

1902-1908 US HIGHWAY 41, SCHERERVILLE, IN 46375



For more information, please contact:

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SHOPS ON 41

1902-1908 US Highway 41, Schererville, IN 46375



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: \$37.00 SF/yr (NNN)

Lot Size: 1.78 Acres

Building Size: 7500 SF

Zoning: C-3

PROPERTY HIGHLIGHTS

- Drive-thru endcap Available
- Free-standing building BTS with drive-thru available
- Located on US Highway 41 in Schererville, IN
- Join Basecamp Fitness in their newest location
- Ample parking, signage and high visibility



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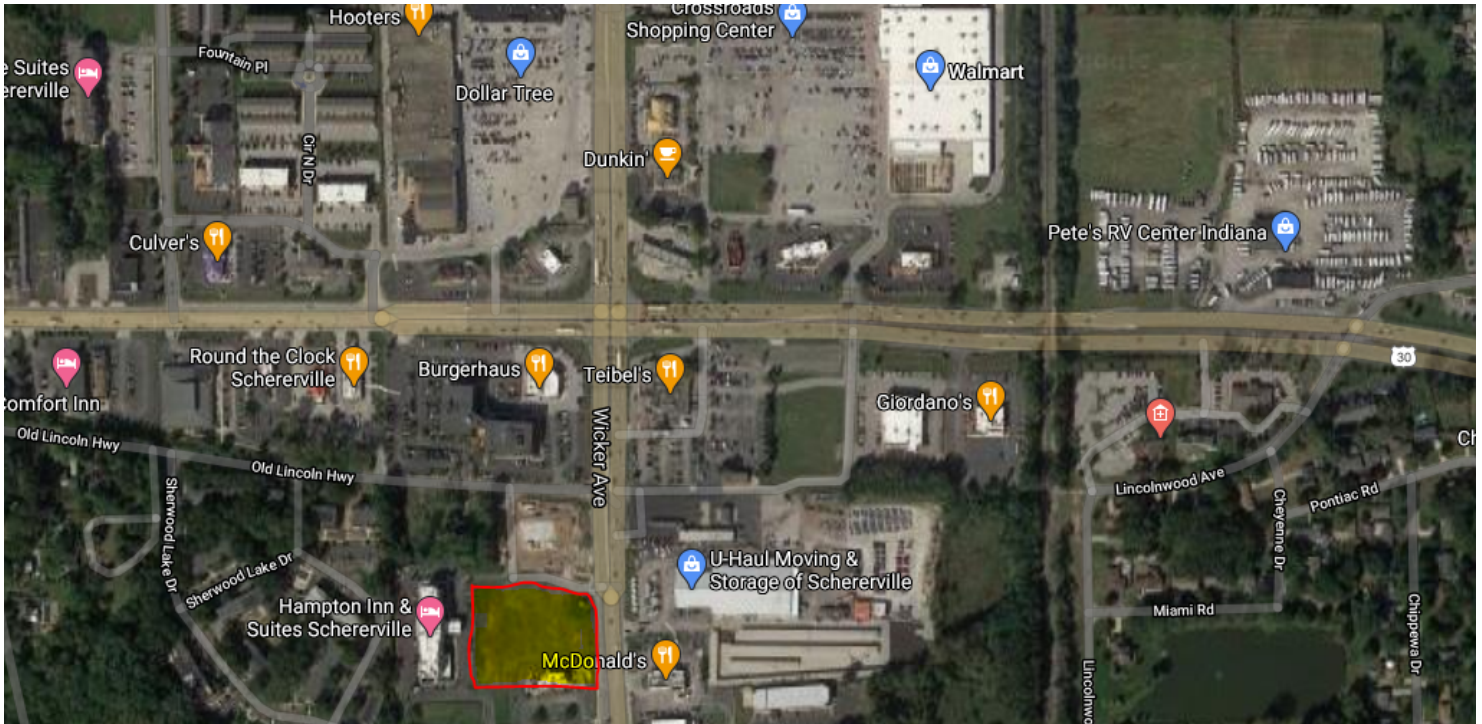
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PROPERTY DESCRIPTION



