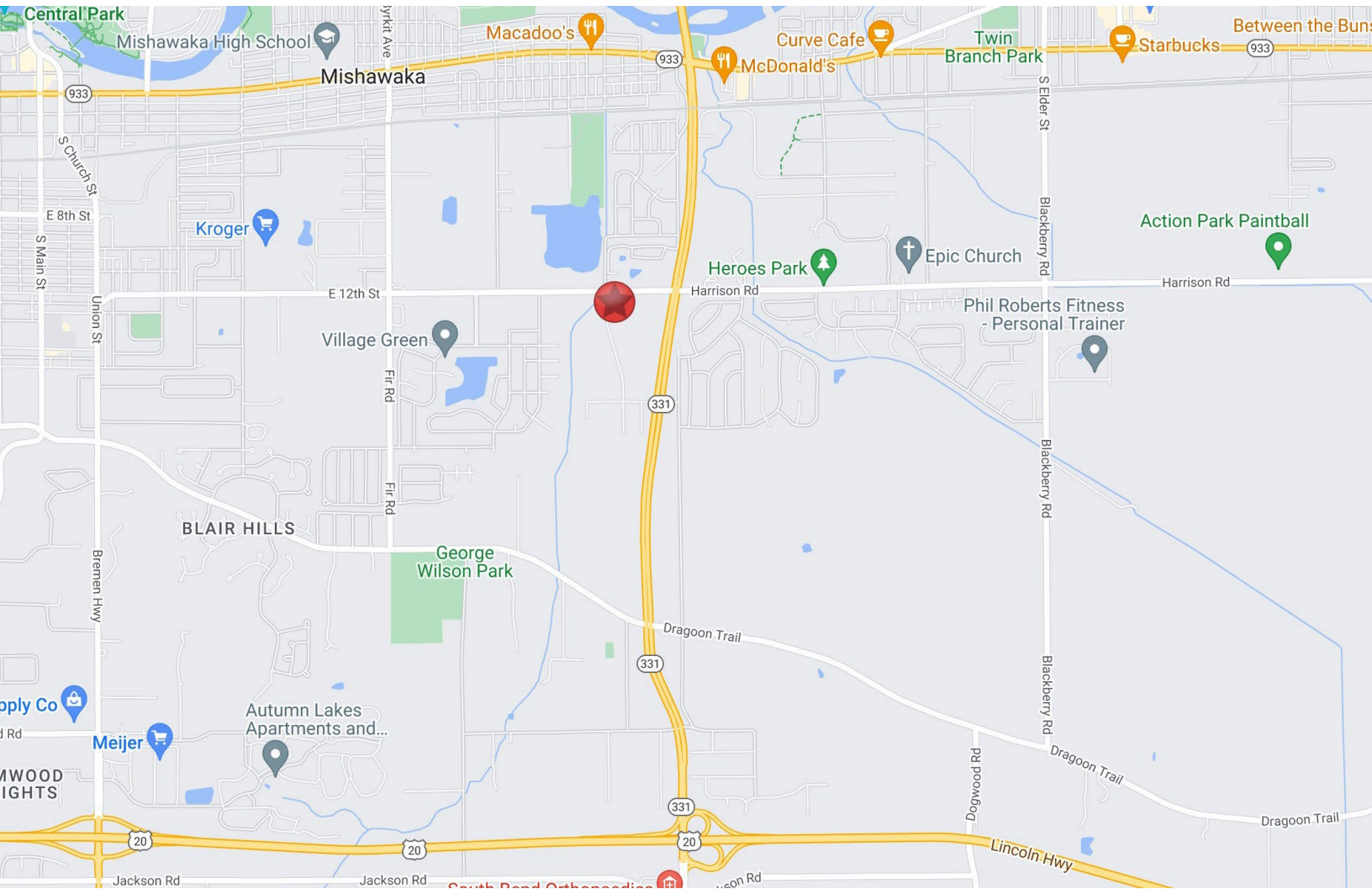
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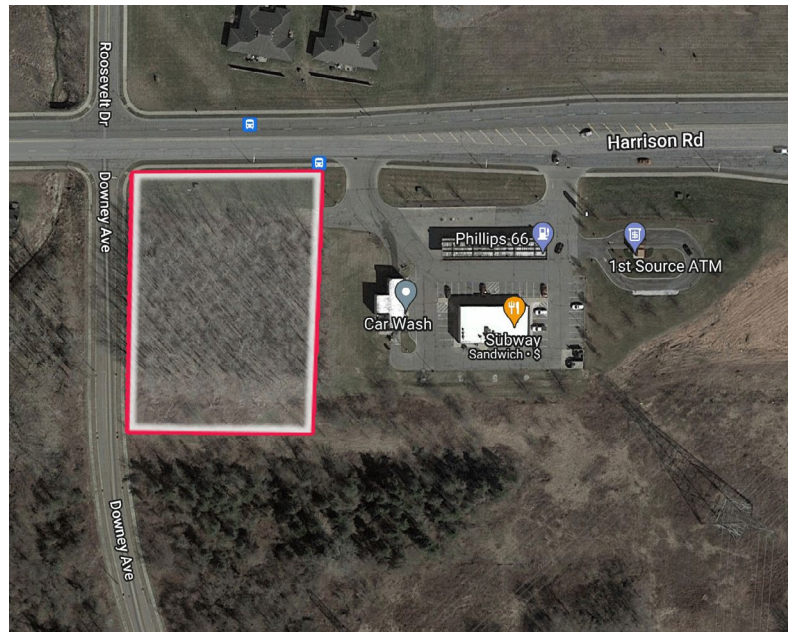
# LOCATION OVERVIEW

