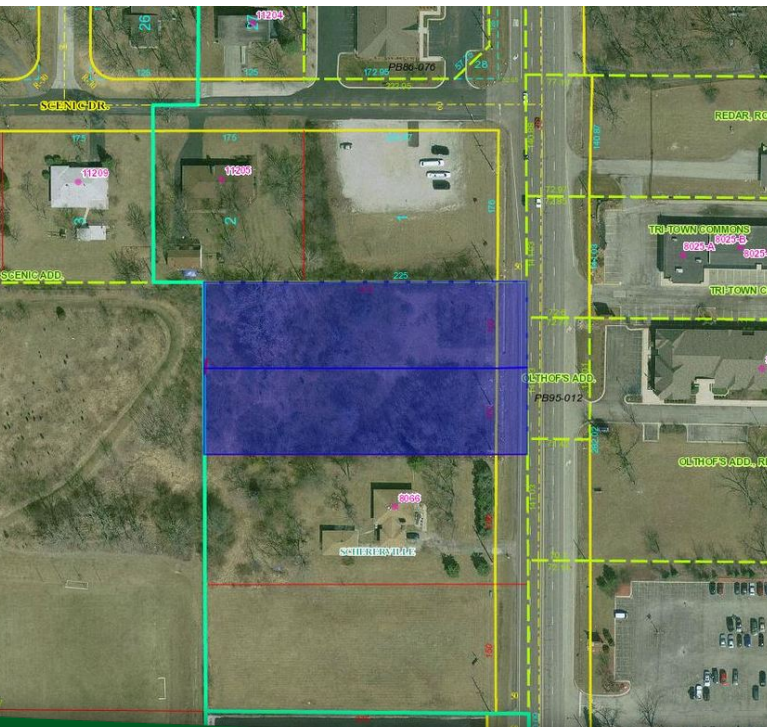


8036 -8056 US 41, SCHERERVILLE, IN 46375



For more information, please contact:

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1.86 ACRE HIGH EXPOSURE SITE DIRECTLY ON US 41

8036 -8056 US 41, Schererville, IN 46375



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Subject To Offer

Price / SF: -

Lot Size: 1.86 Acres

Traffic Count: 30,000

PROPERTY HIGHLIGHTS

- Development land available
- High exposure site located directly on US 41
- Located within the Schererville town limits
- 1 mile from US 30
- Located within a block of Lake Central High School, roughly 3200 Students
- Traffic count of roughly 30,000 vehicles per day



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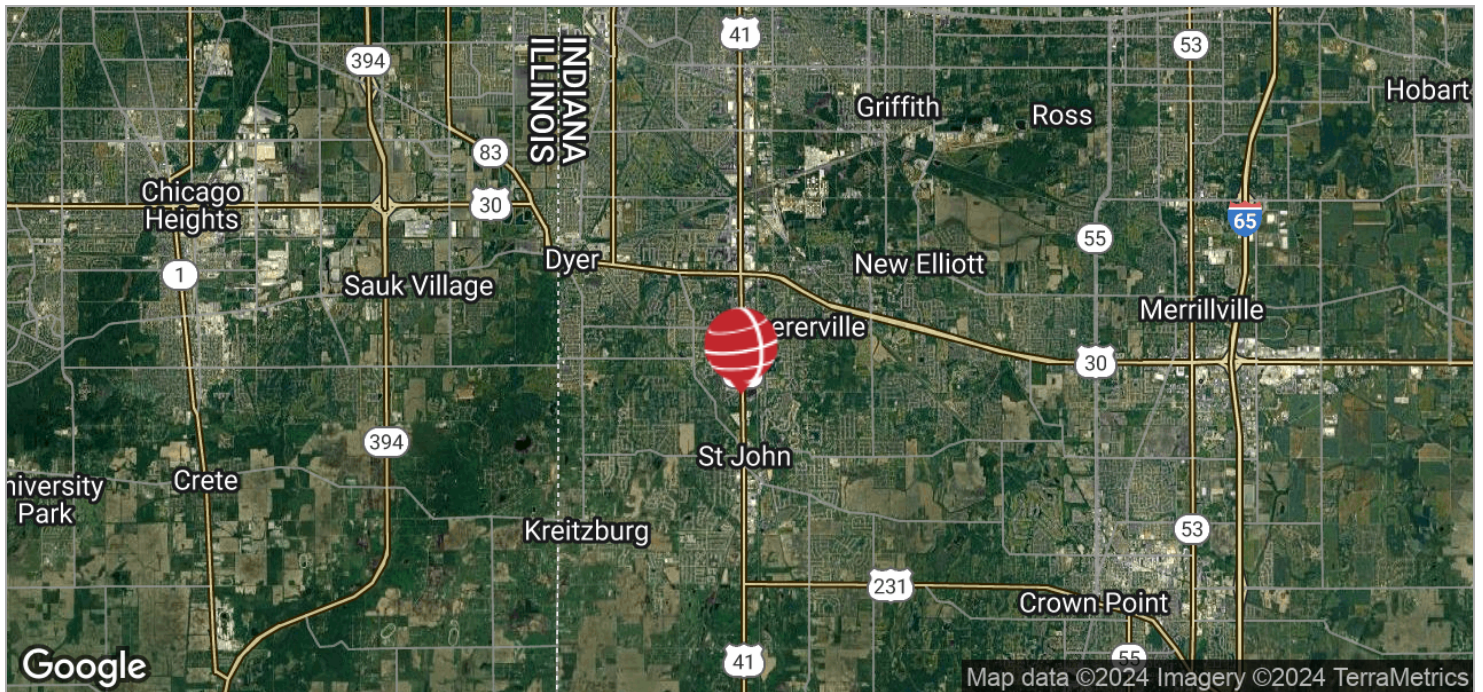
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LOCATION MAPS



