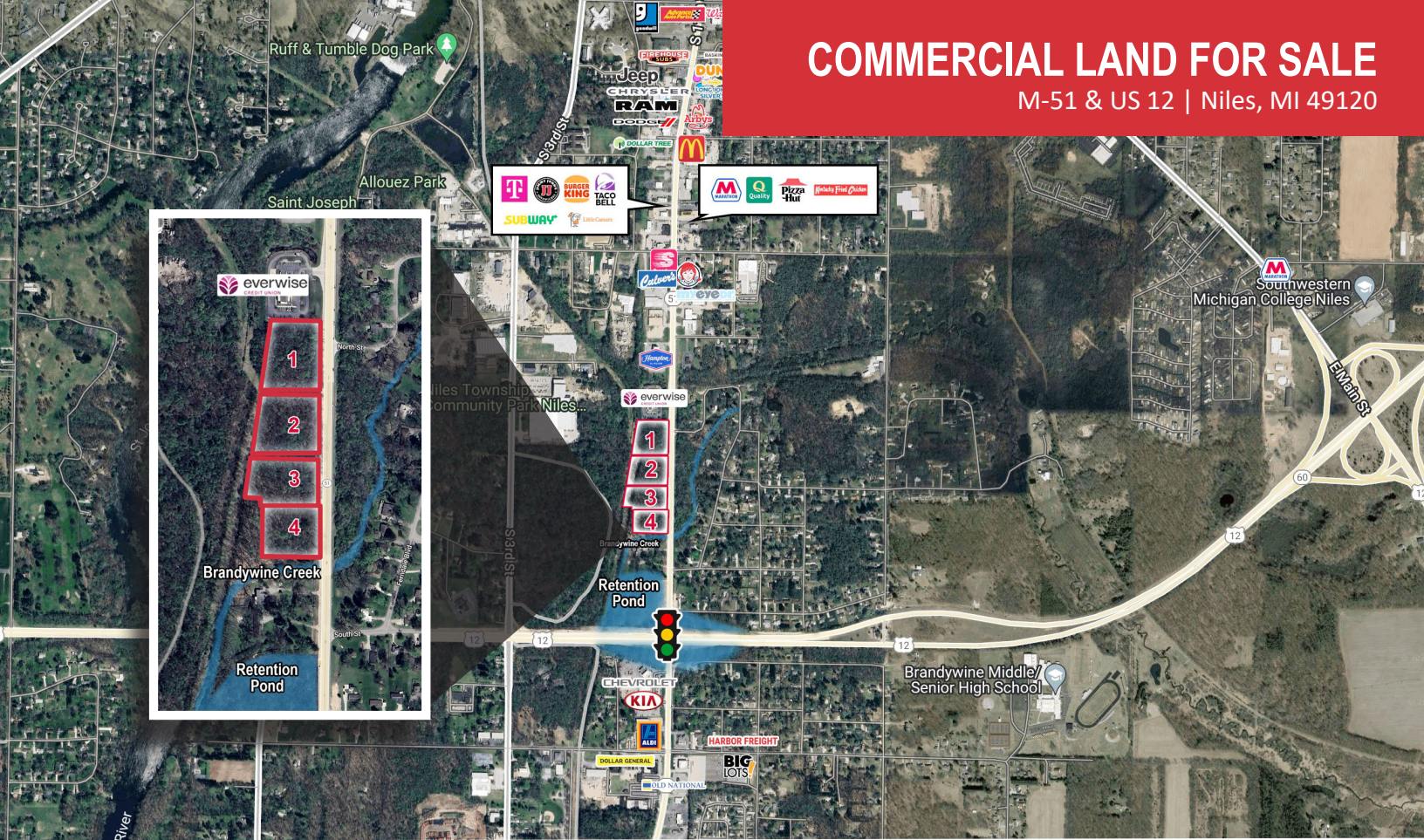


COMMERCIAL LAND FOR SALE

M-51 & US 12 | Niles, MI 49120



Great Location For Development on Busy M-51

Land & List Prices: 9.17 Acres (Total) - \$1,200,000 (Total)
Lot 1: 1.73 Acres - \$276,800
Lot 2: 2.11 Acres - \$337,600
Lot 3: 2.85 Acres - \$456,000
Lot 4: 2.48 Acres - \$396,800

