

# 7725 US HIGHWAY 41, SCHERERVILLE, IN 46375



For more information, please contact:

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# BOULEVARD COMMONS

7725 US Highway 41, Schererville, IN 46375



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 2,000 - 7,029 SF

**Lease Rate:** Negotiable

**Lot Size:** 1.81 Acres

**Year Built:** 2024

**Building Size:** 15029 SF

**Zoning:** C-3

**Traffic Count:** 28,000

### PROPERTY HIGHLIGHTS

- New retail center coming in Q1 of 2024
- Join Hello Donut and Fidelity Title
- Located on US Highway 41 in Schererville, IN
- One Drive-Thru endcap available on morning side of traffic
- Traffic count of 28,000 vehicles per day
- Just 0.9 miles from US 30 & 41 ("Crossroads of America")



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## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

New Retail center almost complete in Schererville, IN. The subject property is located directly on US Highway 41, just south of 77th Avenue and less than 1 mile from US 30 and 41 ("Crossroads of America). The center offers maximum exposure and visibility to over 28,000 vehicles per day. This ~15,000 SF center can accommodate a number of retail uses ranging from 1500 SF and up with two drive-thru endcaps available strategically located on the morning side of traffic! The property is located for a user to capitalize on both Schererville and St. John residents.

### LOCATION DESCRIPTION

The subject property is located on Indianapolis Boulevard (US Highway 41) just south of 77th Avenue in Schererville, IN

Schererville is a town in St. John Township, Lake County, Indiana. It is part of the Chicago MSA. Long before Indiana became a state, long before the founding of Schererville, people called this place the "Crossroads." Many residents of Schererville commute to work in downtown Chicago due to the city's proximity. Schererville is home to one of Northwest Indiana's premiere retail trade areas.

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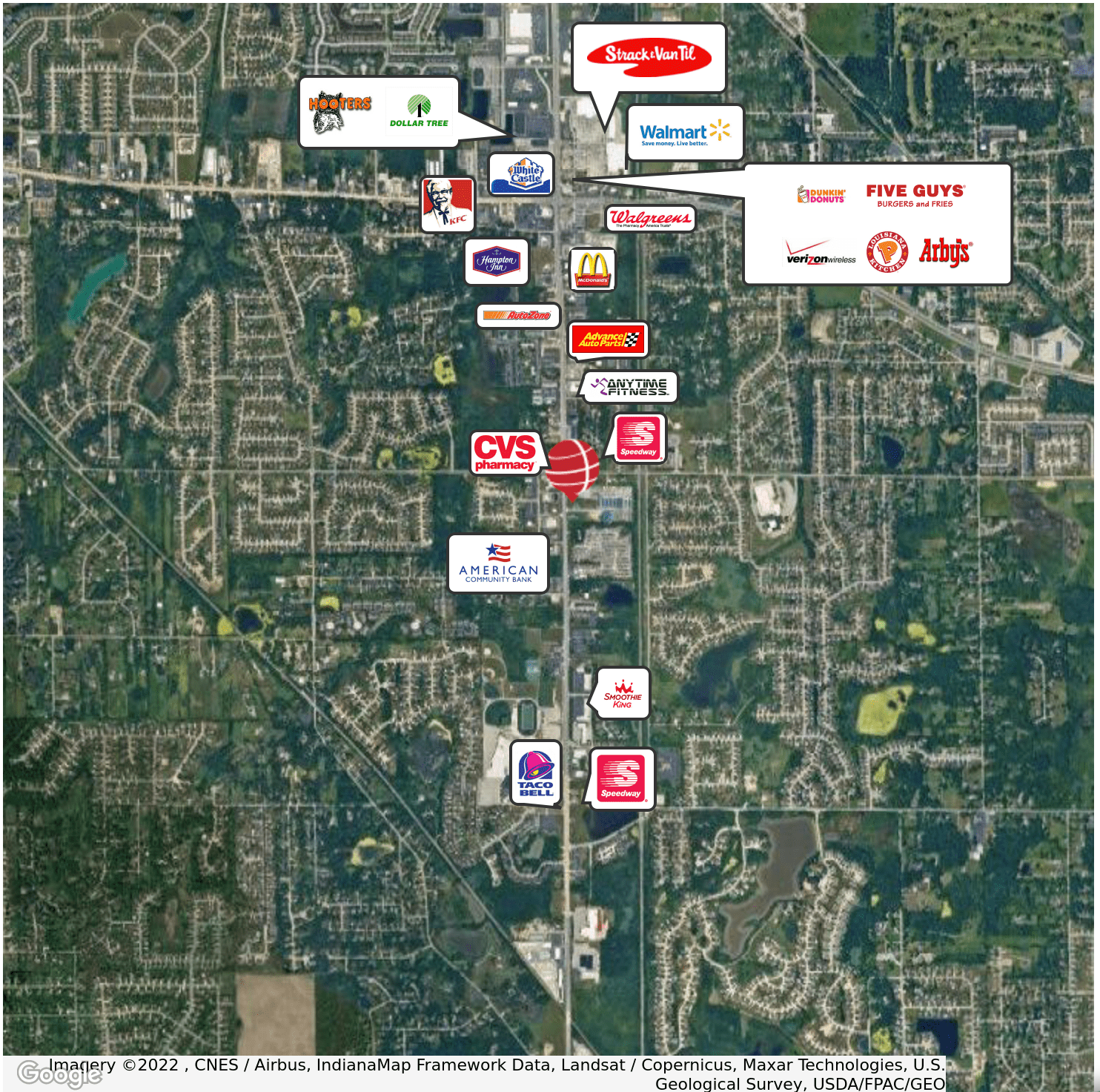


