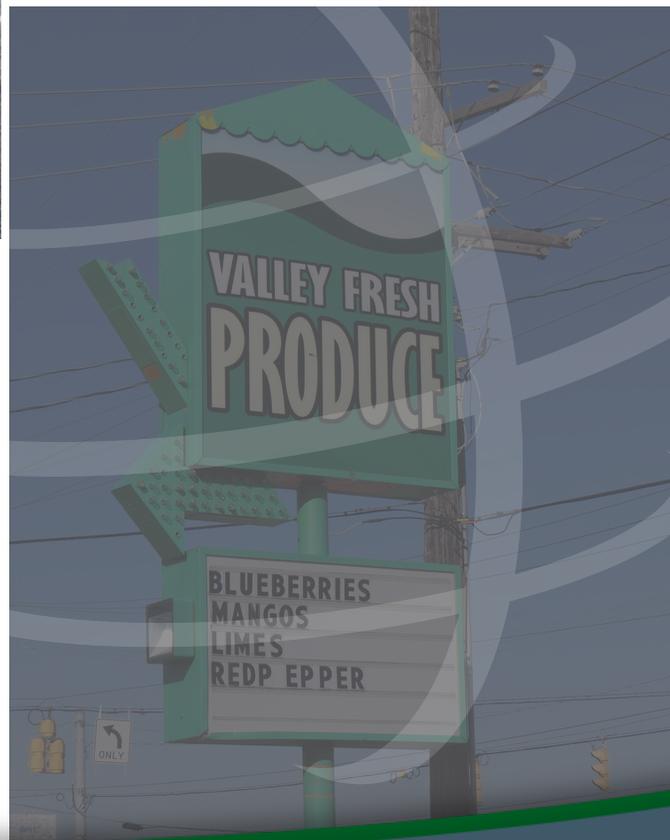
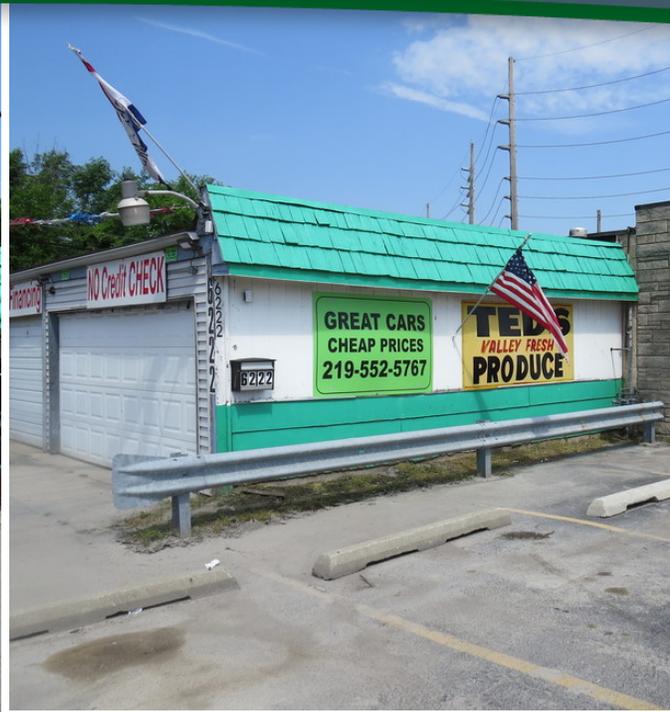


6214-6228 INDIANAPOLIS BLVD., HAMMOND, IN 46320



For more information, please contact:

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HAMMOND INVESTMENT PROPERTY

6214-6228 Indianapolis Blvd., Hammond, IN 46320



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$249,900
Price / SF:	\$79.84
Cap Rate:	11.98%
NOI:	\$29,947
Building Size:	3130 SF

PROPERTY OVERVIEW

Investment property located On Indianapolis Blvd in Hammond, Indiana. Eligible for facade rebate from the city. Property consists of 2 long-term tenants with leases in place. Tenants have been in the building 5+ years. 11.75% cap rate on in place income. Located near the Sportsplex and Potash Facility.

