

# 6001 BROADWAY, MERRILLVILLE, IN 46410



For more information, please contact:

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# EXCESS SPACE AVAILABLE- MERRILLVILLE STRACK & VAN TIL

6001 Broadway, Merrillville, IN 46410



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 605 SF

**Lease Rate:** Negotiable

**Year Built:** 1994

**Building Size:** 65552 SF

**Renovated:** 2012

### PROPERTY HIGHLIGHTS

- Excess space available for lease in Merrillville, IN
- Located inside Strack & Van til
- Located at the stoplight intersection of 61st and Broadway
- Just minutes from access to I-65
- Signage available
- Previously used as a bank
- Ability to utilize drive-thru window for QSR user



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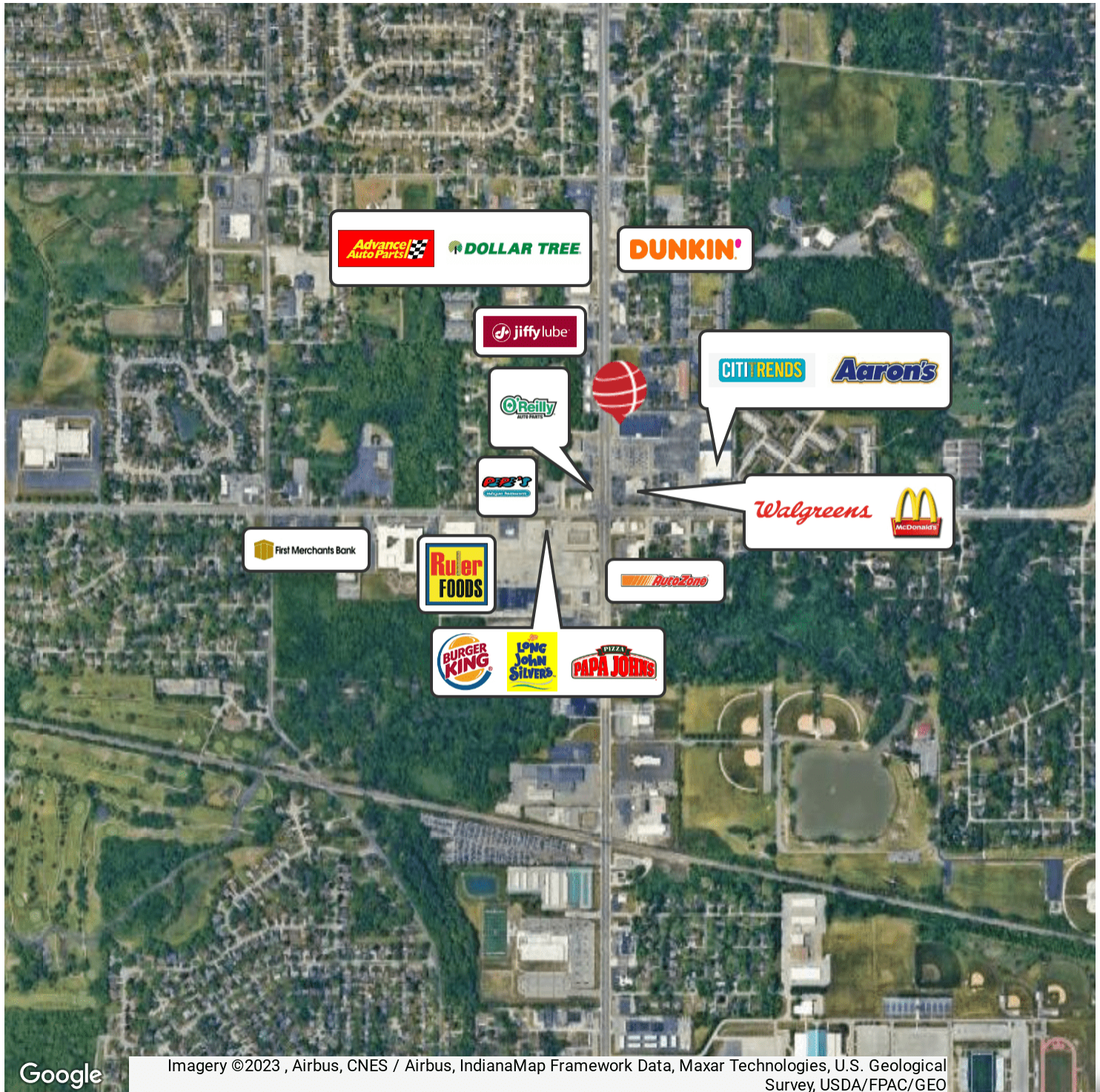


