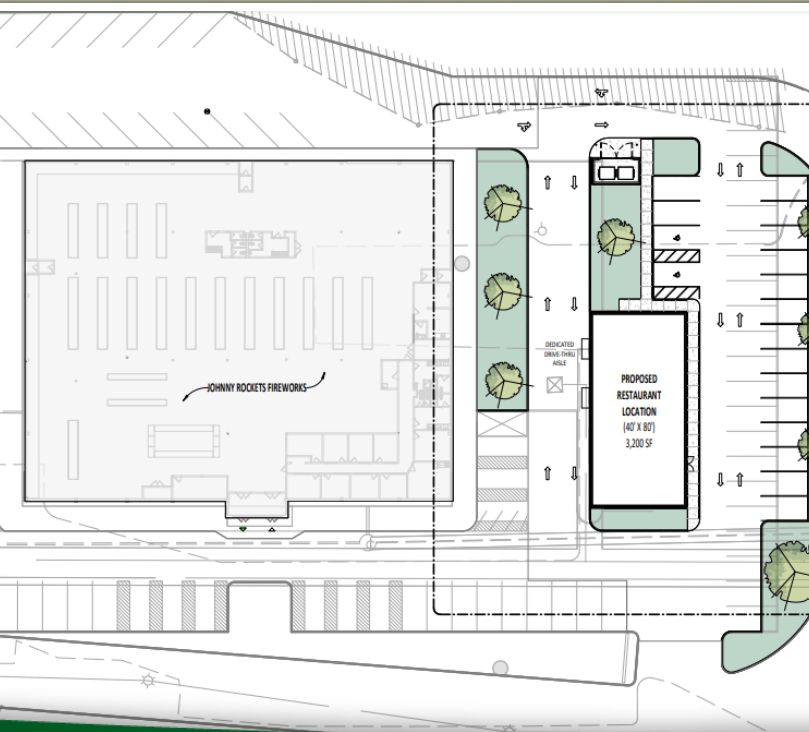
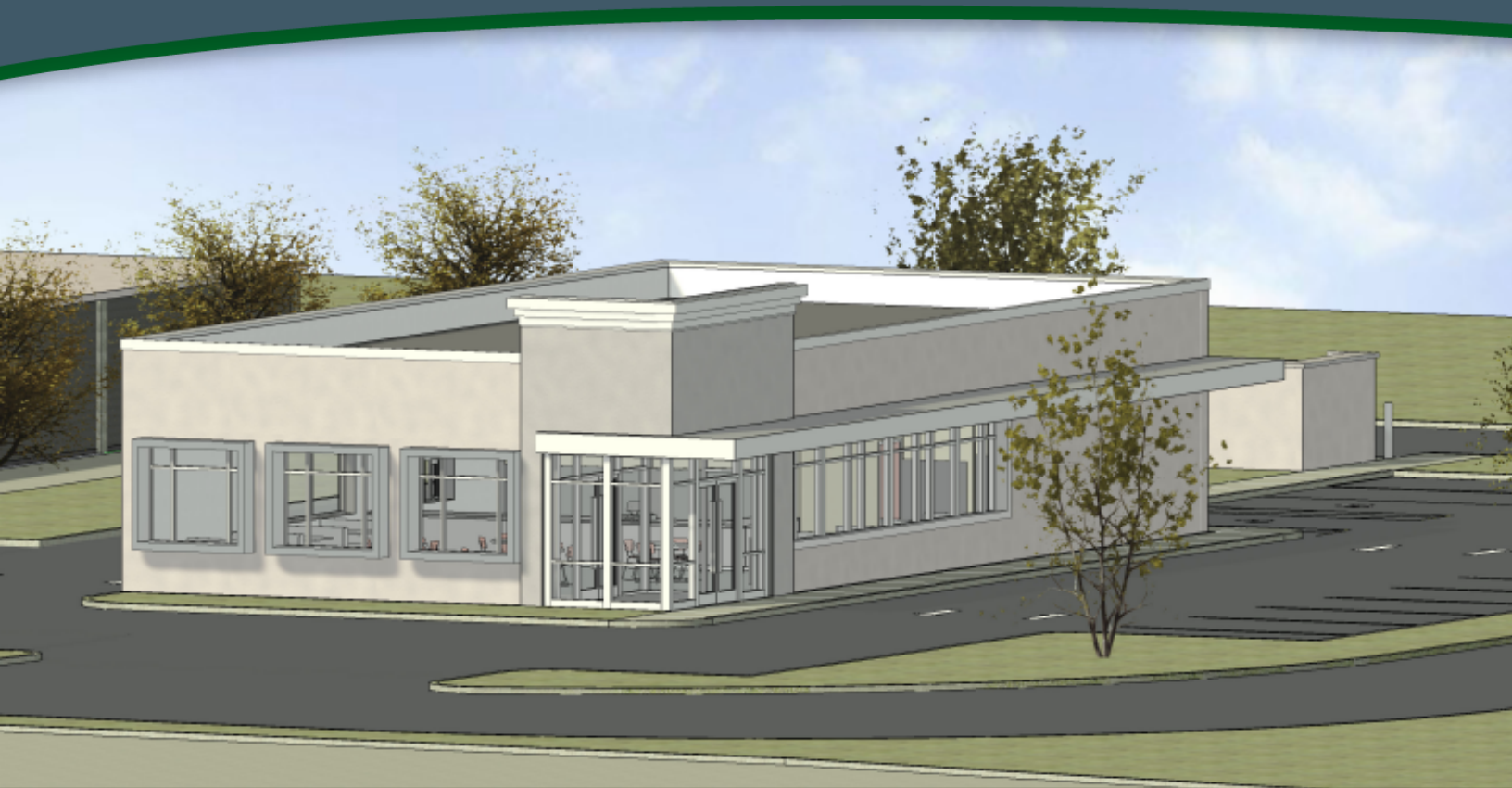