PROPERTY HIGHLIGHTS

- Long-Term Tenants in place
- 11.98% Cap Rate on the In-Place income
- City of Hammond Facade Rebate Area
- Close Proximity to 80/94 Indianapolis Blvd Interchange
- Near new Potash facility
- Located near the new Hammond Sportsplex

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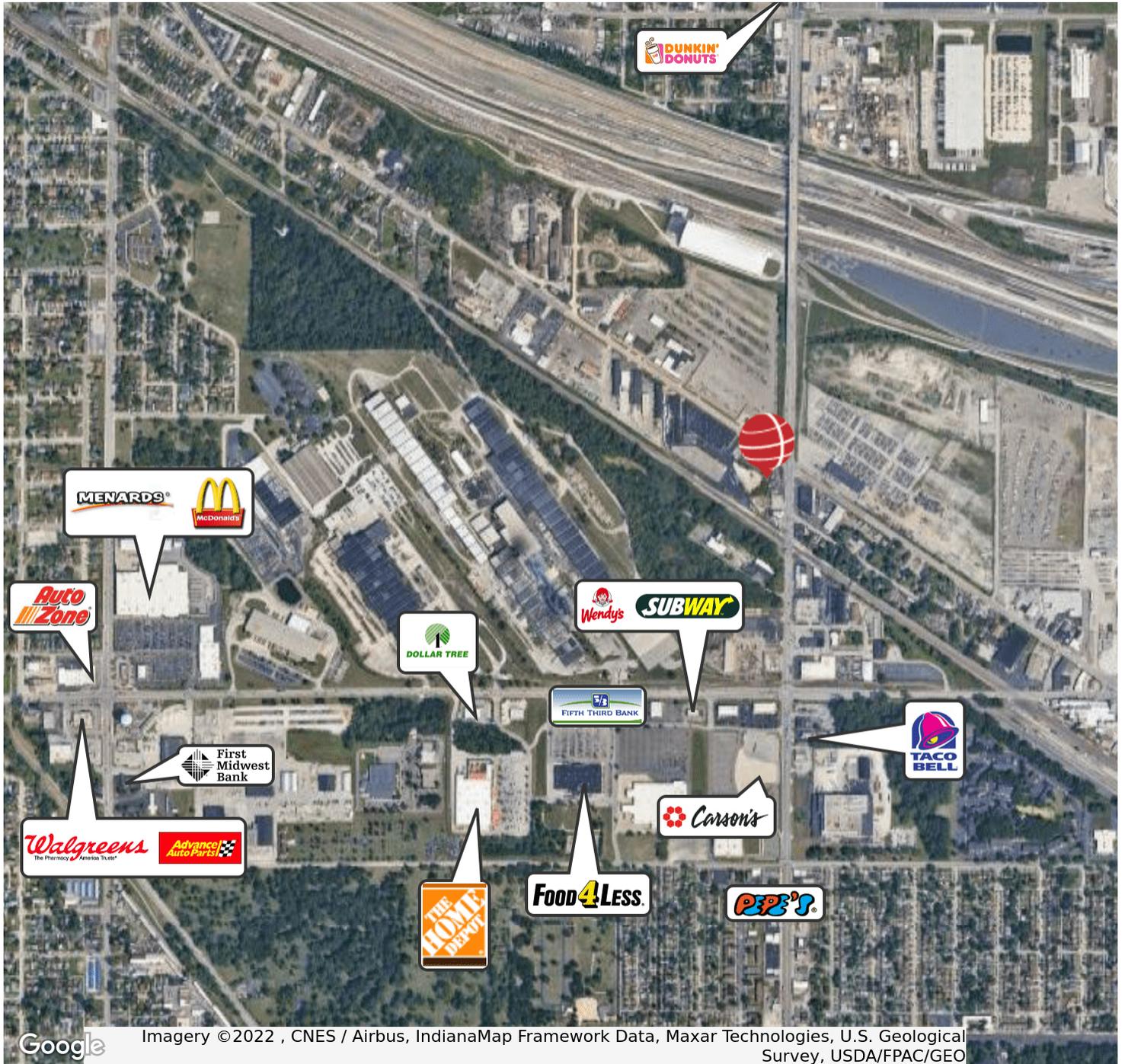
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RETAILER MAP



