

1420-1500 79TH AVE, MERRILLVILLE, IN 46410



For more information, please contact:

BRETT MCDERMOTT

Co-Founder/Senior Vice President

219.864.0200

bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President

219.864.0200

mrpachak@latitudeco.com

JOHN O'MALLEY

Associate Broker

219.864.0200

jomalley@latitudeco.com



LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

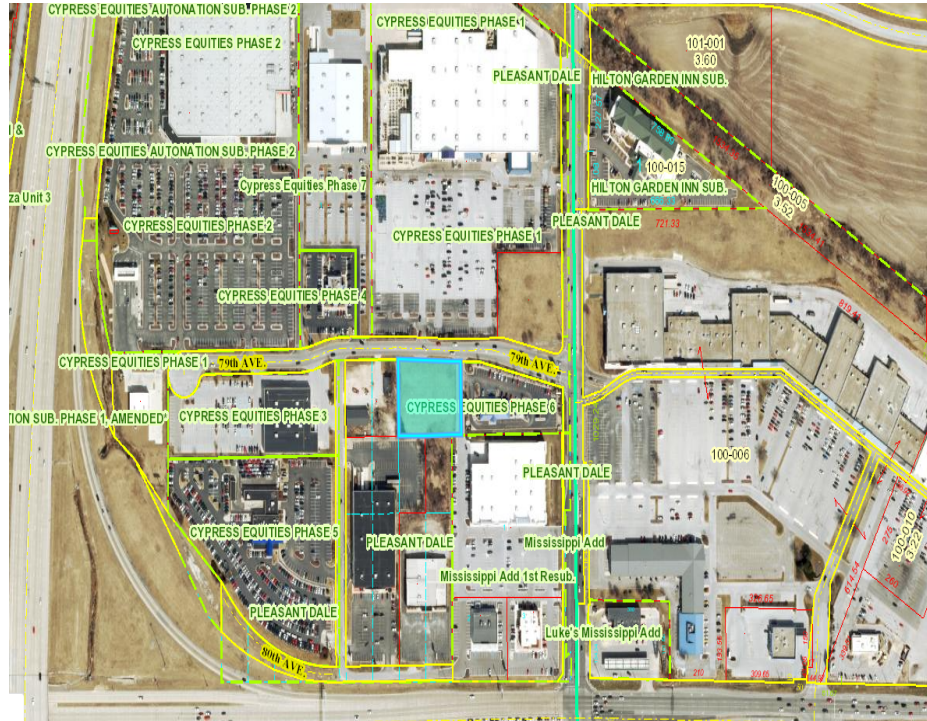
LATITUDECO.COM

RETAIL OUTLOT - MERRILLVILLE, IN

1420-1500 79th Ave, Merrillville, IN 46410



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$250,000

Price / SF: \$5.47

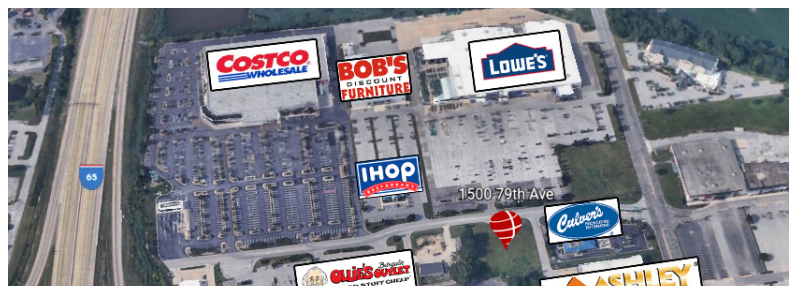
Lot Size: 1.05 Acres

Year Built: 2023

Zoning: PUD

PROPERTY HIGHLIGHTS

- Retail lot available for sale in Merrillville, IN
- Costco, Bob's, Lowes and others within Power Center
- Largest retail trade area in Northwest, IN
- Less than 1/2 Mile to Interchange at I-65/US 30
- 3.7M Square Feet of Existing Retail with growth opportunities
- Located immediately west of Culvers



BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY

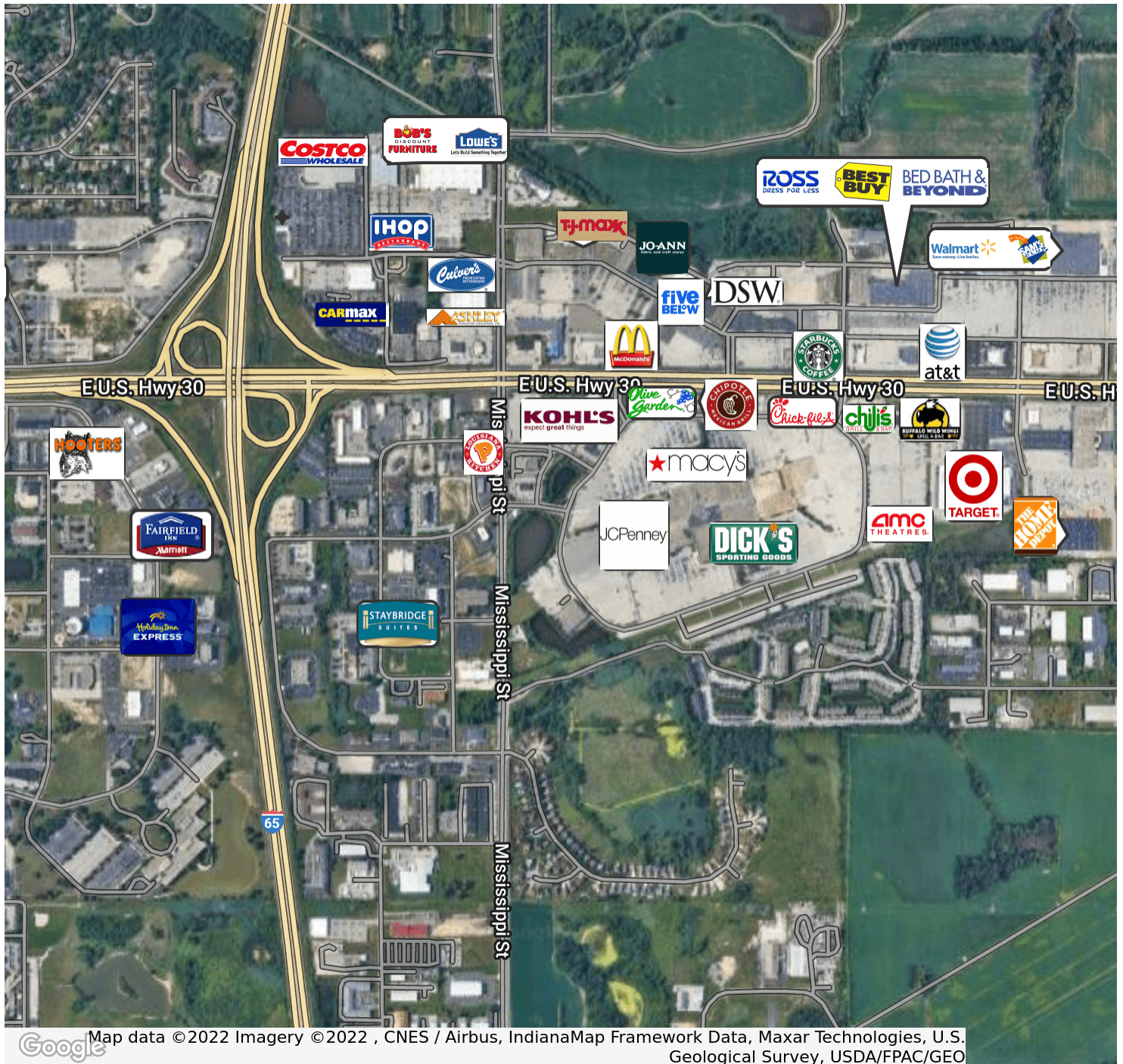
Associate Broker
219.864.0200
jomalley@latitudeco.com

RETAIL OUTLOT - MERRILLVILLE, IN

1420-1500 79th Ave, Merrillville, IN 46410



RETAILER MAP



BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrachak@latitudeco.com

JOHN O'MALLEY

Associate Broker
219.864.0200
jomalley@latitudeco.com

• 3 •

LATITUDECO.COM

RETAIL OUTLOT - MERRILLVILLE, IN

1420-1500 79th Ave, Merrillville, IN 46410



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Land now available for sale in Merrillville, IN. The subject property is located within a development that includes Lowes, Costco, Bob's Discount Furniture and others as well as within proximity of CarMax, American Sale, T.J Maxx and many more in Merrillville Crossings. The property is an interior outlot located adjacent to Culvers. Property is located less than 1 mile from the I-65 & US 30 exit within the heart of the Merrillville Retail District. Property is near Southlake Mall, which has 1.3 Million SF, and the area also includes an additional 3.7M square feet of retail space. The property provides great exposure for a variety of retail uses.