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Drive-thru endcap available for lease in Schererville, IN. The subject property is located directly on US Highway 41, immediately south of US 30 ("Crossroads of America"). The property offers maximum exposure and visibility to over 28,000 vehicles per day. Formerly used as a coffee and smoothie location. The property is strategically located along US 41 in Northwest, IN largest retail trade areas. Also available is a BTS on the vacant land with a drive-thru option

LOCATION DESCRIPTION

The subject property is located on Indianapolis Boulevard (US Highway 41) just south of US 30 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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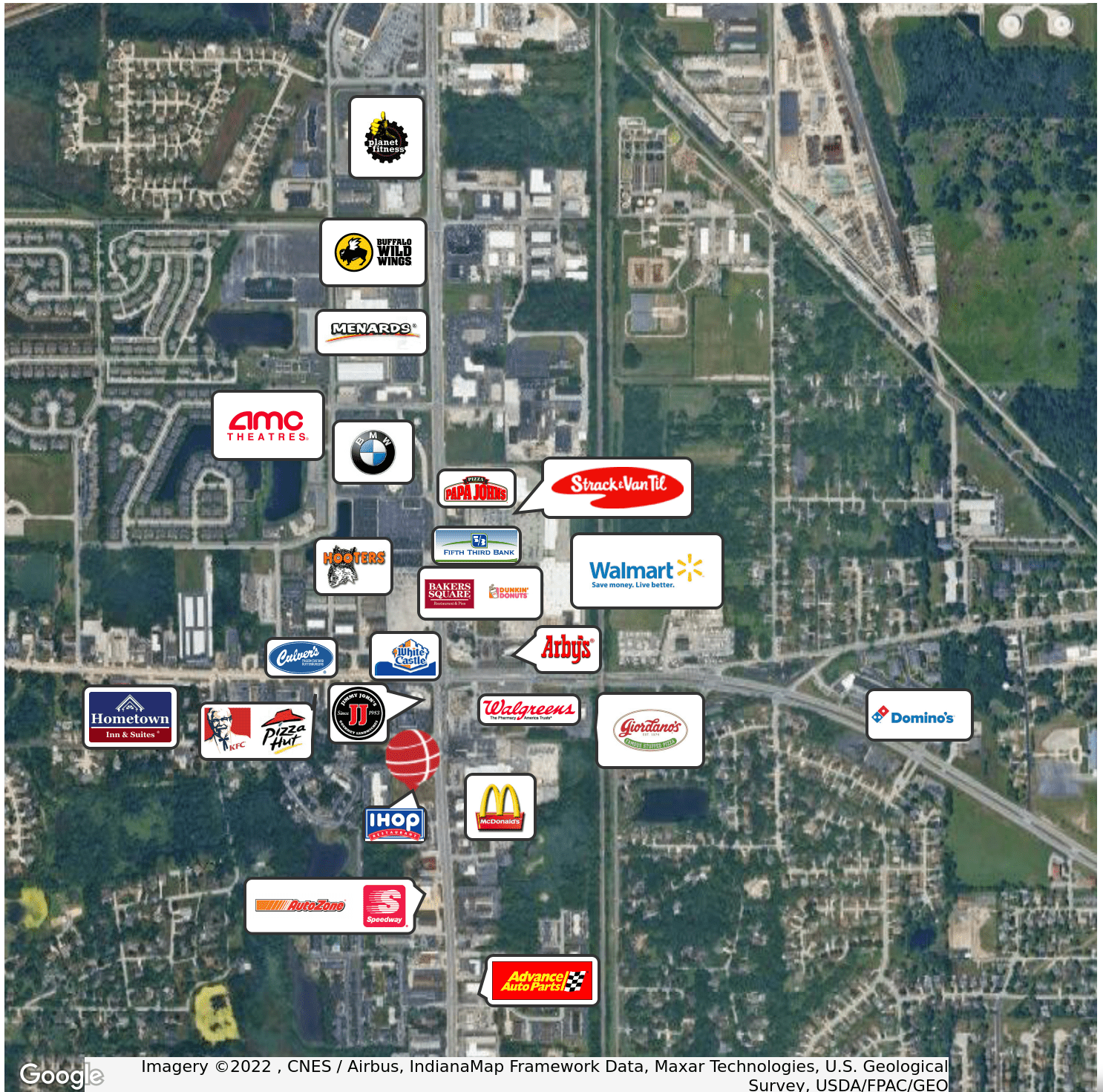
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RETAILER MAP