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## RETAILER MAP



Imagery ©2022 , CNES / Airbus, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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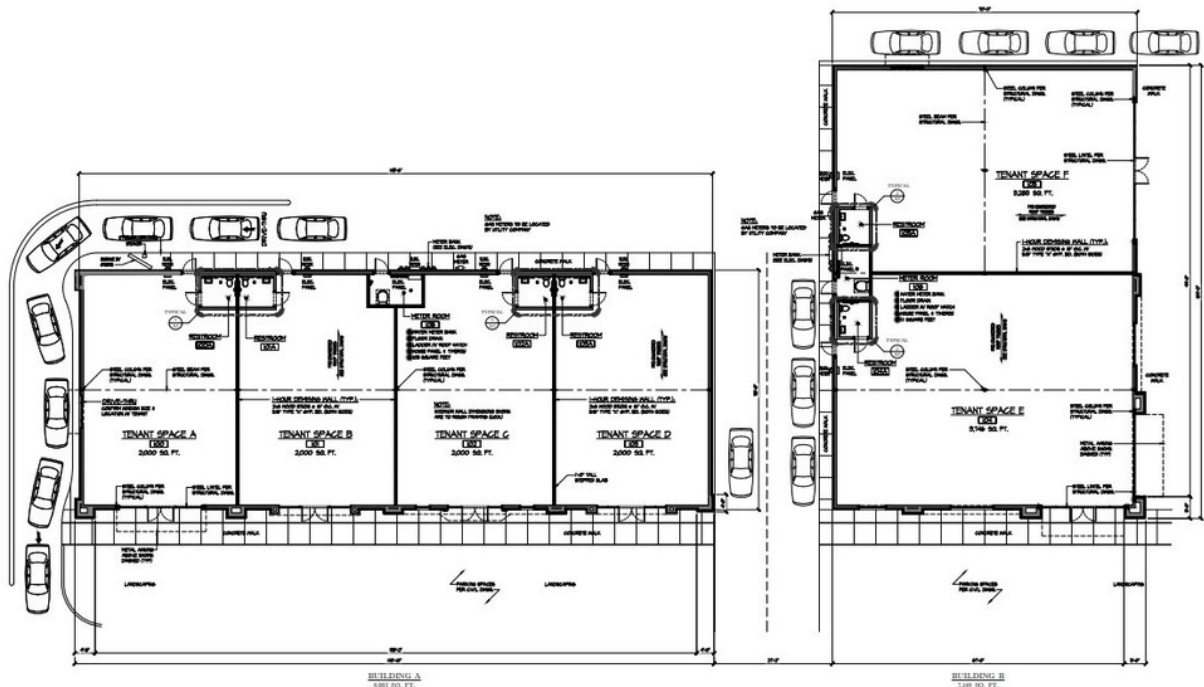
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## AVAILABLE SPACES