Google

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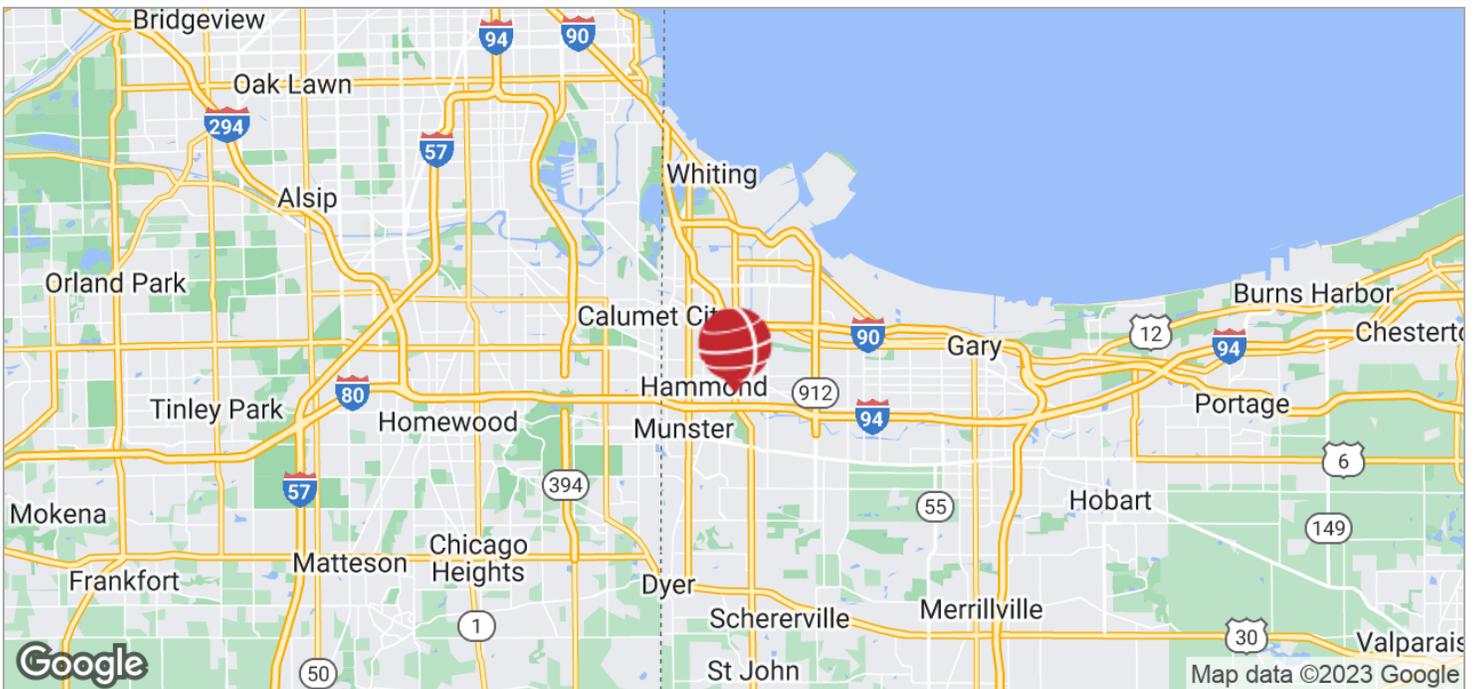
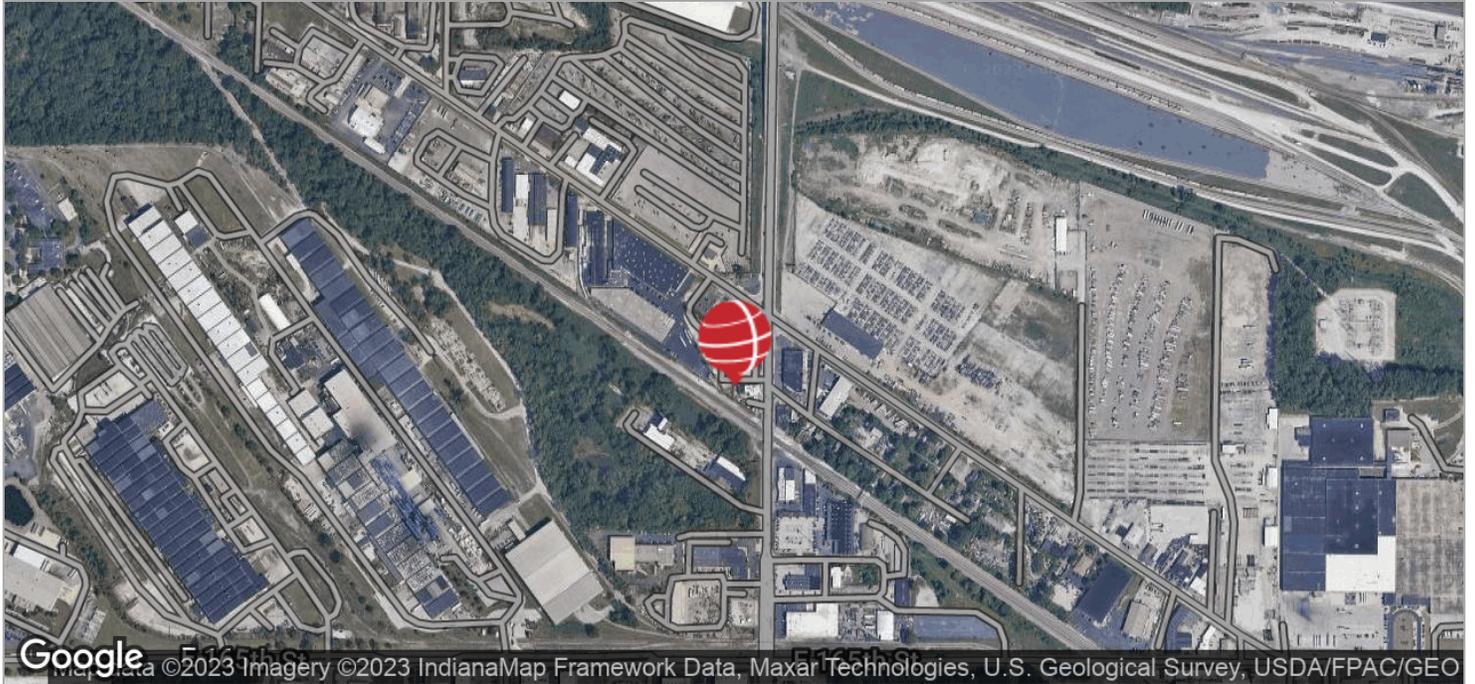
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LOCATION MAPS