# 7833 INDIANAPOLIS BOULEVARD, HAMMOND, IN 46324



For more information, please contact:

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# FREESTANDING QSR OPPORTUNITY

7833 Indianapolis Boulevard, Hammond, IN 46324



## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Brand New free-standing QSR opportunity located in Hammond, IN. The property is located on Indianapolis Blvd with highway visibility from 80-94 and adjacent to a Starbucks anchored center. The property sits immediately south of Johnny Rockets Fireworks and will be a free-standing building with Drive-Thru. Located across the street from Cabela's and Super Walmart with numerous nationals surround the property. Great opportunity to join a very strong retail corridor

### LOCATION DESCRIPTION

Located immediately off 80-94 on Indianapolis Blvd 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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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 2,400 - 3,200 SF

**Lease Rate:** Negotiable

**Year Built:** 2024

**Building Size:** 3,200 SF

### PROPERTY HIGHLIGHTS

- Brand new free-standing Building coming soon
- Drive-Thru available
- Visibility from I-80/94 on Indianapolis Boulevard
- Population of roughly 100,000 within 3 mile radius
- Traffic Count of 42,000 on Indianapolis Boulevard
- Nearby tenants include: Super Walmart, Cabelas, Starbucks, Planet Fitness and more



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## RETAILER MAP



Imagery ©2023 Airbus, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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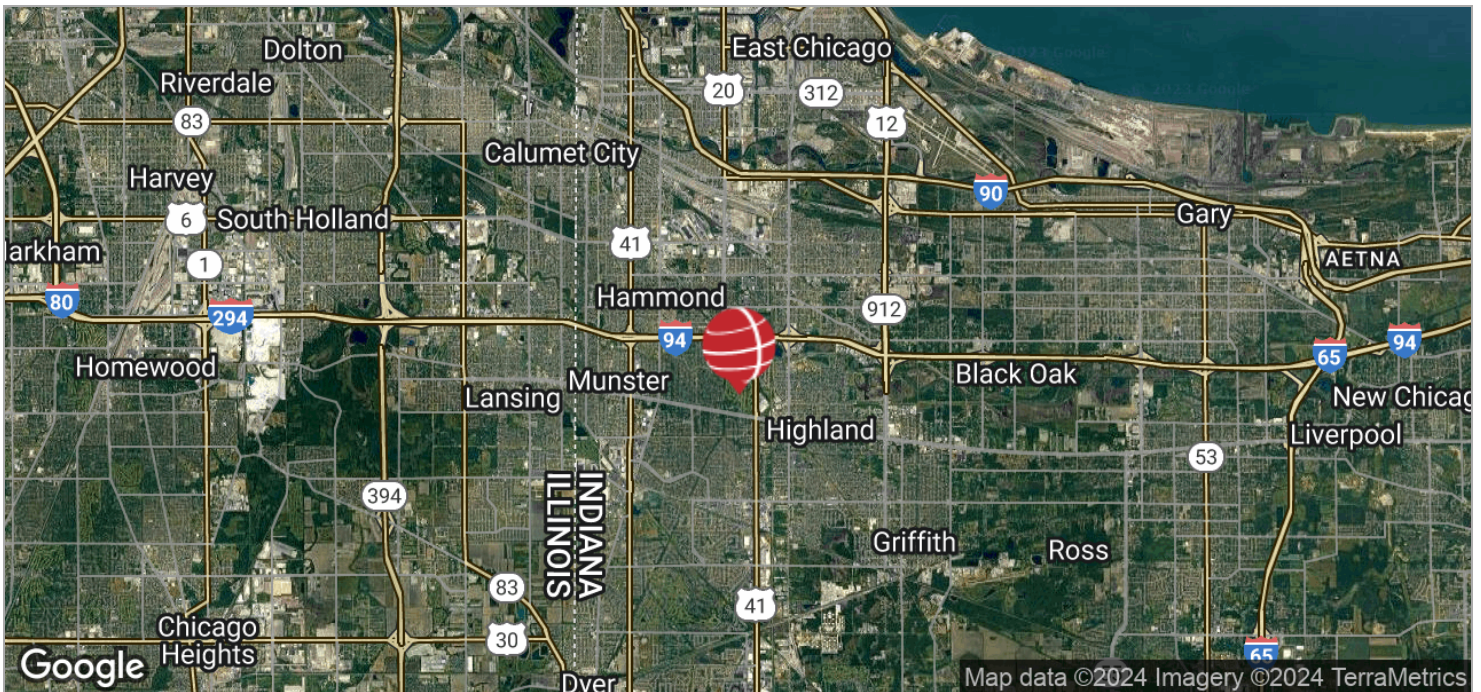