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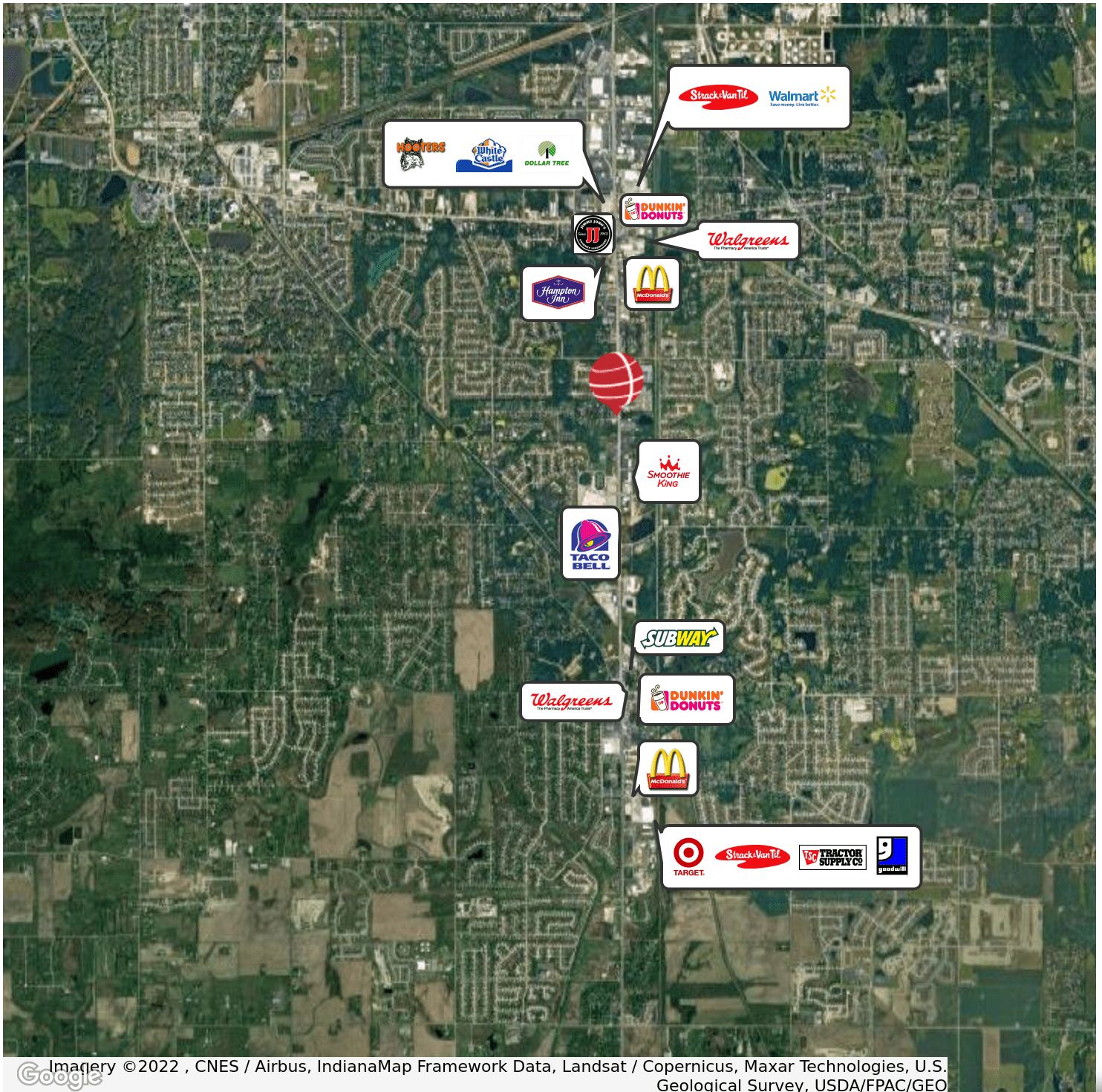
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RETAILER MAP DUNHILL