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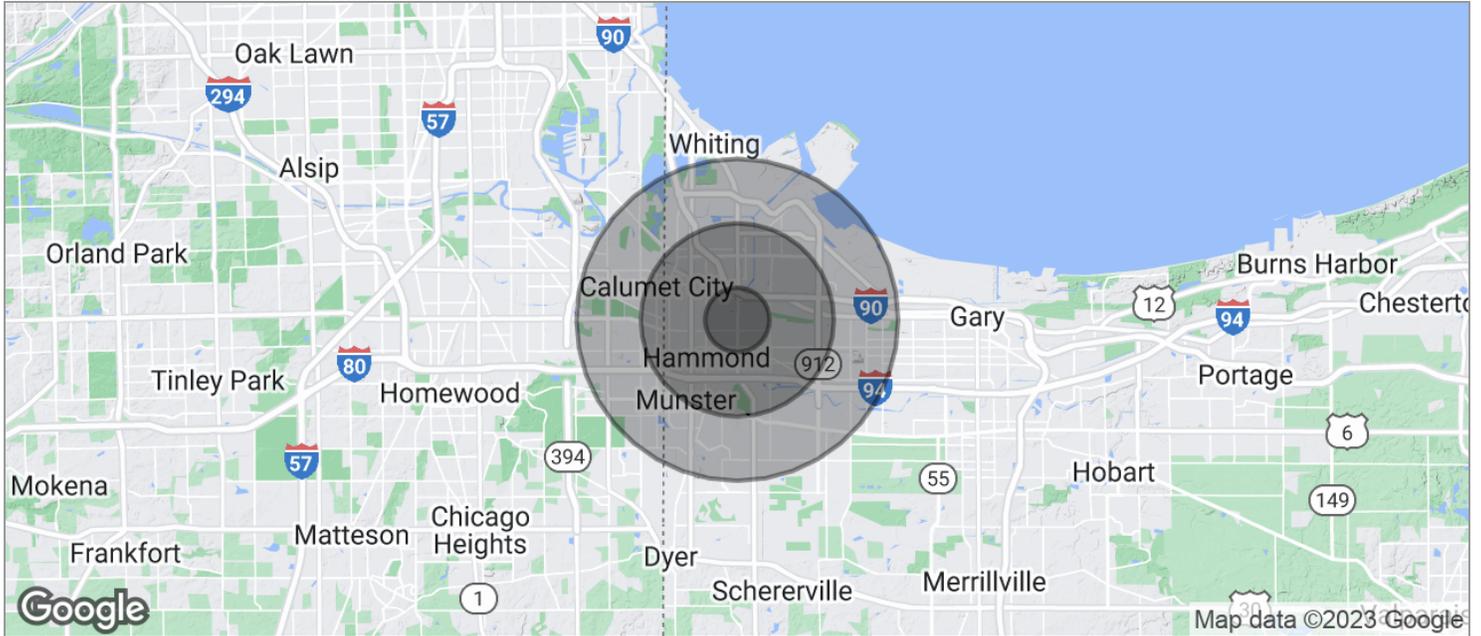
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,861	100,019	244,260
MEDIAN AGE	35.6	33.0	35.2
MEDIAN AGE (MALE)	34.9	32.0	33.8
MEDIAN AGE (FEMALE)	35.5	34.2	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,349	35,791	89,776
# OF PERSONS PER HH	2.6	2.8	2.7
AVERAGE HH INCOME	\$48,975	\$48,322	\$54,233
AVERAGE HOUSE VALUE	\$112,060	\$128,549	\$153,223

* Demographic data derived from 2020 ACS - US Census

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