

1904-1908 US HIGHWAY 41, SCHERERVILLE, IN 46375



For more information, please contact:

AARON MCDERMOTT, CCIM
Co-Founder/President
219.864.0200
aaron@latitudeco.com

BRETT MCDERMOTT
219.864.0200
bmcdermott@latitudeco.com

PLAZA POINT (HAMPTON INN SUITES OUTLOTS)

1904-1908 US Highway 41, Schererville, IN 46375



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$899,000

Price / SF: \$11.53

Lot Size: 1.79 Acres

Submarket: Indiana

PROPERTY OVERVIEW

Outlots available in front of the Hampton Inn Suites in Schererville, Indiana. The site is located just 1 block South of US 30 & 41 (Crossroads of America) on the West side of US 41. 1.27 Acre site available for Ground Lease at the corner of the development and 1.79 Acre site for sale. Ideal location with high visibility and traffic counts. Retailers within the vicinity include Walmart, Strack & Van Til, Walgreens, White Castle, McDonald's and many others. Opportunity to feed off the number of visitors coming to the hotel. The Hampton Inn is a 4 story hotel with 102 rooms.

PROPERTY HIGHLIGHTS

- Hampton Suite Outlots
- Nearby retailers include Walmart, Strack & Van Til, Walgreens, and many others
- Located just 1 block south of busy intersection of US 30 & US 41
- High traffic counts
- Additional 1.27 acre lot available for ground lease, contact broker for details

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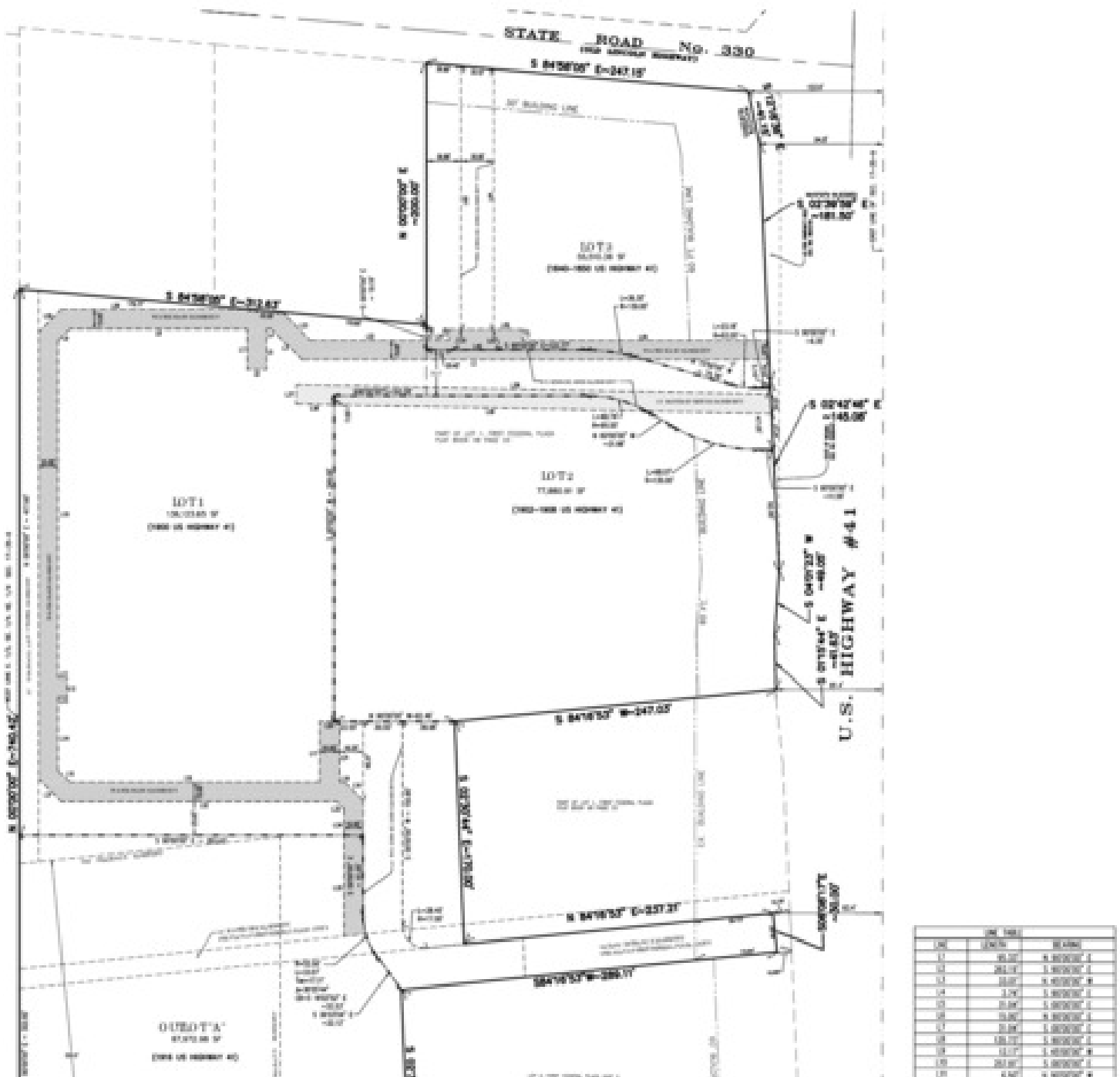
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SITE PLAN



