

701 W RIDGE ROAD, HOBART, IN 46342



For more information, please contact:

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FORMER BANK WITH DRIVE-THRU

701 W Ridge Road, Hobart, IN 46342



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$375,000

Price / SF: \$127.77

Available SF: 2,935 SF

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

Lot Size: 0.44 Acres

Building Size: 2935 SF

Zoning: B3

PROPERTY HIGHLIGHTS

- Free-standing former bank available for sale or lease in Hobart, IN
- Located on highly traveled Old Ridge Road
- Drive-Thru Available
- Corner lot located across the street from Walgreens
- Major improvements to the exterior of the building in recent years
- Small portion of the parking lot leased to Dominos for parking



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PROPERTY DESCRIPTION



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Free-standing retail building available for sale or lease in Hobart, IN. The subject property is located on Old Ridge Road at the corner of Washington Street directly across from Walgreens. The property sits on roughly half an acre and is 2,935 SF with Drive-Thru and was previously used as a bank. Major renovations have recently been done to the exterior including all new windows, tuck pointing, caulking and more.

LOCATION DESCRIPTION

The subject property is located at the corner of W. Ridge Road and Washington St in Hobart, IN.

Hobart is a city in Lake County, Indiana, United States. The population was 29,059 at the 2010 census. Although it has been historically primarily residential, recent annexation has added a significant retail corridor to the city. Hobart is home to many thriving businesses in its downtown shopping district, including the historic Art Theatre. Hobart is also home to the Westfield Southlake Shopping Mall and many surrounding retailers and restaurants.