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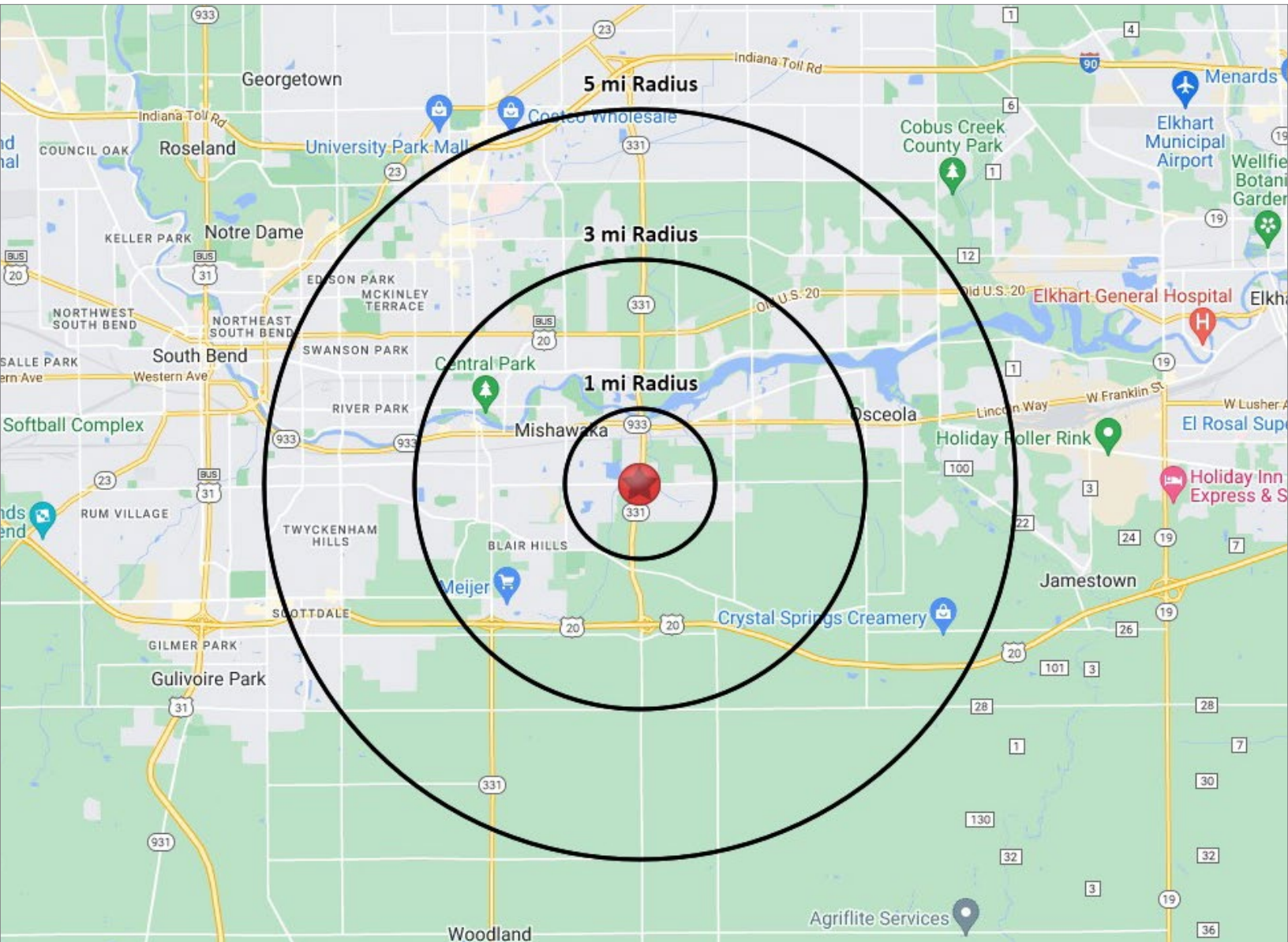
- Great access to Capital Avenue linking the US-20/31 Bypass and Toll Road
- Property is located on the south side of Mishawaka with easy access to major roadways
- The 12th Street corridor is a mix of commercial, industrial, manufacturing, and warehousing businesses surrounded by single-family residential housing
- Historically low vacancy as many properties are owner-occupied



# 2023 DEMOGRAPHICS

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### POPULATION

1 MILE	6,185
3 MILE	38,099
5 MILE	105,290



### NUMBER OF HOUSEHOLDS

1 MILE	2,467
3 MILE	16,256
5 MILE	45,005



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$78,635
3 MILE	\$70,627
5 MILE	\$70,054



### MEDIAN HOME VALUE

1 MILE	\$156,170
3 MILE	\$158,391
5 MILE	\$161,055