Utilities: Municipal

Zoning: GB - General Business

Details:

Commercial Development Opportunity. Site is approximately 9.2 acres. Property will be accessed via two curb cuts (second curb cut to be confirmed). GB - General Business Zoning. Site has municipal water and sewer just south Everwise Credit union bank branch. There are a total 18,627 households within a 5-mile radius and over 203,000 within a 10-mile radius of the property. Good frontage on M-51. Can be subdivided for smaller parcel development.

[VIEW PROPERTY ONLINE](#)



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200 N. Church St., Suite 200, Mishawaka, IN 46544

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Jim Ringler
Senior Broker
D 574.485.1516 | C 574.298.8980
jringler@cressy.com

Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534
cjdavey@cressy.com

PROPOSED CONCEPT

COMMERCIAL LAND FOR SALE

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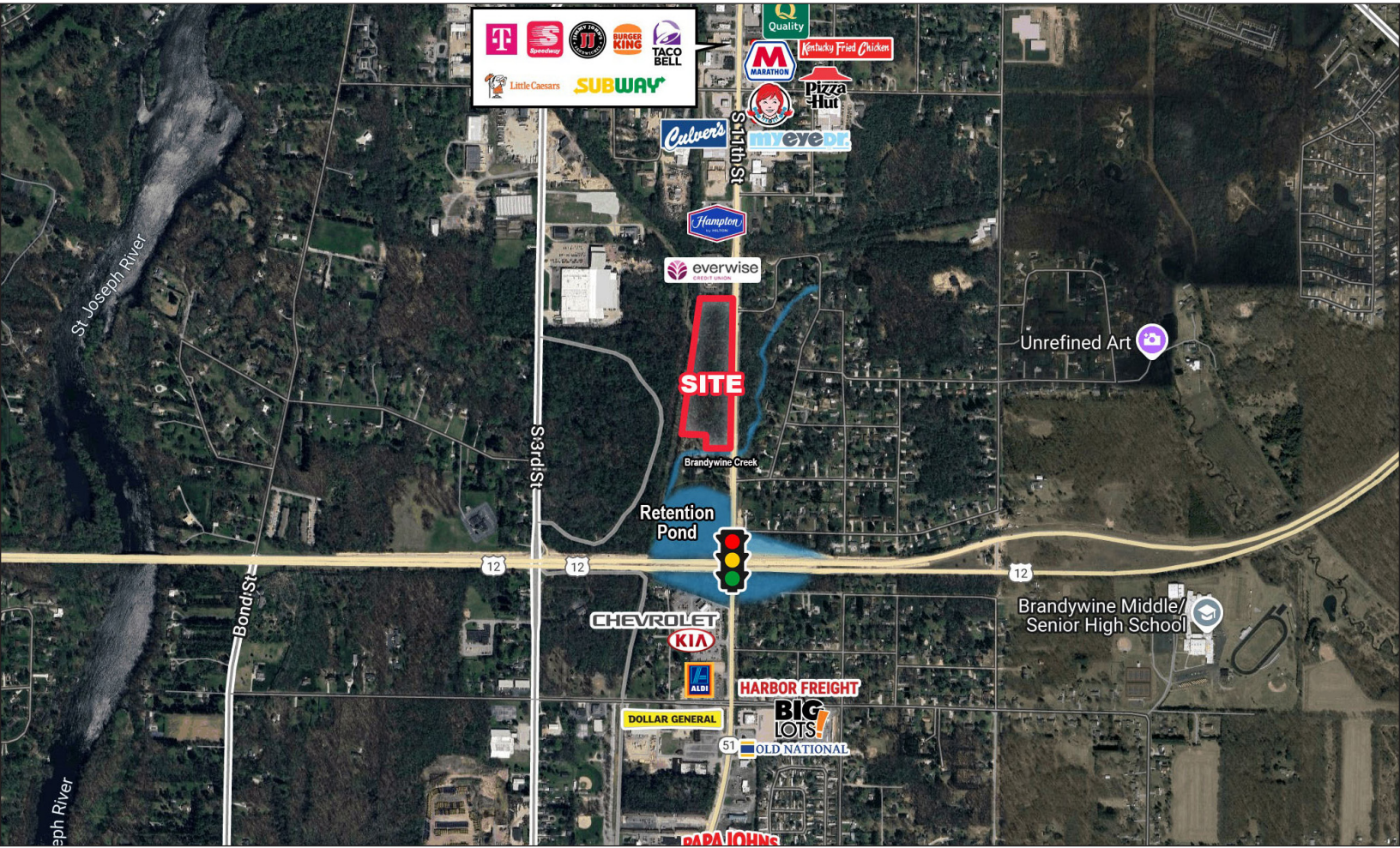
Jim Ringler
Senior Broker
D 574.485.1516 | C 574.298.8980
jringler@cressy.com

Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534
cjdavey@cressy.com

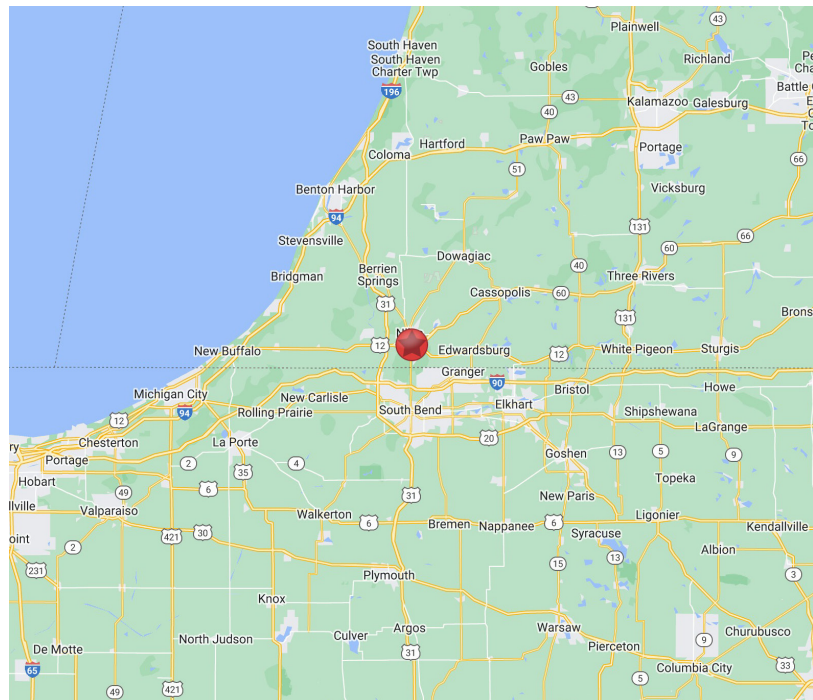
LOCATION OVERVIEW

COMMERCIAL LAND FOR SALE

M-51 & US 12 | Niles, MI 49120



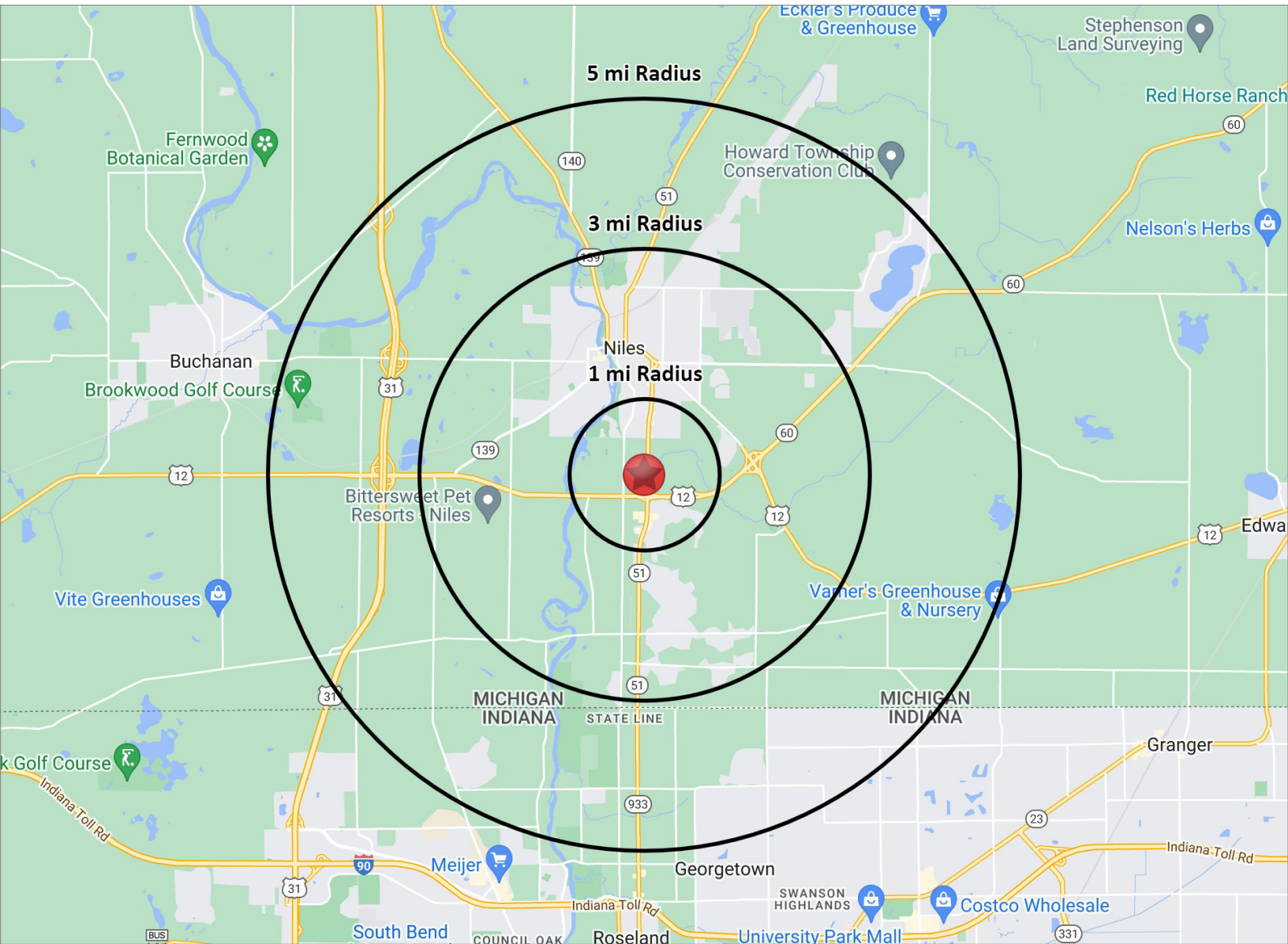
- Located at the intersection of US 12 and M-51 (formerly South 11th) Street, in Niles, Michigan on the west side of the road just south of the Everwise Credit Union building.
- There is an access road off of the Everwise Credit Union property to access this property.
- The property is surrounded by national retailers and commercial businesses as well as new development and new retention ponds and a new traffic light at the intersection of M-51 and US-12.



2023 DEMOGRAPHICS

COMMERCIAL LAND FOR SALE

M-51 & US 12 | Niles, MI 49120



POPULATION

1 MILE	2,766
3 MILE	24,489
5 MILE	44,982



NUMBER OF HOUSEHOLDS

1 MILE	1,129
3 MILE	10,279
5 MILE	18,627



AVERAGE HOUSEHOLD INCOME

1 MILE	\$66,457
3 MILE	\$82,540
5 MILE	\$103,836



MEDIAN HOME VALUE

1 MILE	\$142,955
3 MILE	\$144,339
5 MILE	\$176,298



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