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## RETAILER MAP



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## PROPERTY DESCRIPTION



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Excess space available in Merrillville, IN. This 605 SF unit was previously used by a bank and is located within Strack & Van Til. The property is located at 61st and Broadway in Merrillville, IN just minutes away from access to I-65. Great opportunity to have access to thousands of shoppers per day. Signage available along heavily traveled Broadway Avenue. The property offers the capability to utilize the drive-thru window located on the west side of the building for coffee/QSR user.

## LOCATION DESCRIPTION

Located at 61st and Broadway in Merrillville, IN. Merrillville, Indiana is a town located in Ross Township, Lake County Indiana (Chicago MSA). As of the 2010 consensus, the population was 35,246. The town is home to the corporate headquarters of NiSource, a Fortune 500 company. Merrillville is considered a hub for retail trade in Northwest, IN. The US 30 corridor near I-65 is home to a large concentration of big box retailers, restaurants and hotels.

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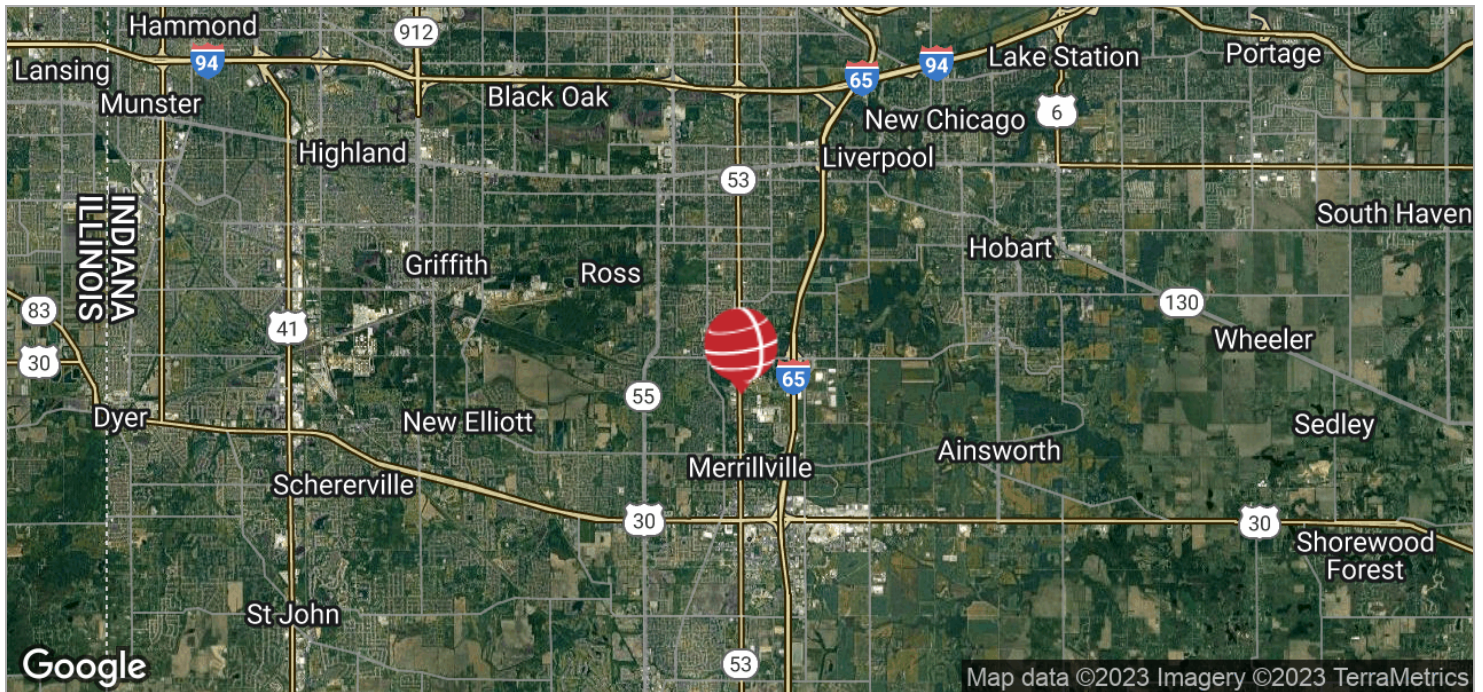
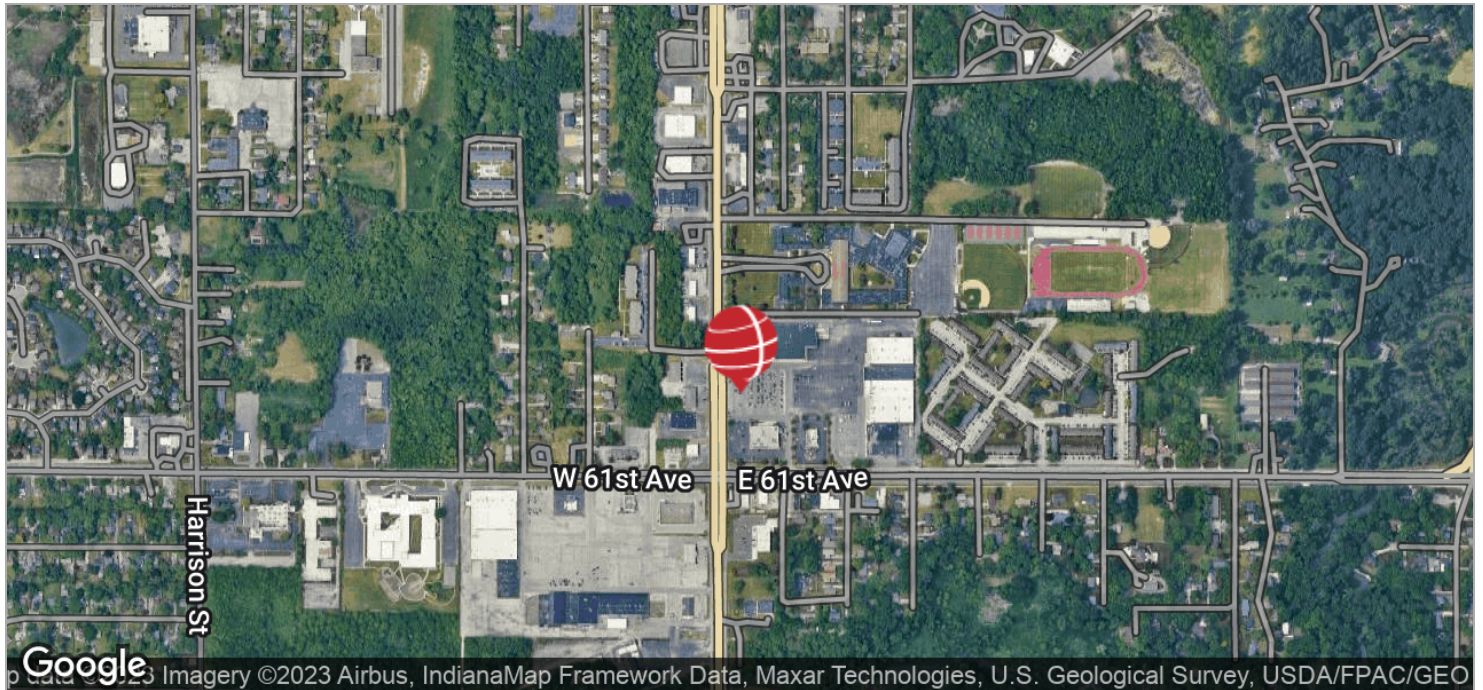


