

Retail Property For Sale

7322 INDIANAPOLIS BLVD, HAMMOND, IN 46324



For more information, please contact:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$599,000
Price / SF:	\$139.69
Lot Size:	0.25 Acres
Year Built:	1960
Building Size:	4288 SF
Zoning:	C4

PROPERTY HIGHLIGHTS

- Freestanding Retail Opportunity in Hammond, IN
- Located directly on heavily traveled Indianapolis Blvd.
- Pylon signage and own dedicated parking lot available
- Less than 1 mile from the new \$70M YMCA under construction
- 2022 Pay 2023 taxes \$11,256.52
- Call for information on Tenant- do not disturb



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PROPERTY DESCRIPTION



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Price Reduction! Freestanding retail opportunity for sale located at 7322 Indianapolis Boulevard in Hammond, IN. The subject property is located just off 80-94 on heavily traveled Indianapolis Boulevard and less than 1 mile from the brand new \$70M YMCA currently under construction. The property is roughly 4,288 SF and has its own dedicated parking lot and pylon signage with maximum exposure to over 27,000 vehicles per day on Indianapolis. 2 HVAC units services the premises which makes it easy to demise. Newer roof approximately 5 years old.

LOCATION DESCRIPTION

Located just north of 80/94 on Indianapolis Boulevard in Hammond, IN.

Hammond is a city in Lake County, Indiana, United States. It is part of the Chicago metropolitan area. First settled in the mid-19th century, it is one of the oldest cities of northern Lake County. As of the 2010 United States census, it is also the largest in population: the 2010 population was 80,830, replacing Gary as the most populous city in Lake County. From north to south, Hammond runs from Lake Michigan down to the Little Calumet River; from east to west along its southern border, it runs from the Illinois state line to Cline Avenue. The city is traversed by numerous railroads and expressways, including the South Shore Line, Borman Expressway, and Indiana Toll Road.

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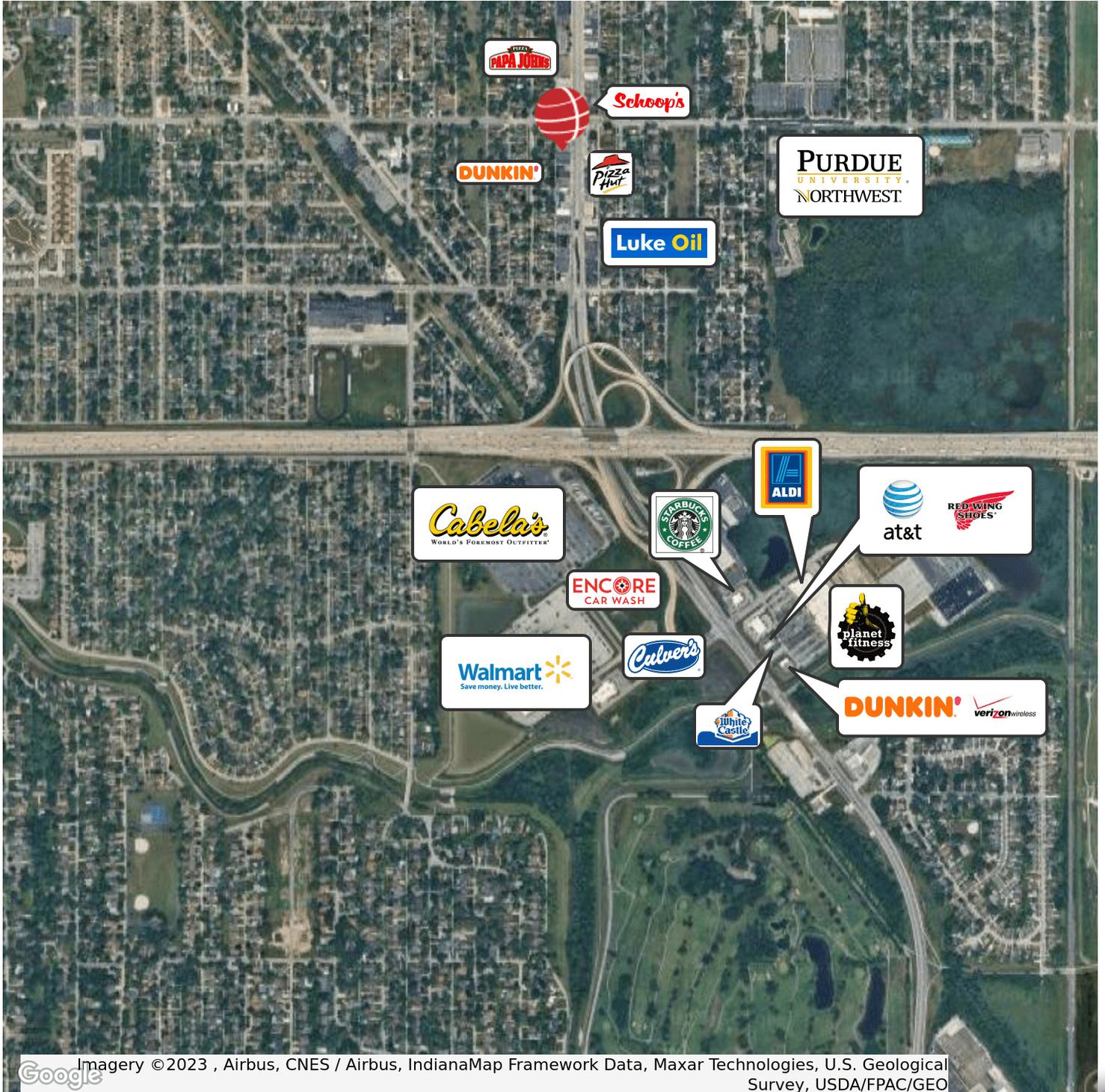
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RETAILER MAP