LEASE TYPE    NNN   |   TOTAL SPACE    2,000 - 7,029 SF   |   LEASE TERM    NEGOTIABLE   |   LEASE RATE    NEGOTIABLE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
B	Available	2,250 SF	NNN	Negotiable	-
D	Available	2,000 SF	NNN	Negotiable	-
E	Available	3,746 - 7,029 SF	NNN	Negotiable	Drive-Thru
F	Available	3,283 - 7,029 SF	NNN	Negotiable	-

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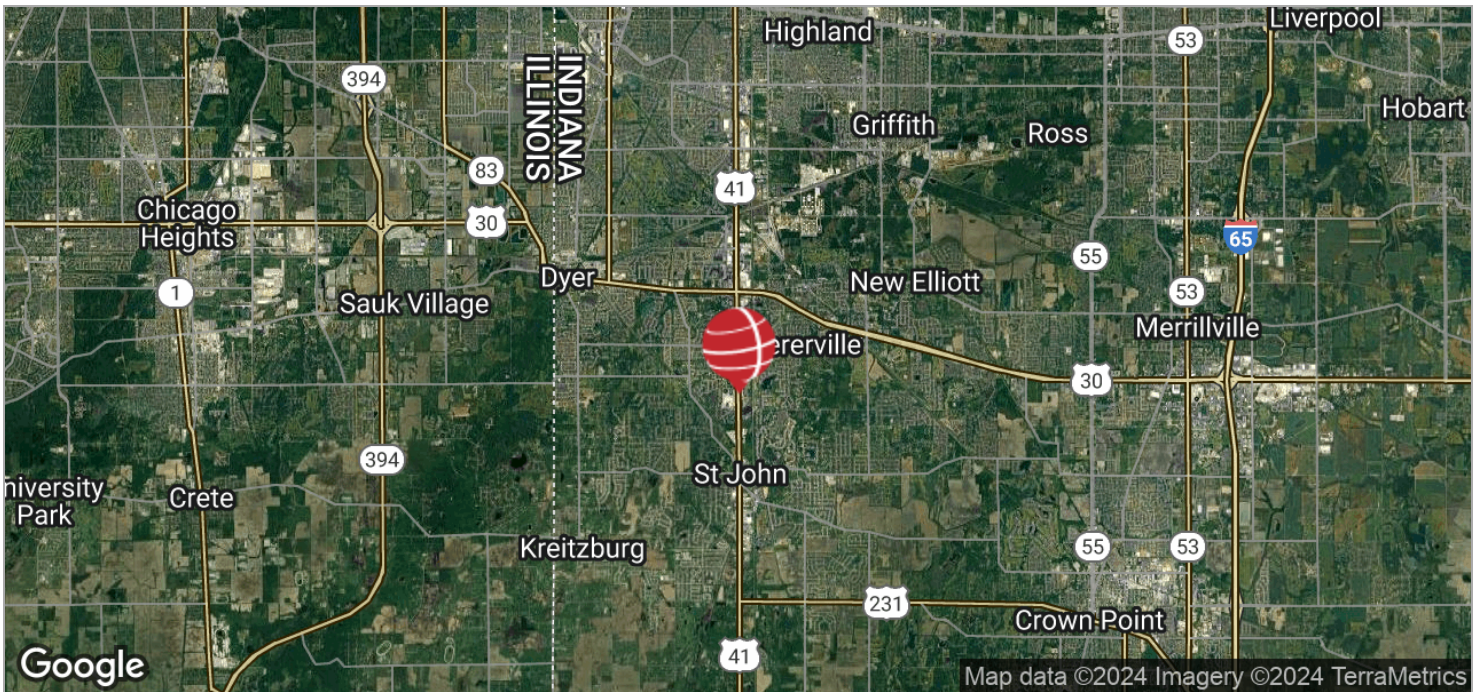
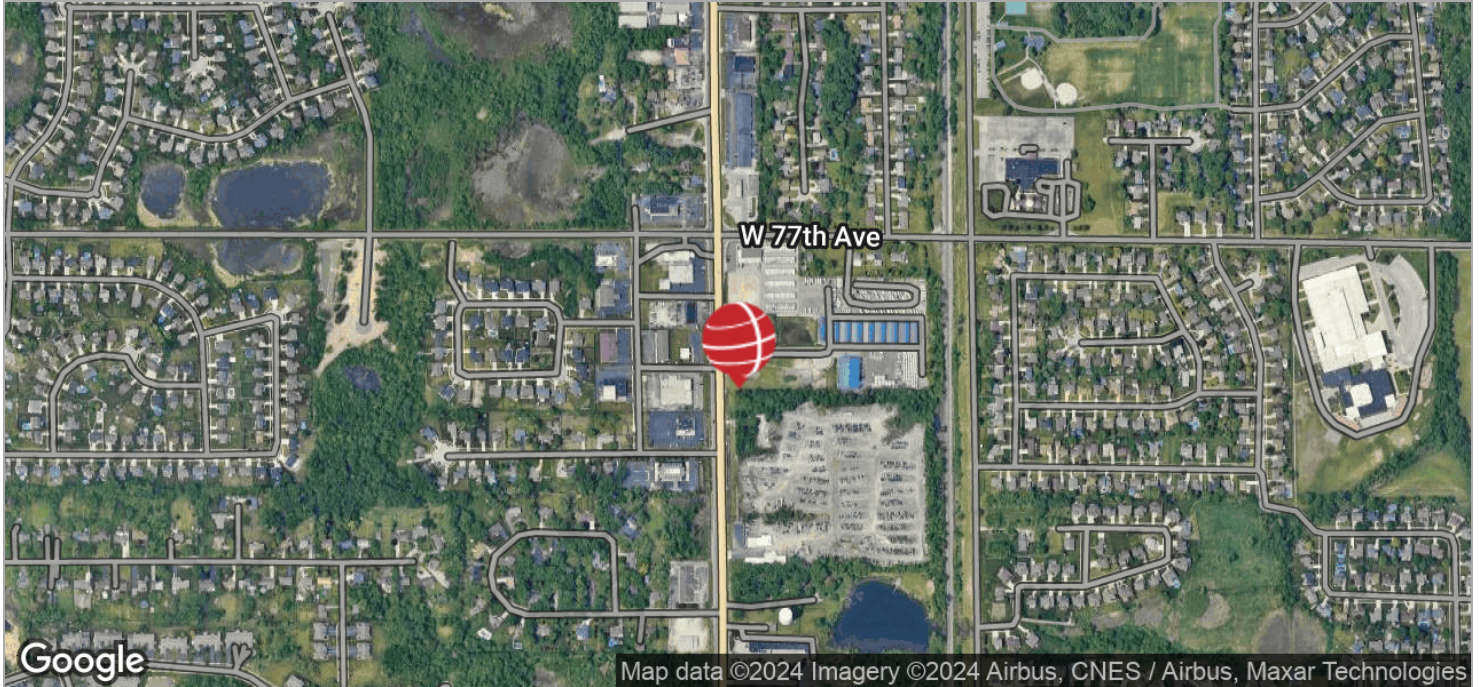