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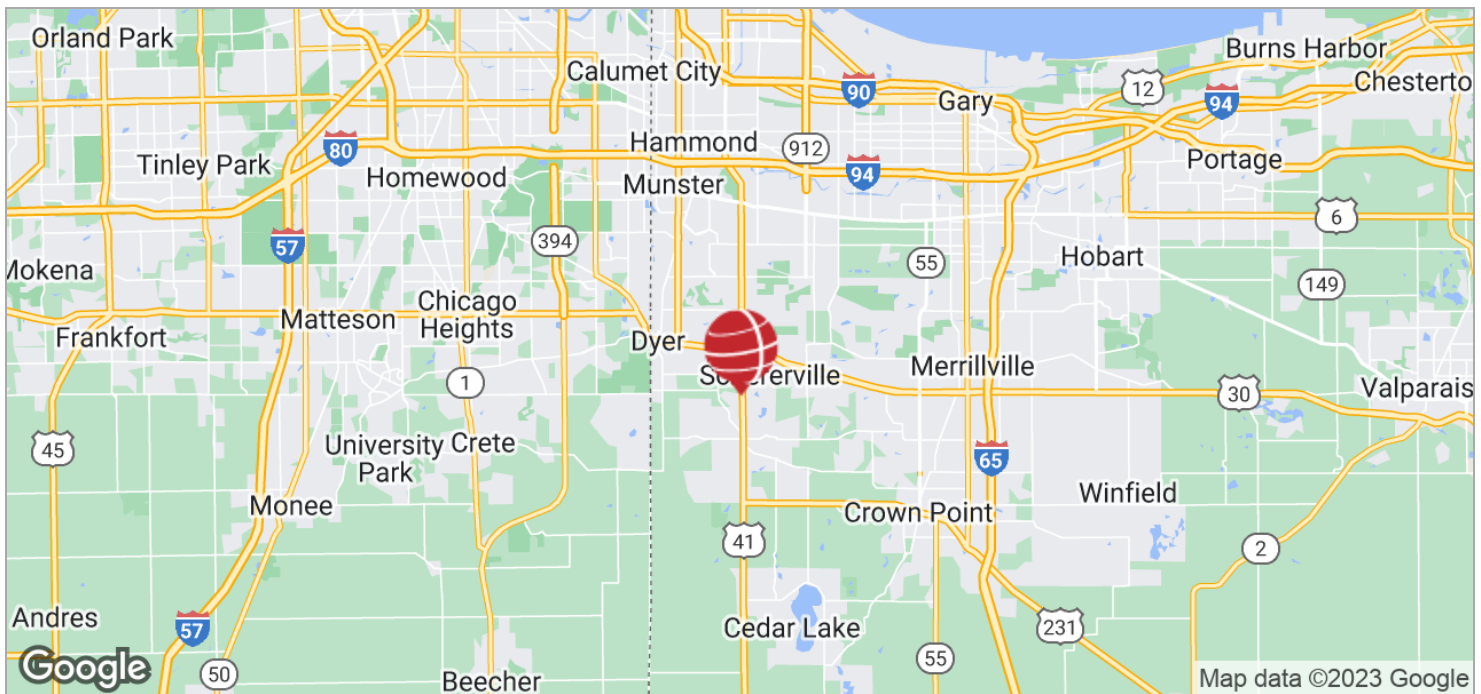