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## LOCATION MAPS



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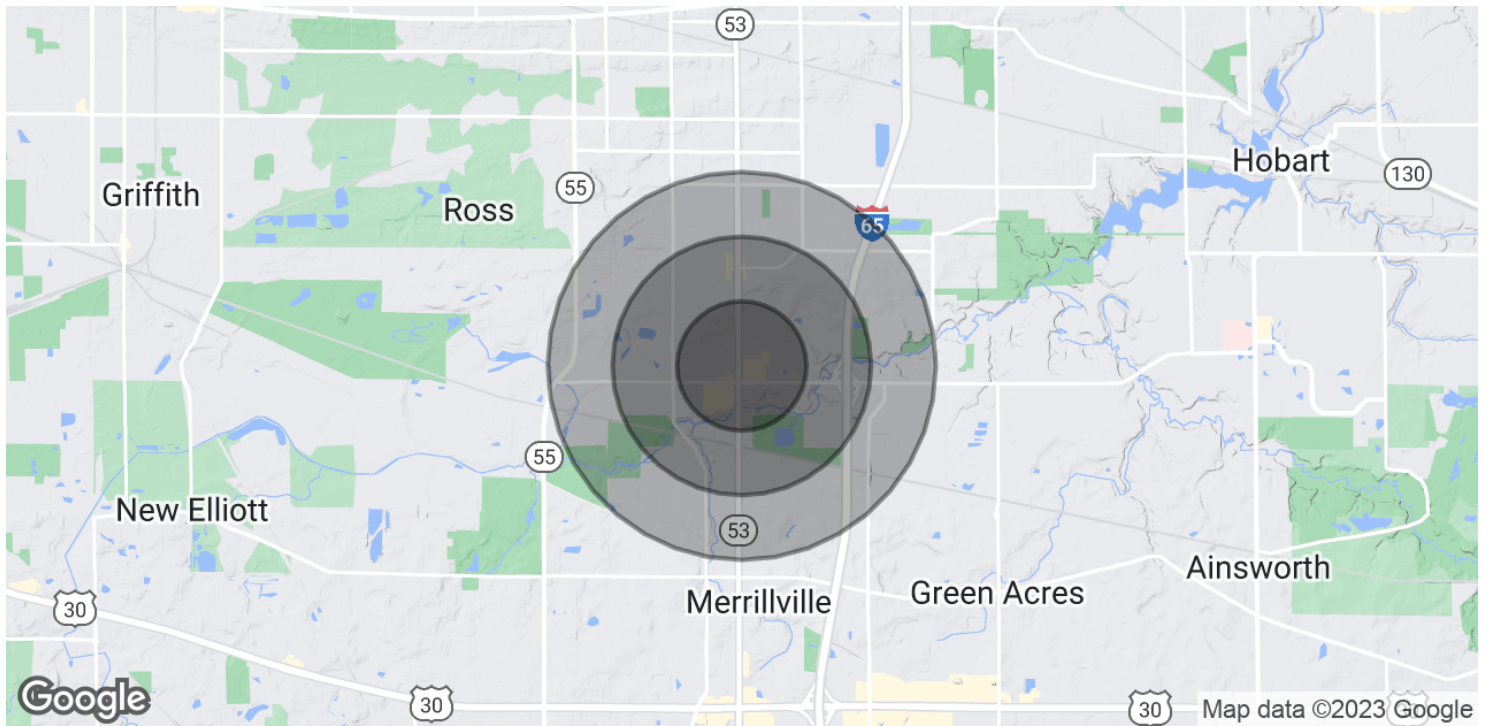


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,420	6,789	15,002
Average Age	38.3	40.7	41.2
Average Age (Male)	37.4	39.4	39.9
Average Age (Female)	37.5	40.4	40.7

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	615	3,150	7,206
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$56,372	\$55,228	\$53,145
Average House Value	\$110,881	\$110,906	\$107,189

\* Demographic data derived from 2020 ACS - US Census

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