

2871-2895 US HIGHWAY 30, HOBART, IN 46342



For more information, please contact:

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LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

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SOUTHLAKE COMMONS

2871-2895 US Highway 30, Hobart, IN 46342



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,500 - 1,977 SF

Lease Rate: Negotiable

Lot Size: 3.06 Acres

Year Built: 1996

Building Size: 29788 SF

Zoning: B-3

PROPERTY HIGHLIGHTS

- Southlake Commons now available for lease
- 1,977 SF unit sitting between HassleLess Mattress and Nothing Bundt Cakes
- 1,500 SF endcap available
- Located in the strongest retail trade areas in Northwest, IN
- Close to 4M SF of retail surrounding the property
- Anchored by Home Depot



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PROPERTY DESCRIPTION



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Prime leasing opportunity available in Hobart, IN. Southlake Commons is a shopping center located directly on US 30 adjacent to Southlake Mall. The subject property has direct frontage on US 30 and signage and is anchored by Home Depot and surrounded by nearly 4M SF of retail. Current opportunities include a 1,977 SF unit located between Nothing Bundt Cakes and HassleLess Mattress as well as a 1,500 SF endcap. Great opportunity to locate in the strongest retail trade markets in Northwest, IN.

LOCATION DESCRIPTION

The subject property is located directly on US 30 in Hobart, IN. Hobart is a city in Lake County, IN. The population was 29,059 at the 2010 census. Although it had been historically primarily residential, annexation added the largest retail corridor in Northwest Indiana to the city. Along with Southlake Mall (1.3 Million SF), the area also includes an additional 3.7M square feet of retail space.

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RETAILER MAP



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 1,977 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2871 US 30	Available	1,977 SF	NNN	Negotiable	-
2895 US 30	Available	1,500 SF	NNN	Negotiable	-