Google

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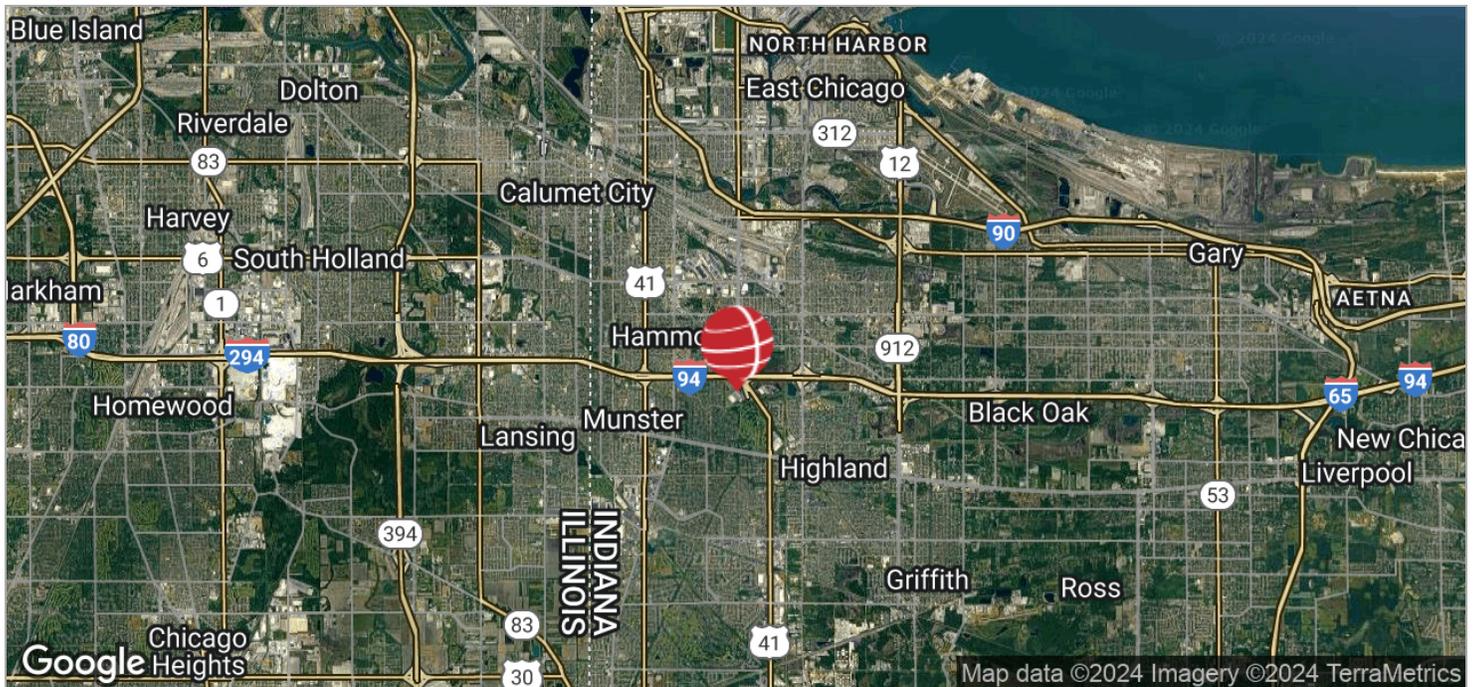