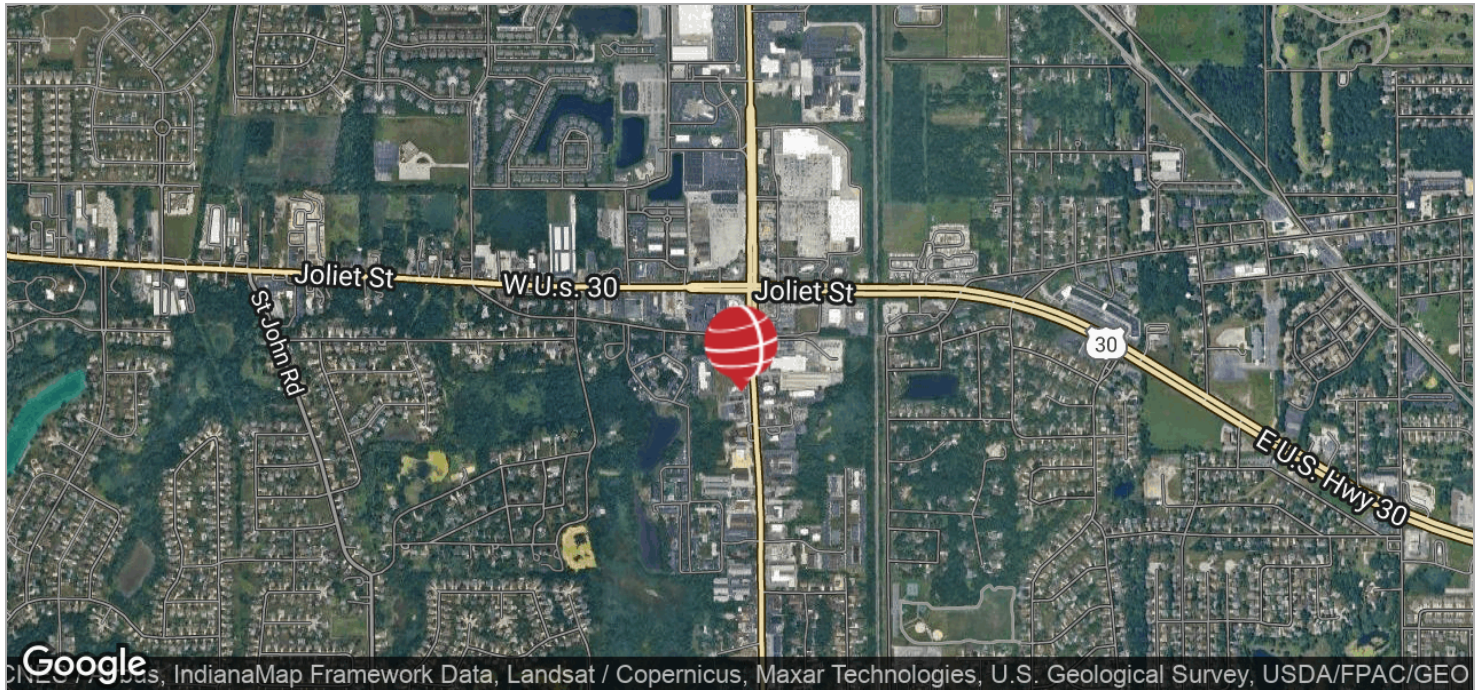
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LOCATION MAPS