Imagery ©2022, CNES / Airbus, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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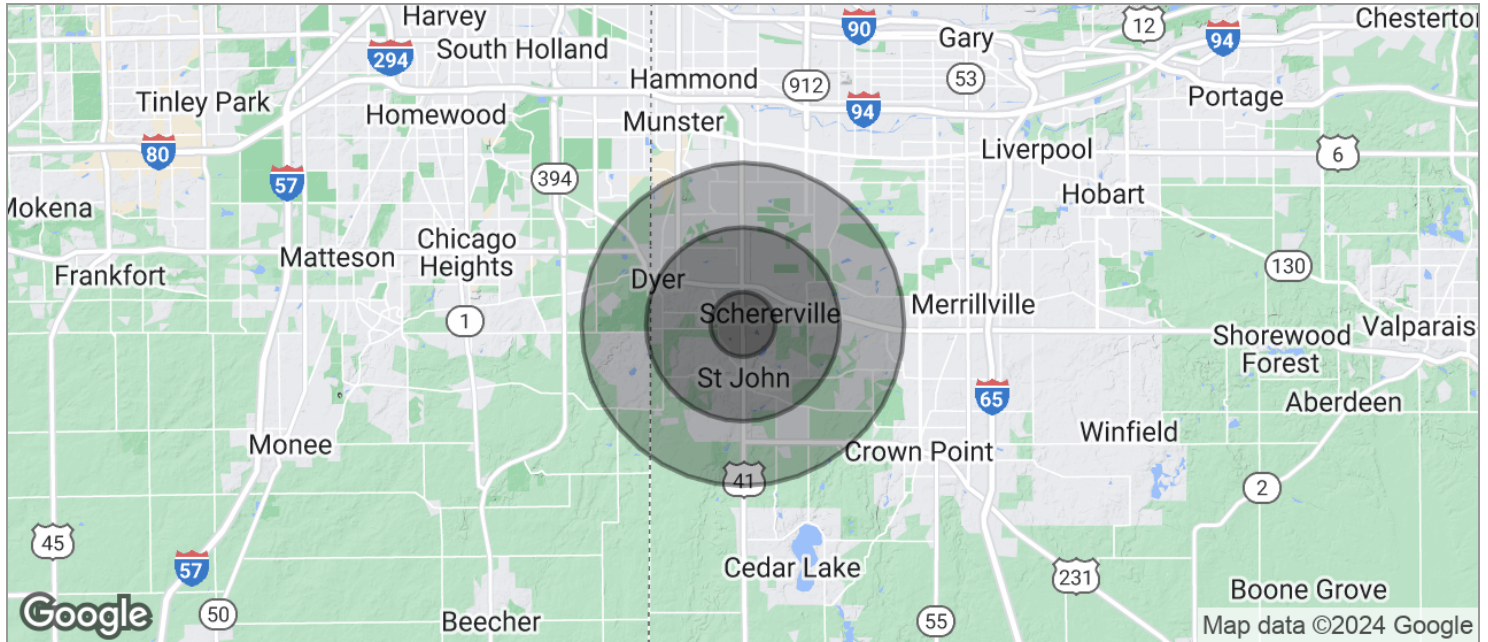
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,146	43,028	117,747
MEDIAN AGE	38.5	40.6	39.9
MEDIAN AGE (MALE)	38.0	39.5	38.6
MEDIAN AGE (FEMALE)	39.4	41.9	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,828	15,903	43,522
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$85,693	\$86,174	\$84,224
AVERAGE HOUSE VALUE	\$255,498	\$243,264	\$226,667

* Demographic data derived from 2020 ACS - US Census

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