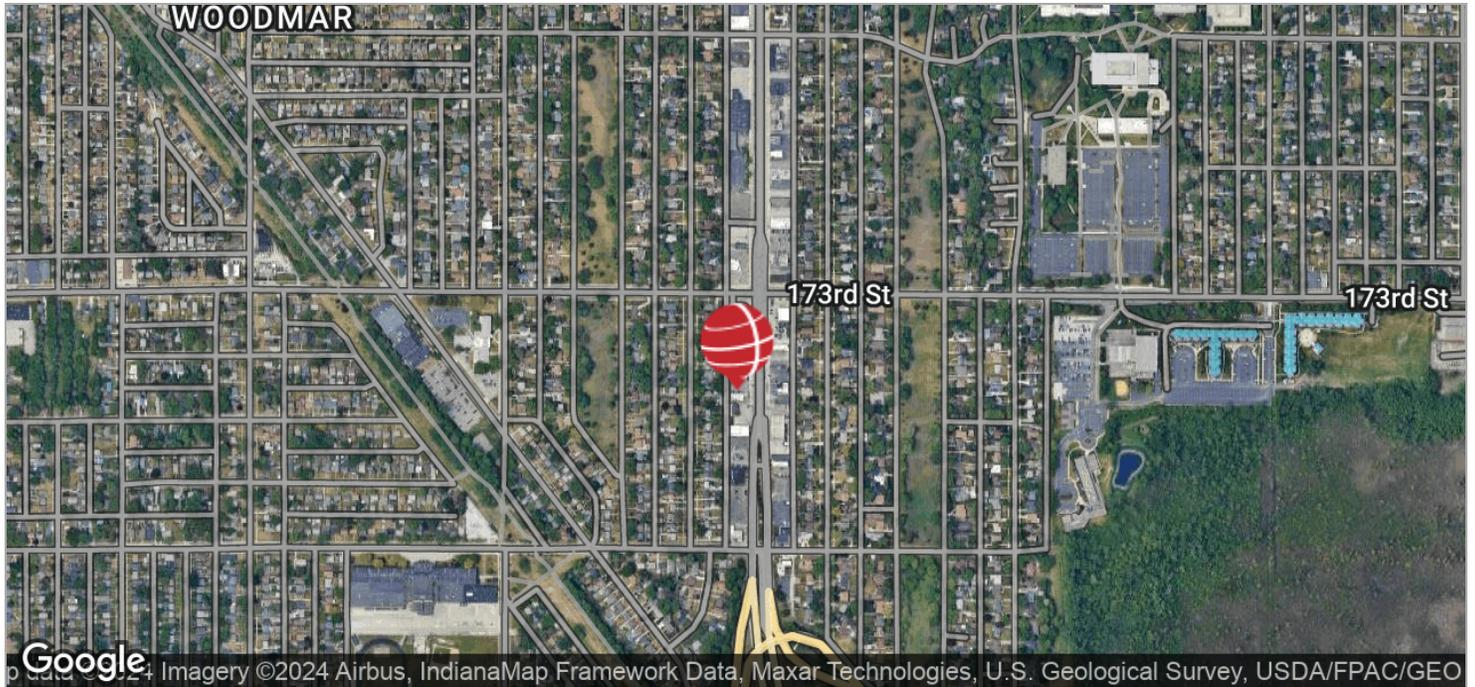
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LOCATION MAPS