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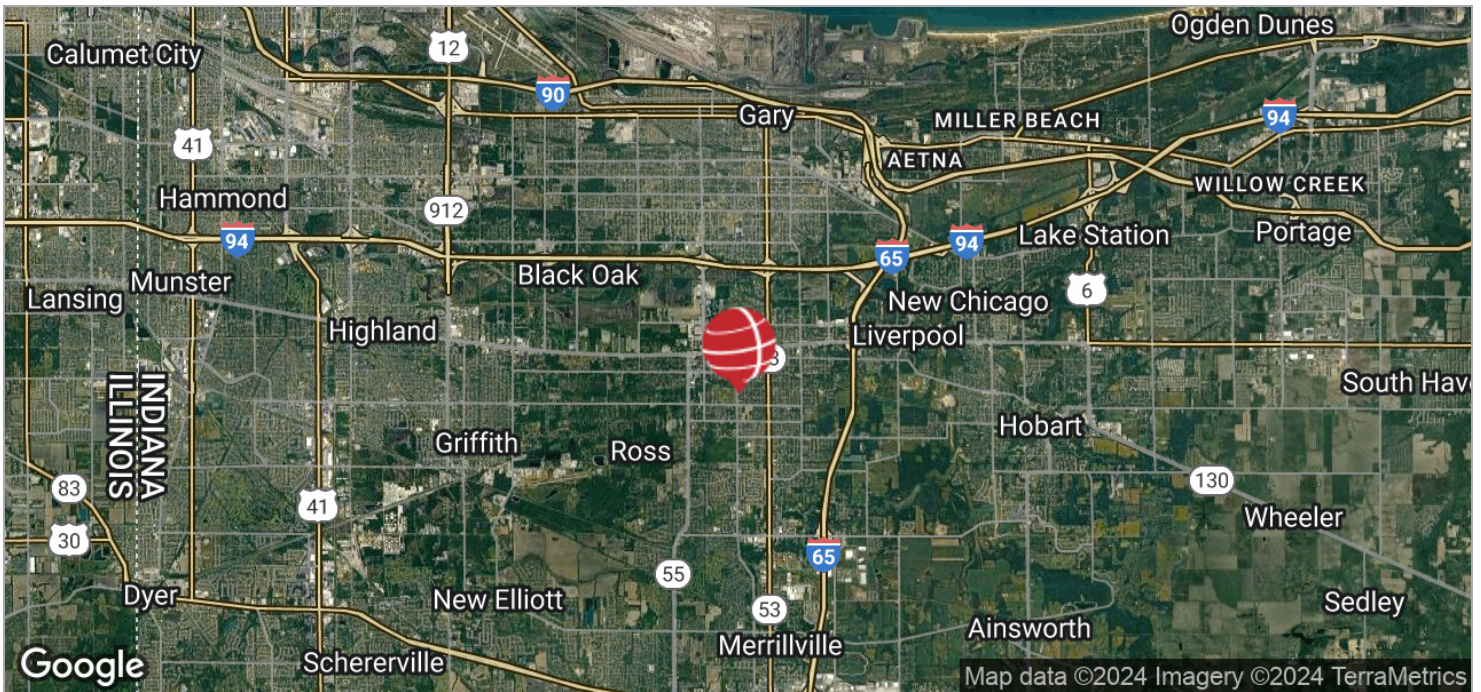
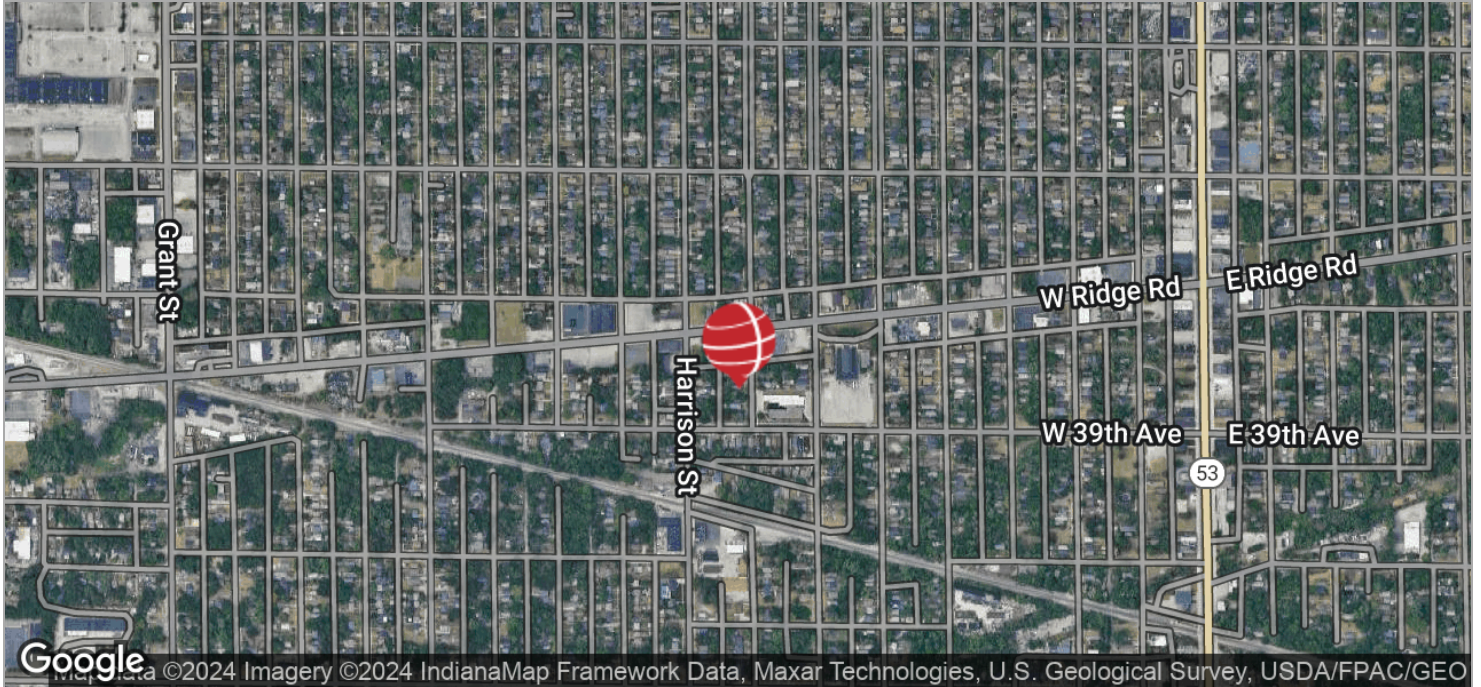
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LOCATION MAPS