LOCATION DESCRIPTION

The property is located on 79th Ave in Merrillville, IN. The site is within a power center that includes Lowes, Costco, Ashley Furniture and many more.

Merrillville, Indiana is a town located in Ross Township, Lake County Indiana (Chicago MSA). As of the 2010 consensus, the population was 35,246. The town is home to the corporate headquarters of NiSource, a Fortune 500 company. Merrillville is also considered a hub for retail trade in Northwest, IN. The US 30 corridor near I-65 is home to a large concentration of big box retailers, restaurants and hotels.

BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrpachak@latitudeco.com

JOHN O'MALLEY

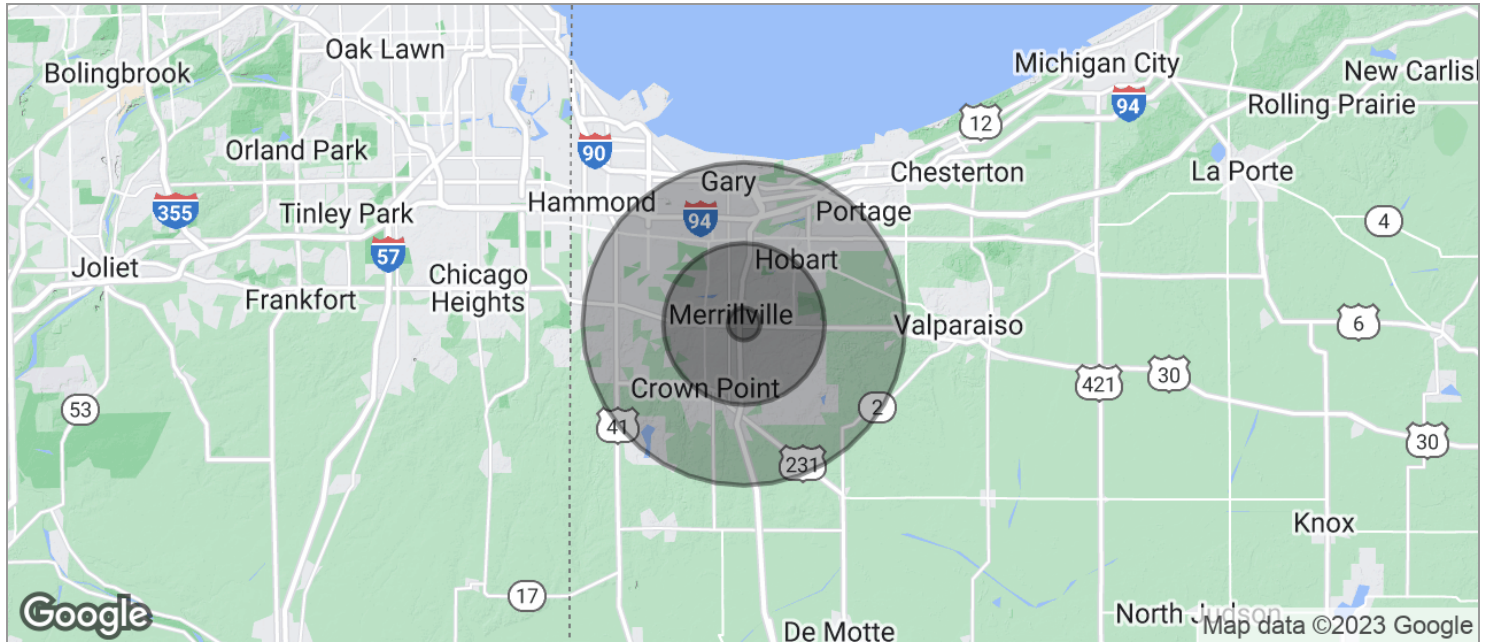
Associate Broker
219.864.0200
jomalley@latitudeco.com

RETAIL OUTLOT - MERRILLVILLE, IN

1420-1500 79th Ave, Merrillville, IN 46410



DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,605	90,465	346,246
MEDIAN AGE	41.5	36.5	37.5
MEDIAN AGE (MALE)	36.1	34.3	35.6
MEDIAN AGE (FEMALE)	44.1	39.3	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	656	33,659	129,015
# OF PERSONS PER HH	2.4	2.7	2.7
AVERAGE HH INCOME	\$57,069	\$61,344	\$59,547
AVERAGE HOUSE VALUE	\$175,570	\$160,883	\$164,048

* Demographic data derived from 2020 ACS - US Census

BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY

Associate Broker
219.864.0200
jomalley@latitudeco.com