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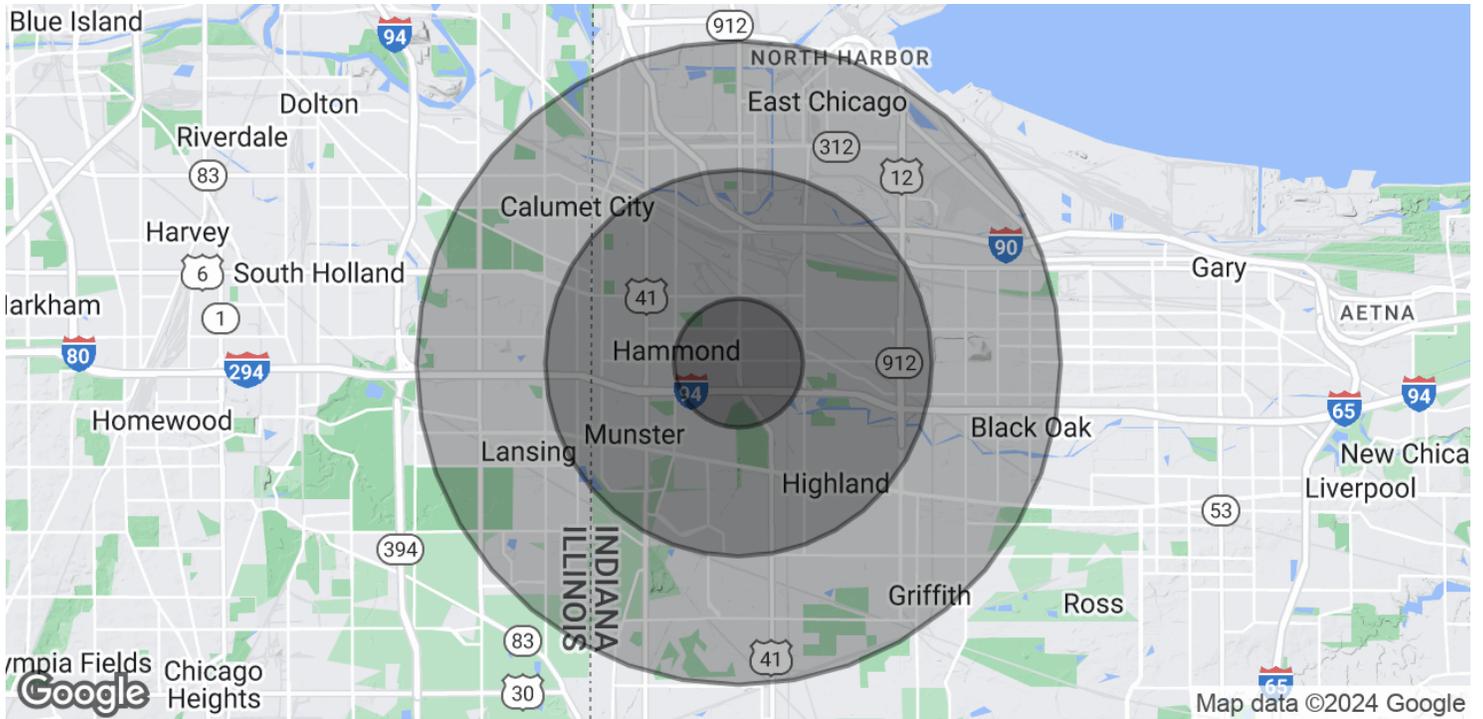
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,502	103,976	229,274
Average Age	33.1	37.9	38.8
Average Age (Male)	29.7	36.4	36.7
Average Age (Female)	37.7	39.4	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,269	42,908	99,175
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$54,650	\$64,629	\$62,649
Average House Value	\$102,315	\$133,576	\$131,444

* Demographic data derived from 2020 ACS - US Census

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