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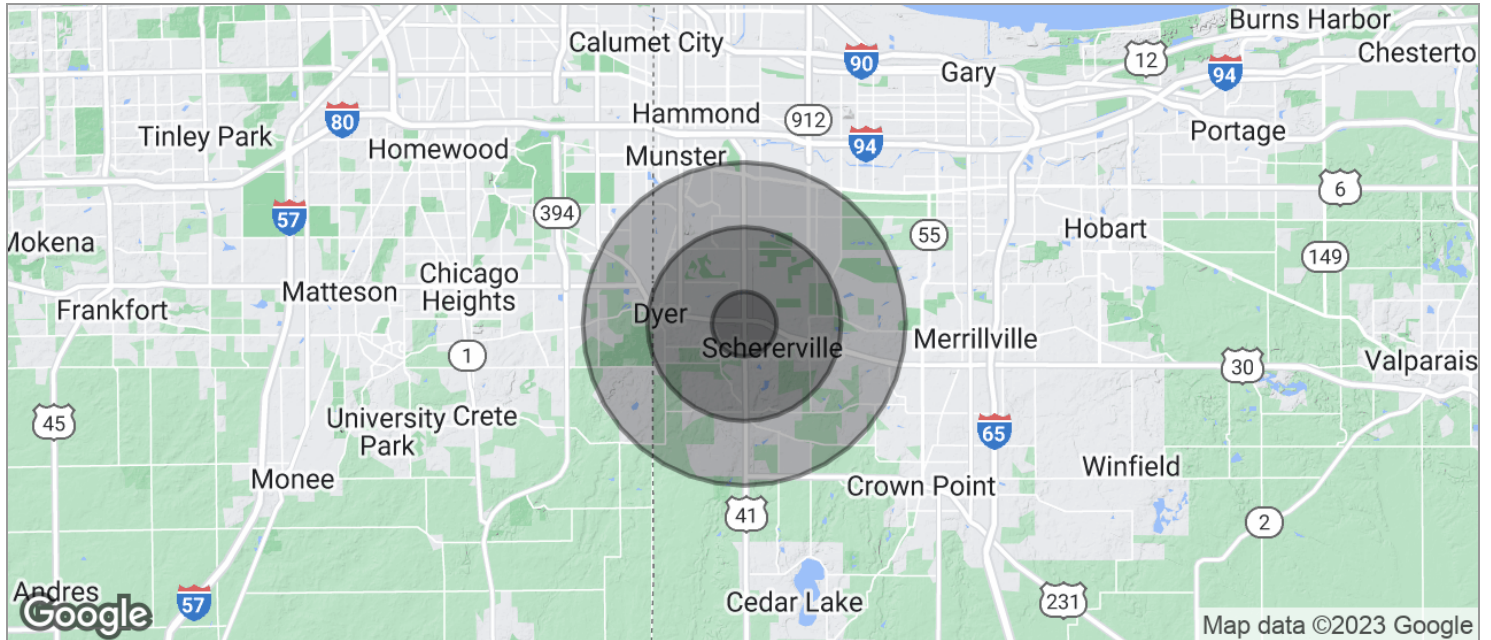
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,195	49,313	143,912
MEDIAN AGE	40.3	41.7	40.2
MEDIAN AGE (MALE)	38.7	40.3	38.7
MEDIAN AGE (FEMALE)	42.6	43.4	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,908	19,010	53,582
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$77,717	\$84,556	\$81,723
AVERAGE HOUSE VALUE	\$229,464	\$232,795	\$213,661

* Demographic data derived from 2020 ACS - US Census

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