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• 4 •

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PROPOSED SITE PLAN
 1/8" = 1' TOTAL SQUARE FEET
 TOTAL PARKING SPACES - 70 SPACES
 SCALE 1" = 20'

EXISTING BUILDING LINE

60' BUILDING LINE

U.S. HIGHWAY #41

DEPRESSED CURB

LOT 2

TRUCK A 1000 SF
 TRUCK B 1000 SF
 TRUCK C 1000 SF
 TRUCK D 1000 SF
 TRUCK E 1000 SF
 TRUCK F 1000 SF

LOT 1

LOT 3

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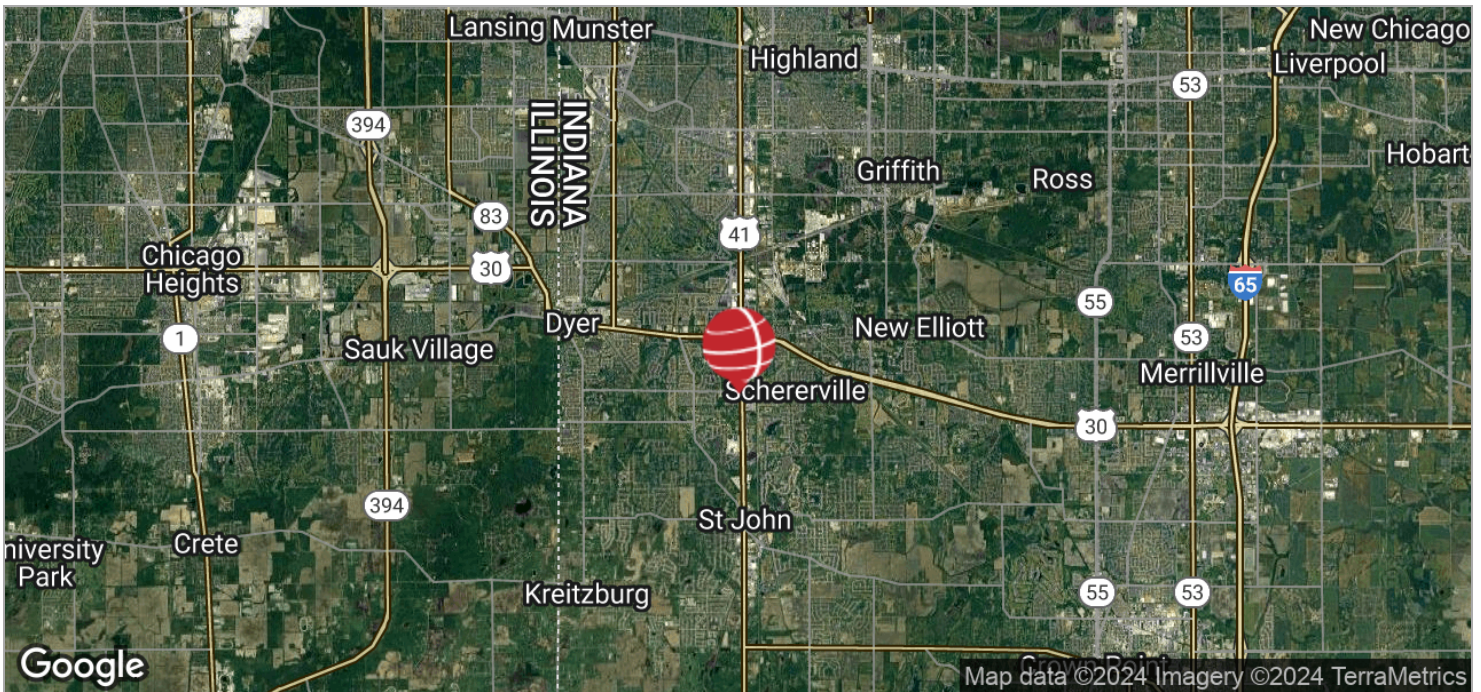
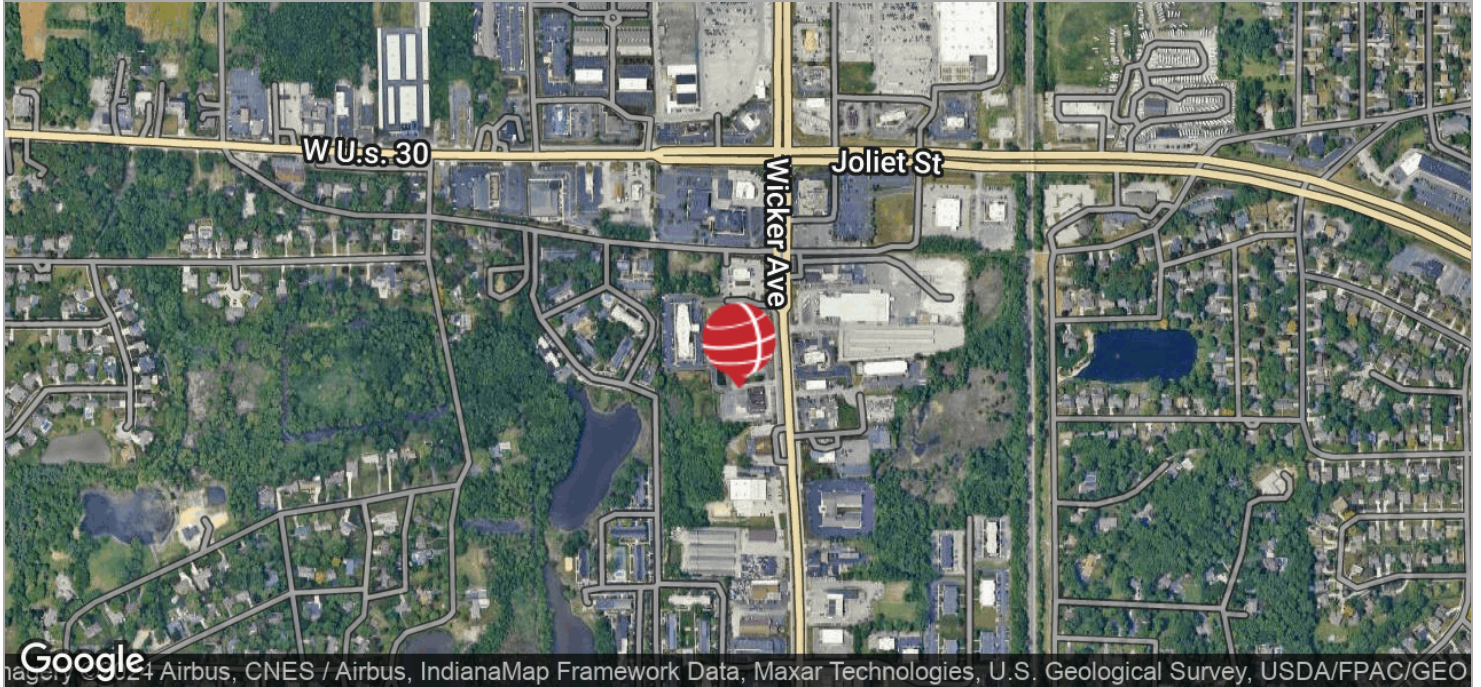
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LOCATION MAPS



