

6234 CENTRAL AVENUE, PORTAGE, IN 46368



For more information, please contact:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$640,000

Price / SF: \$70.20

Available SF: 9,117 SF

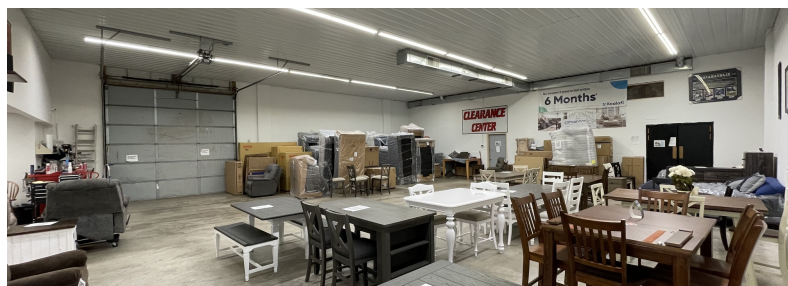
Lease Rate: \$10.00 SF/yr (NNN)

Lot Size: 0.35 Acres

Year Built: 1979

PROPERTY HIGHLIGHTS

- 9,117 SF building For Sale/Lease
- 12 ft. overhead door in the rear of the building
- Great visibility on Central Avenue
- Excellent opportunity for Owner/User
- Newer roof and upgrades throughout building
- Easy access to I-80/90



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PROPERTY DESCRIPTION



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Price Drop! Current furniture store is now available for lease/sale in Portage, IN. The subject property was built in 1979 and features over 9k SF with a 12 ft. grade level overhead door, 4 year old roof and great visibility right off Central avenue with ~9k VPD and easy access to I-80/90. The property includes 500 SF of storage access and ample parking in the front of the property as well as numerous parking spaces located at the rear of the property.

LOCATION DESCRIPTION

Portage is a city in Portage Township, Porter County, in the U.S. state of Indiana, on the border with Lake County. The population was 37,926 as of the 2020 census. It is the largest city in Porter County, and third largest in Northwest Indiana.

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ADDITIONAL PHOTOS



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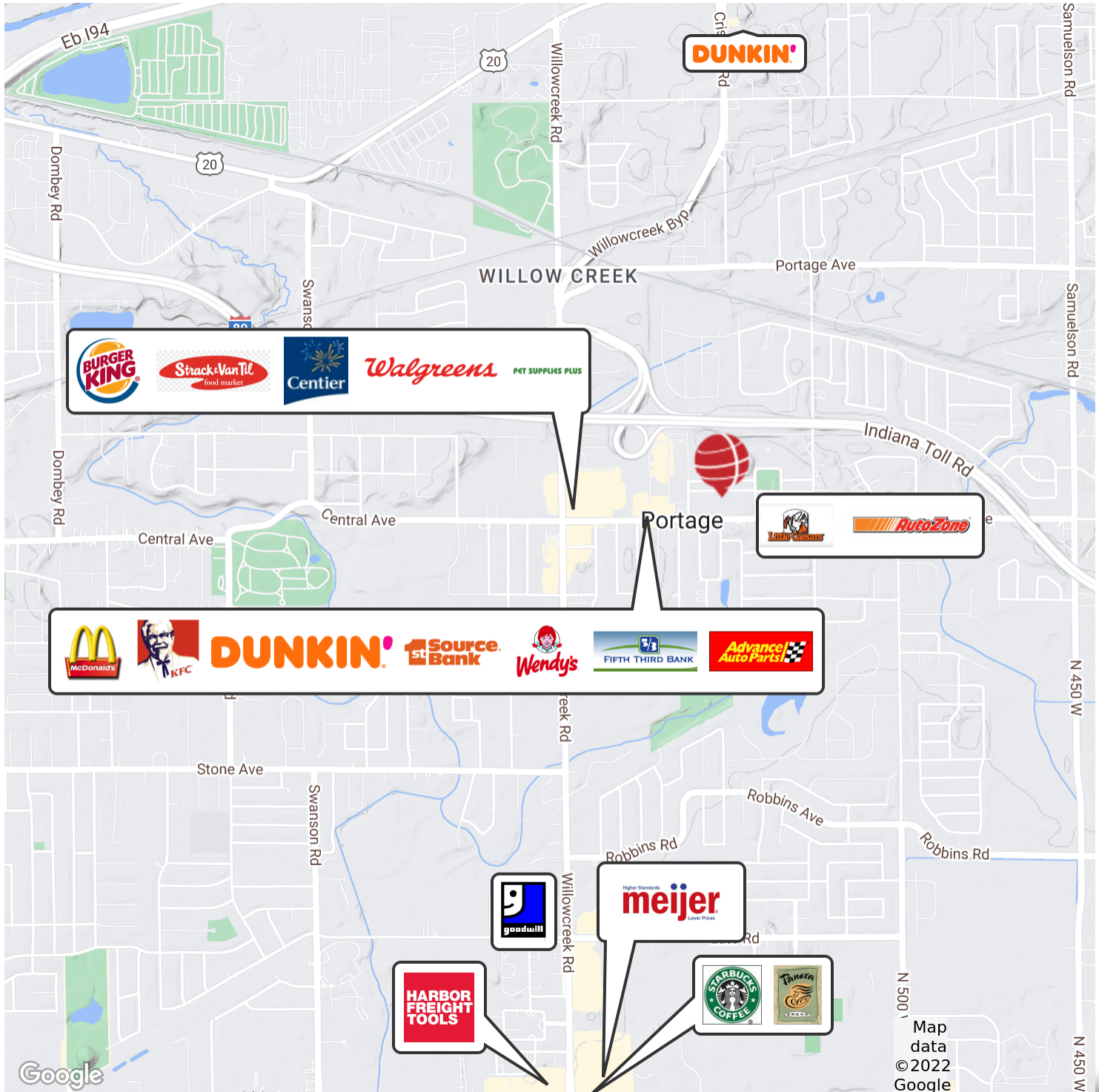
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RETAILER MAP