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## LOCATION MAPS



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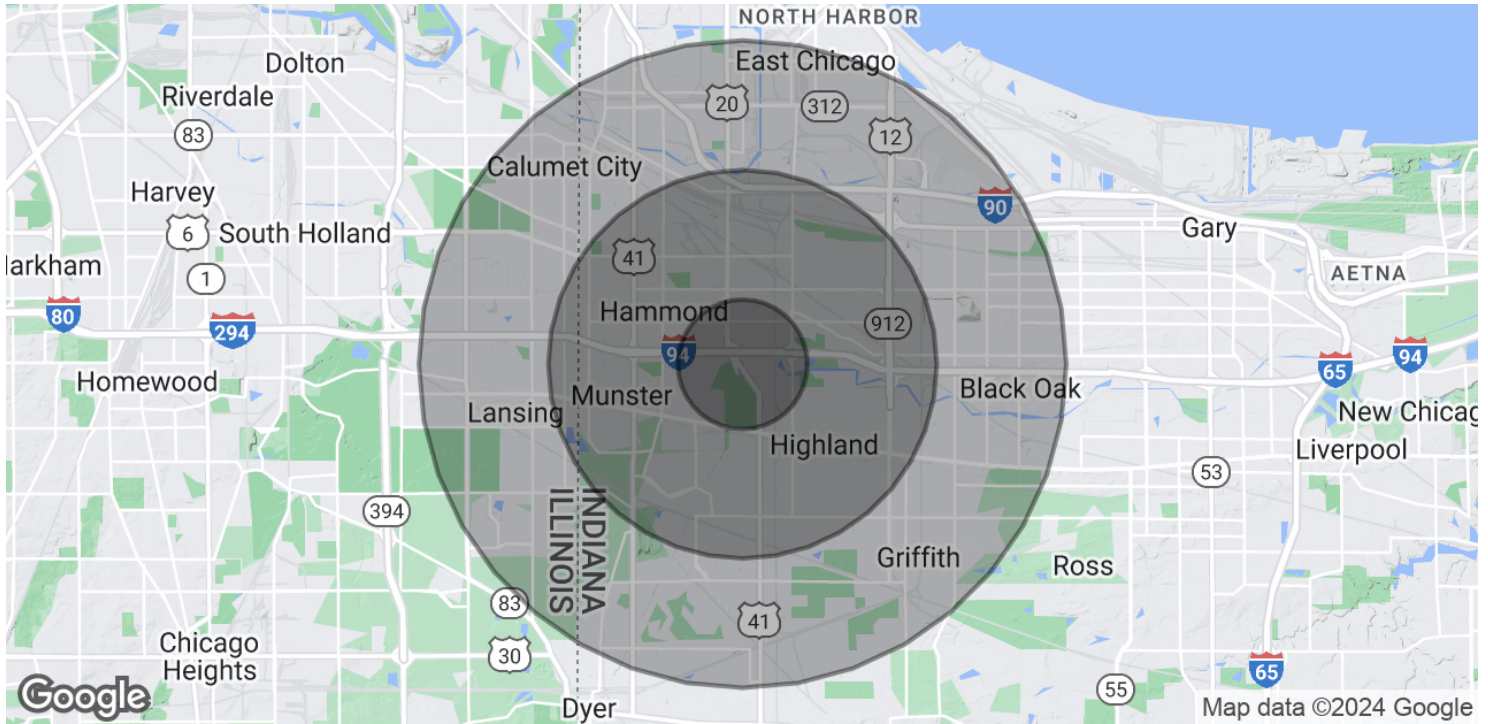


# FREESTANDING QSR OPPORTUNITY

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,943	97,885	222,535
Average Age	36.6	39.4	38.9
Average Age (Male)	35.5	37.5	36.7
Average Age (Female)	37.3	41.3	40.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,461	40,622	95,276
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$68,364	\$69,847	\$64,396
Average House Value	\$138,324	\$146,999	\$134,590

\* Demographic data derived from 2020 ACS - US Census

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