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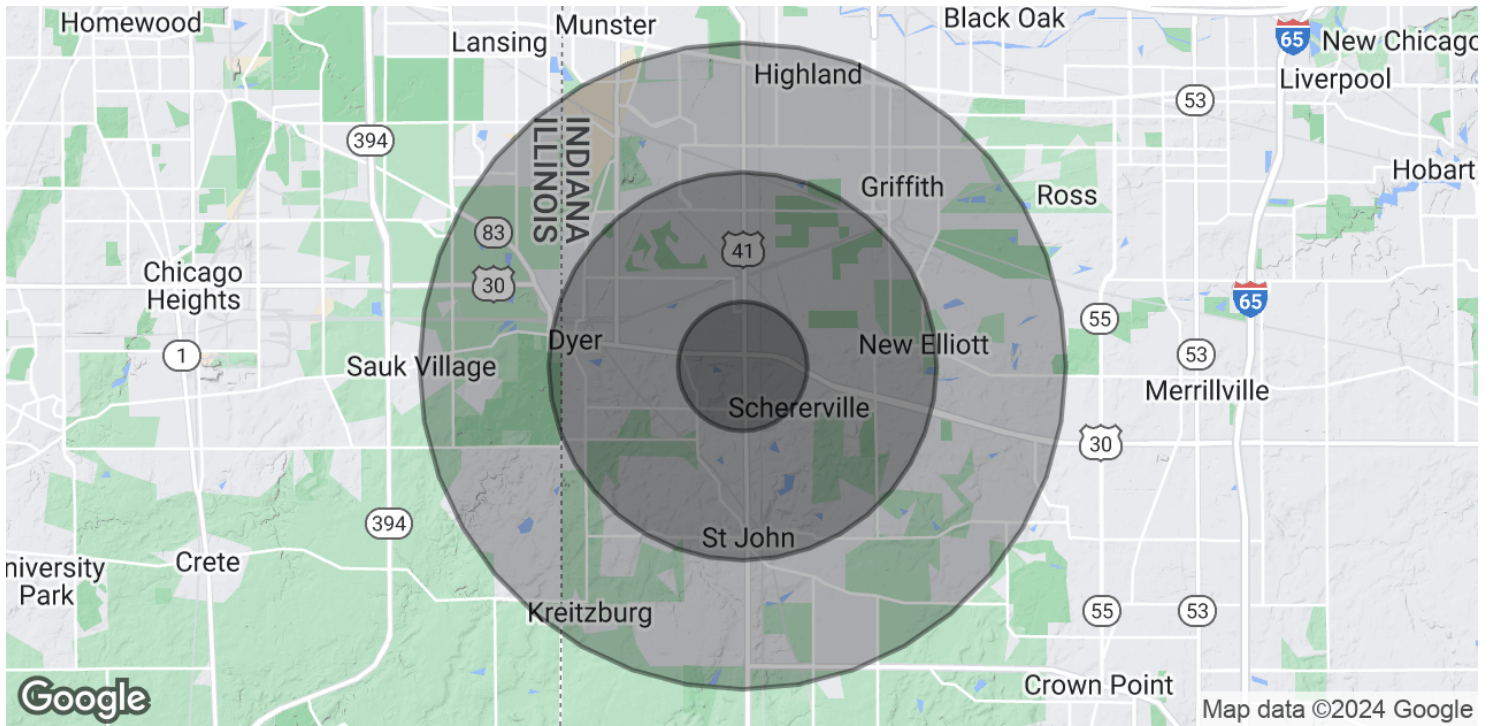
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,103	48,952	144,093
Average age	40.1	41.6	40.2
Average age (Male)	38.5	40.3	38.7
Average age (Female)	42.4	43.4	41.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,863	18,879	53,707
# of persons per HH	2.5	2.6	2.7
Average HH income	\$77,604	\$84,303	\$81,685
Average house value	\$228,782	\$232,457	\$213,258

* Demographic data derived from 2020 ACS - US Census

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