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CENTRAL AVENUE

SURVEYOR'S LOCATION REPORT

LEGAL DESCRIPTION: A Parcel of Land lying in the North 1/2 of the South 1/2 of Section 10, Township 36 North, Range 7 East of the 9th T.R., by the City & County of Northern Colorado, being described as follows: Beginning at a point on the West Line of said North 1/2 of the North 1/2 of said Section 10, which point is located four feet east of the N.W. corner of the S.W. 1/4 of the E-W 1/4 of said Section 10, thence S 8° 1' 10" W, 100.00 Feet Thence S 89° 1' 10" W, 100.00 Feet Thence S 89° 1' 10" W, 100.00 Feet Thence East along the West Line of said North 1/2, thence - of said section 10, 40.00 feet to the center of Right-of-way, except the three 50-foot of the north-south portion of same.

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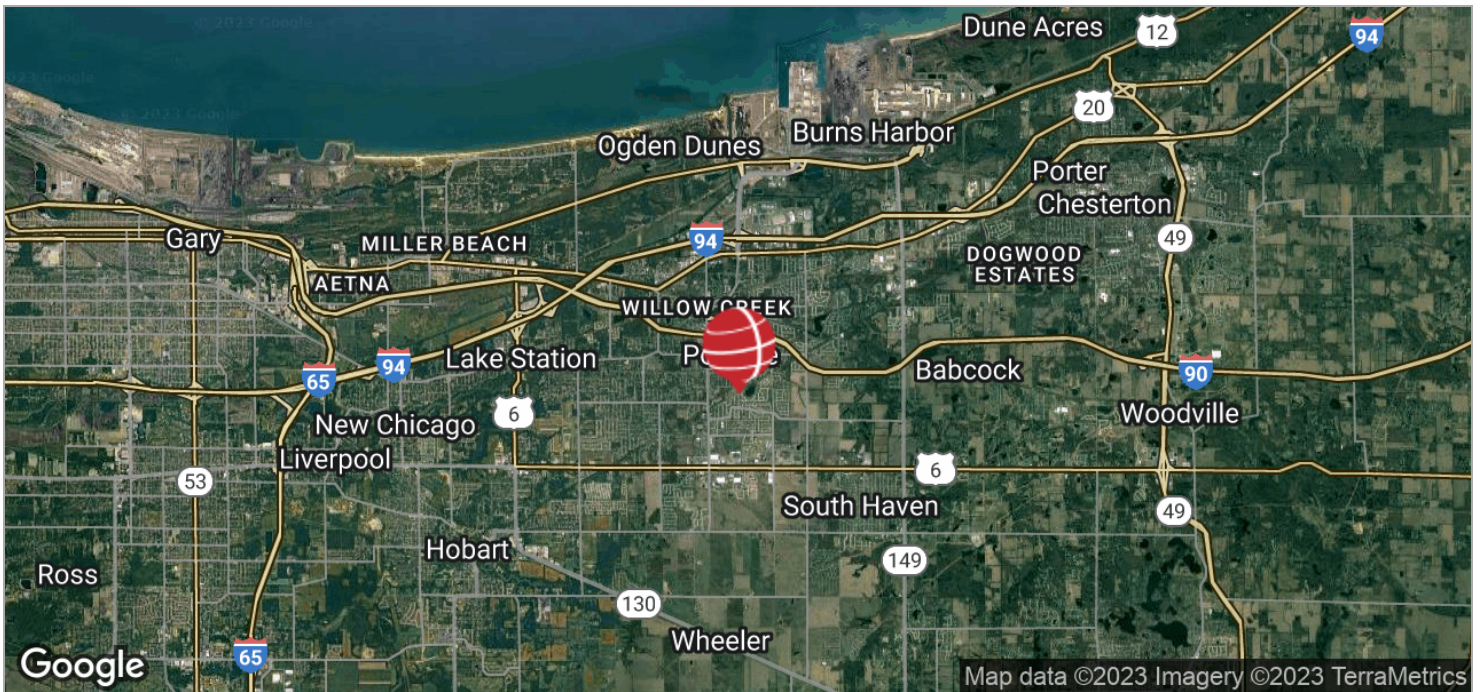
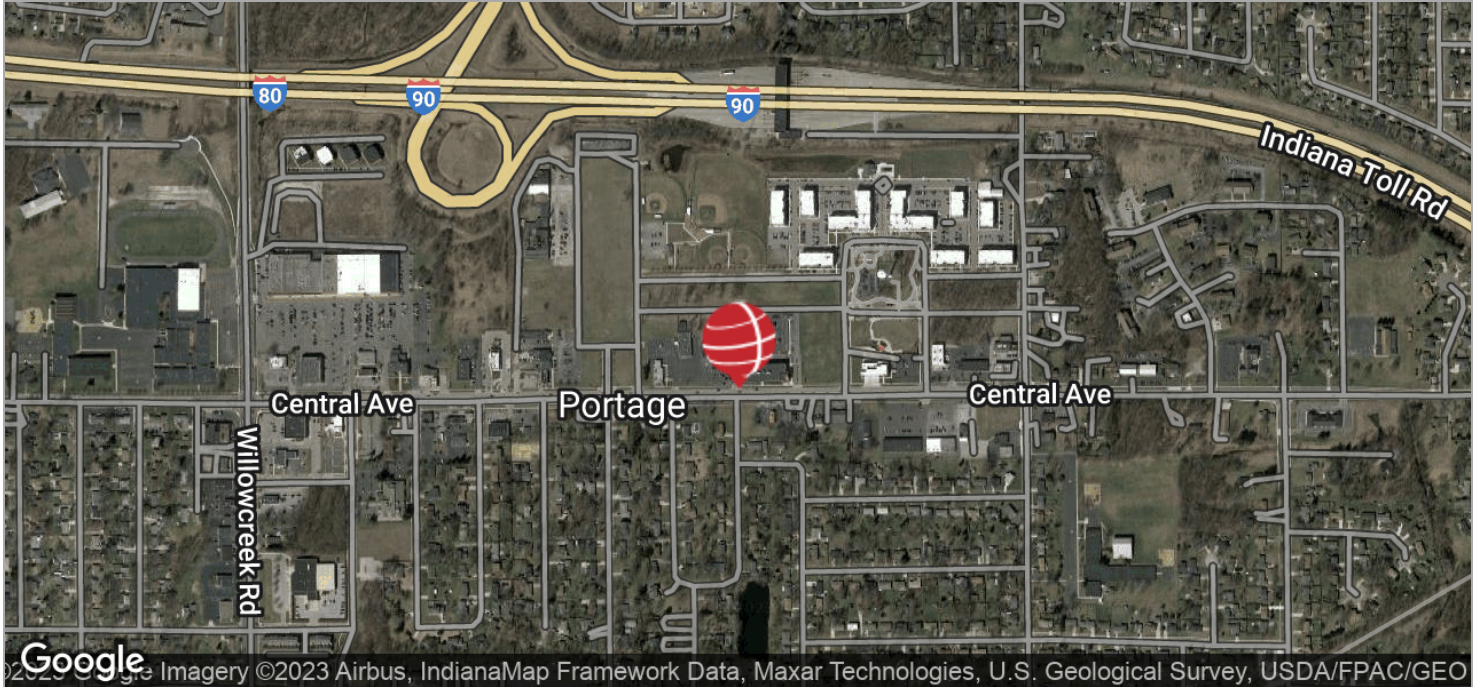
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LOCATION MAPS