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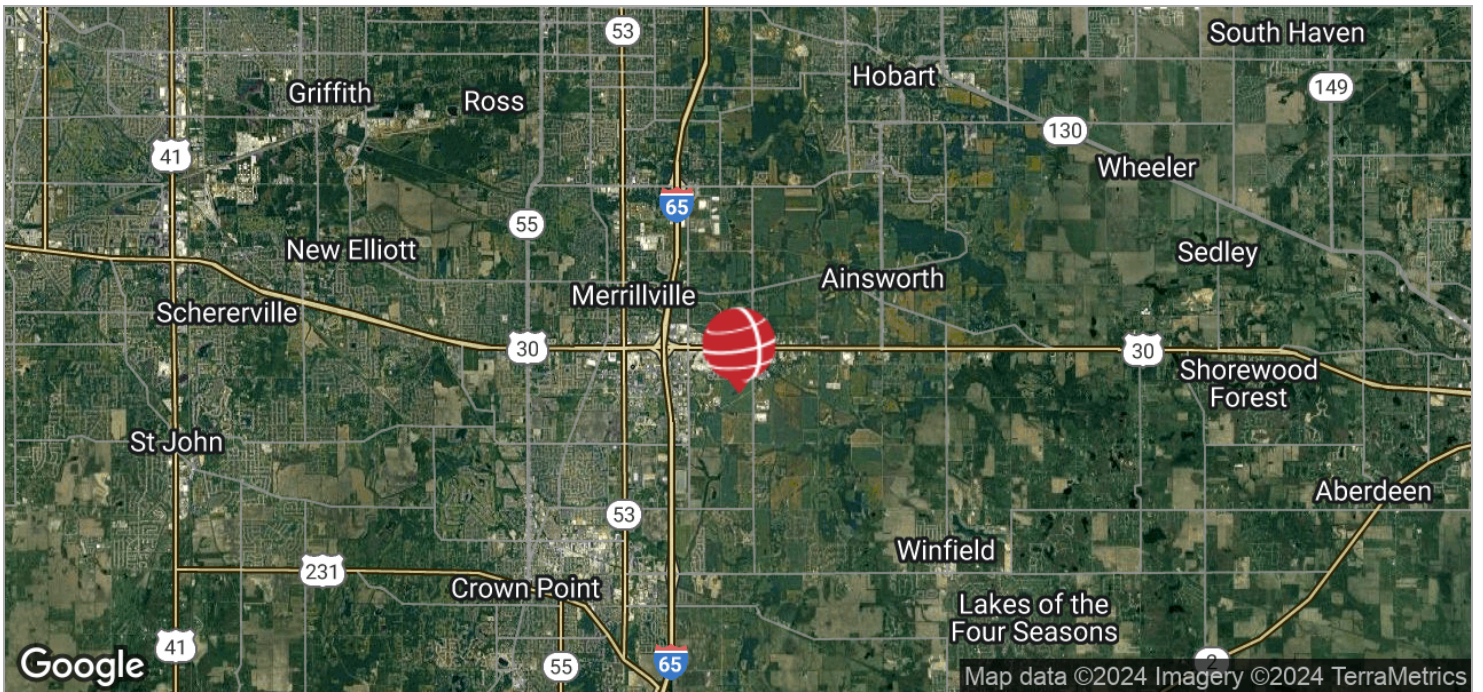
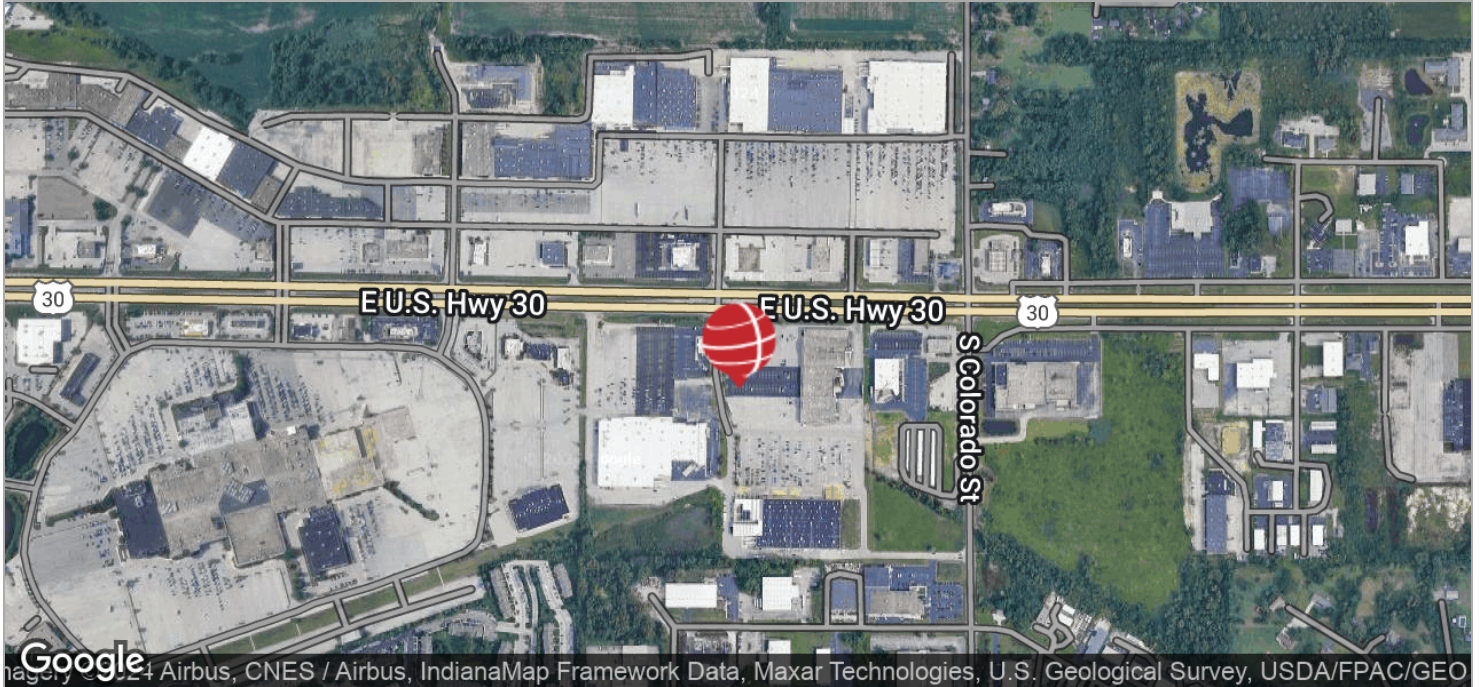
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LOCATION MAPS