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## LOCATION MAPS



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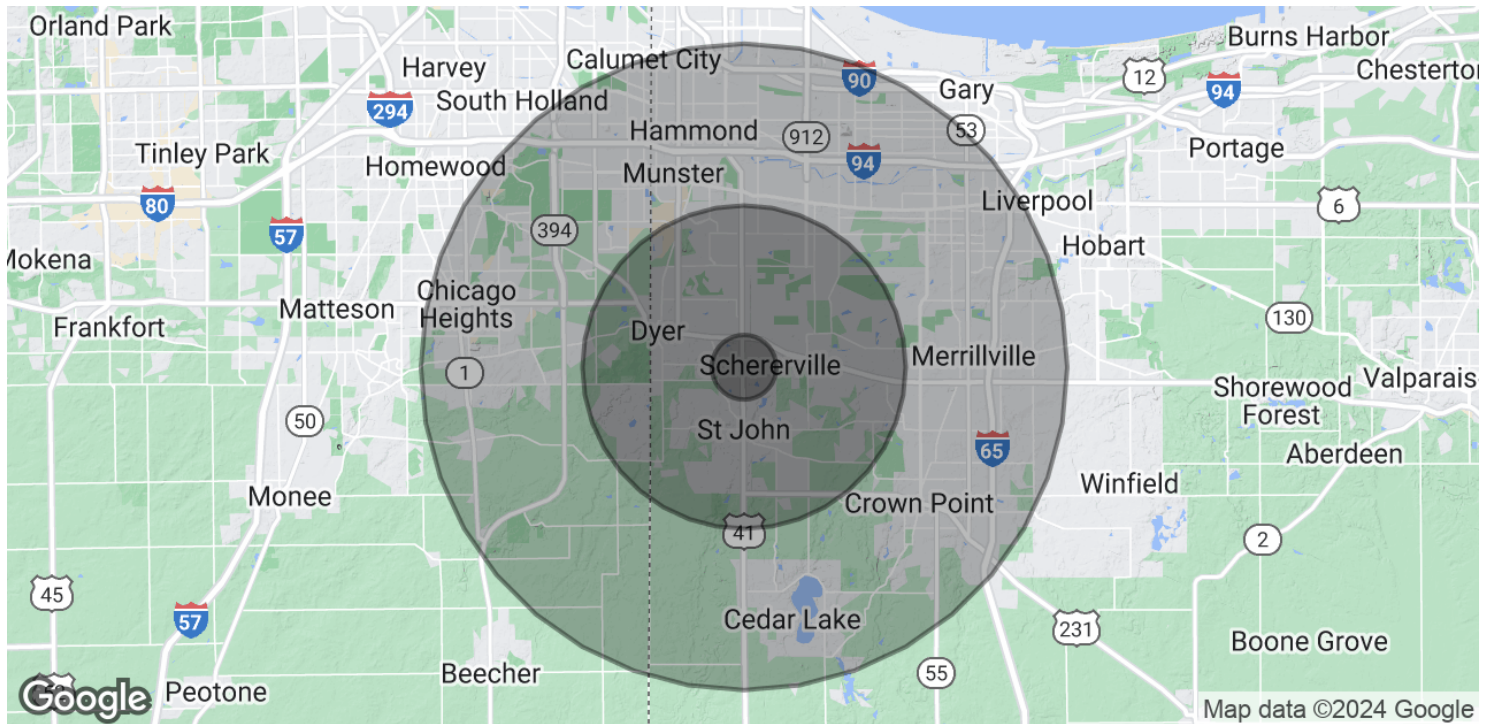


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,212	127,974	494,184
Average age	38.0	40.0	37.7
Average age (Male)	37.0	38.7	35.9
Average age (Female)	39.6	41.6	39.3

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,305	47,682	183,541
# of persons per HH	2.7	2.7	2.7
Average HH income	\$81,186	\$83,085	\$65,748
Average house value	\$244,962	\$220,508	\$190,193

\* Demographic data derived from 2020 ACS - US Census

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