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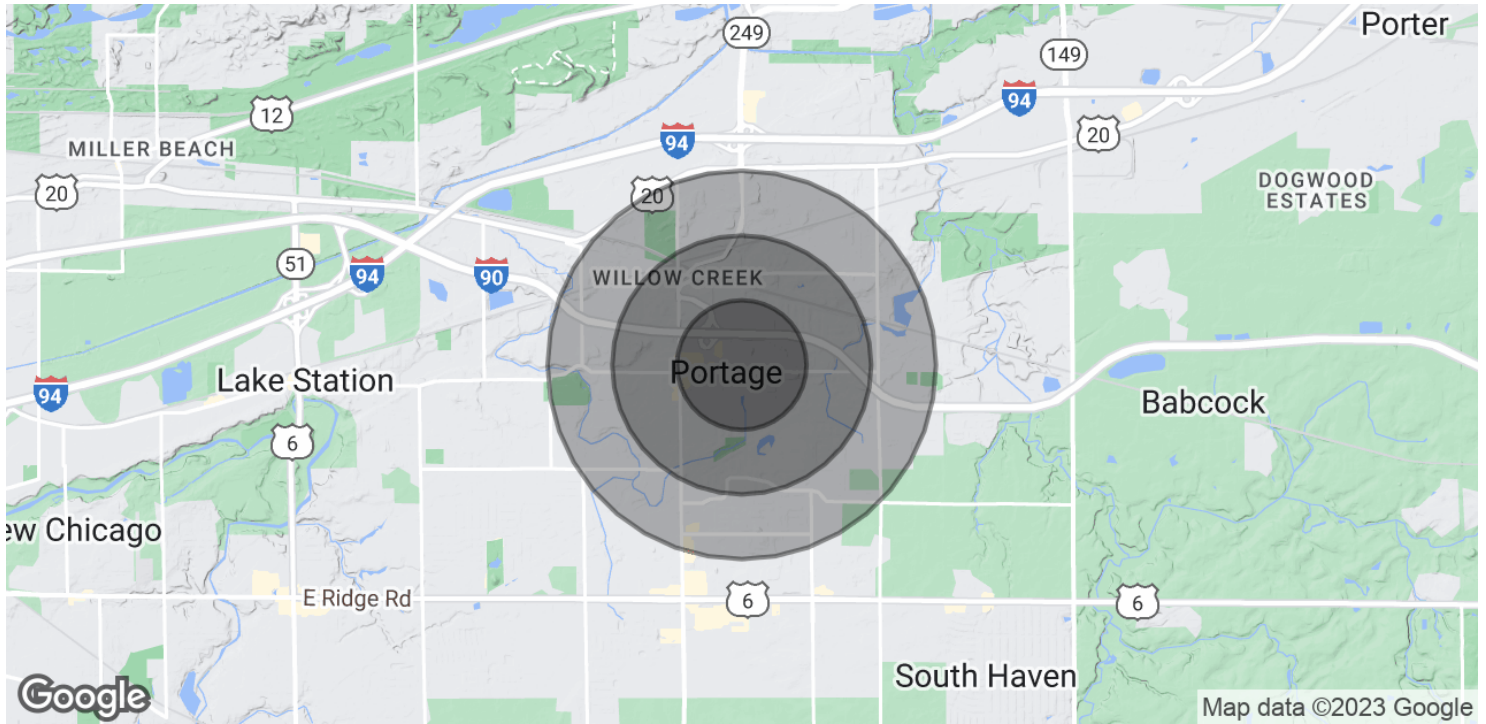
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,495 | 7,889 | 16,882 |
| Average Age | 44.2 | 38.3 | 37.7 |
| Average Age (Male) | 41.8 | 34.0 | 34.1 |
| Average Age (Female) | 44.5 | 39.6 | 39.0 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 719 | 2,926 | 6,626 |
| # of Persons per HH | 2.1 | 2.7 | 2.5 |
| Average HH Income | \$60,785 | \$72,568 | \$70,086 |
| Average House Value | \$322,211 | \$236,819 | \$196,591 |

* Demographic data derived from 2020 ACS - US Census

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