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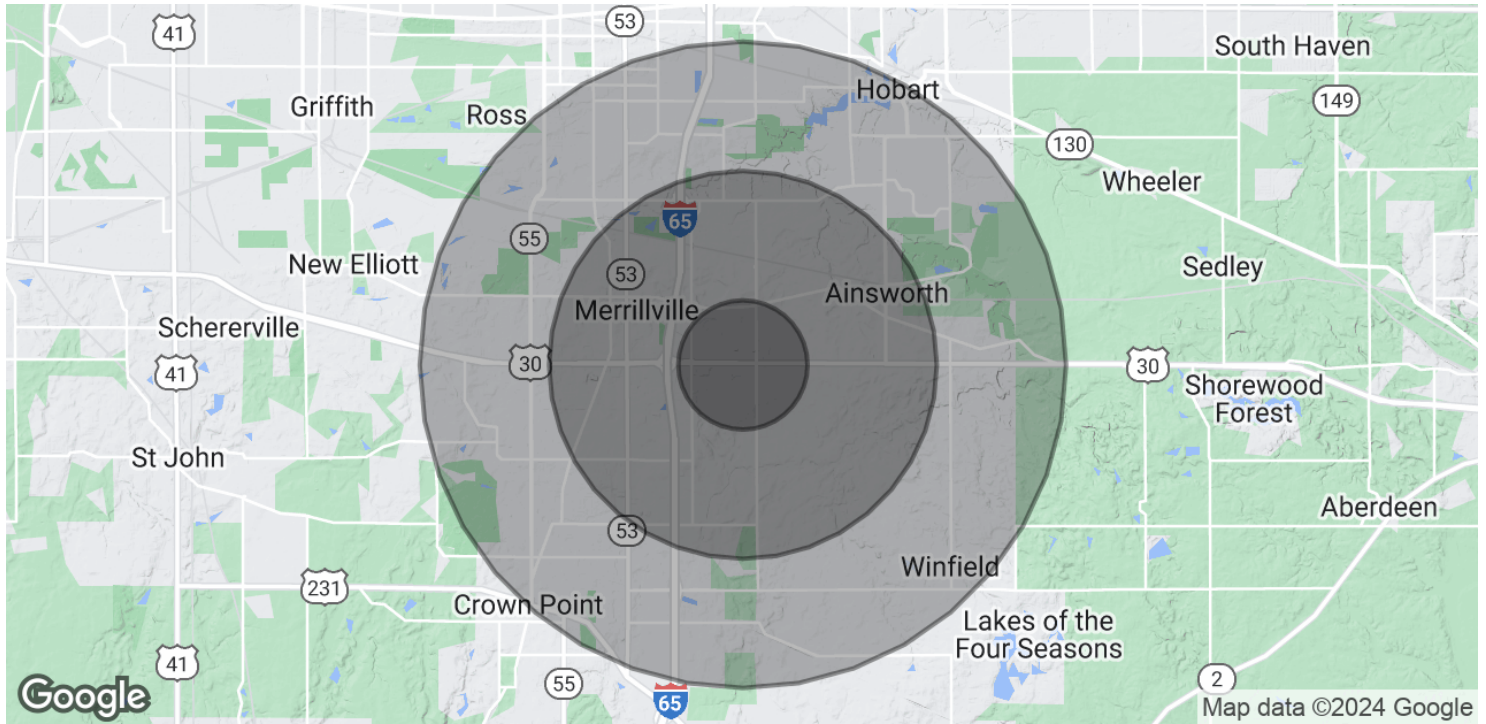
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,777	17,653	80,452
Average Age	40.2	43.2	41.1
Average Age (Male)	41.1	40.1	38.8
Average Age (Female)	39.4	43.5	42.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,097	8,343	35,128
# of Persons per HH	1.6	2.1	2.3
Average HH Income	\$54,219	\$70,028	\$70,812
Average House Value	\$44,187	\$141,402	\$154,131

* Demographic data derived from 2020 ACS - US Census

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