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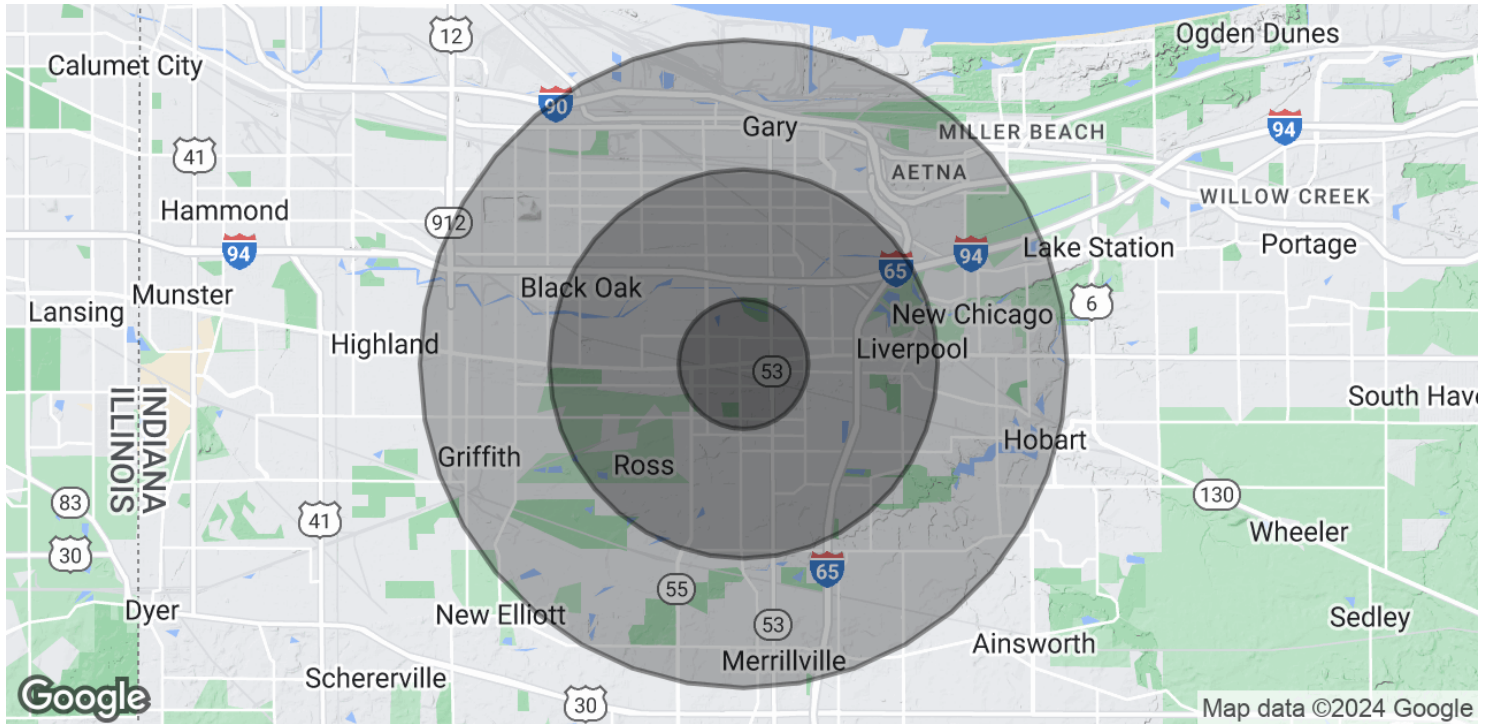
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,015	53,425	134,126
Average Age	38.9	40.9	38.9
Average Age (Male)	33.1	37.2	35.9
Average Age (Female)	40.0	42.2	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,161	29,374	66,509
# of Persons per HH	1.7	1.8	2.0
Average HH Income	\$31,195	\$35,779	\$46,116
Average House Value	\$62,678	\$78,559	\$101,410

* Demographic data derived from 2020 ACS - US Census

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