

2554-2556 PORTAGE MALL, PORTAGE, IN 46368



For more information, please contact:

AARON MCDERMOTT, CCIM
Co-Founder/President
219.864.0200
aaron@latitudeco.com

BRETT MCDERMOTT
219.864.0200
bmcdermott@latitudeco.com



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COMMERCIAL
REAL ESTATE SERVICES

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PORTAGE RESTAURANT + INVESTMENT PROPERTY

2554-2556 Portage Mall, Portage, IN 46368



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$325,000
Price / SF:	\$54.79
Lot Size:	0.38 Acres
Year Built:	1962
Building Size:	5932 SF
Renovated:	2017
Traffic Count:	11,455

PROPERTY OVERVIEW

Completely remodeled restaurant building for sale. Purchase price includes building with printer tenant, fixtures, furniture and most of the equipment within the restaurant. Building was remodeled in 2017 that included a new roof, new on demand hot water heater, hood, range, dishwasher, furniture, flooring, drop ceiling, tuck pointing, generator, and much more. Walk right into this and start running your new restaurant in no time. 24 hour notice required for all showings and please do not disturb tenant.

PROPERTY HIGHLIGHTS

- Restaurant near new Downtown redevelopment
- Completely remodeled in 2017
- Turnkey Restaurant
- Included rent from tenant (20 years at location)
- Low Price to entry

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ADDITIONAL PHOTOS



AARON MCDERMOTT, CCIM
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RETAILER MAP



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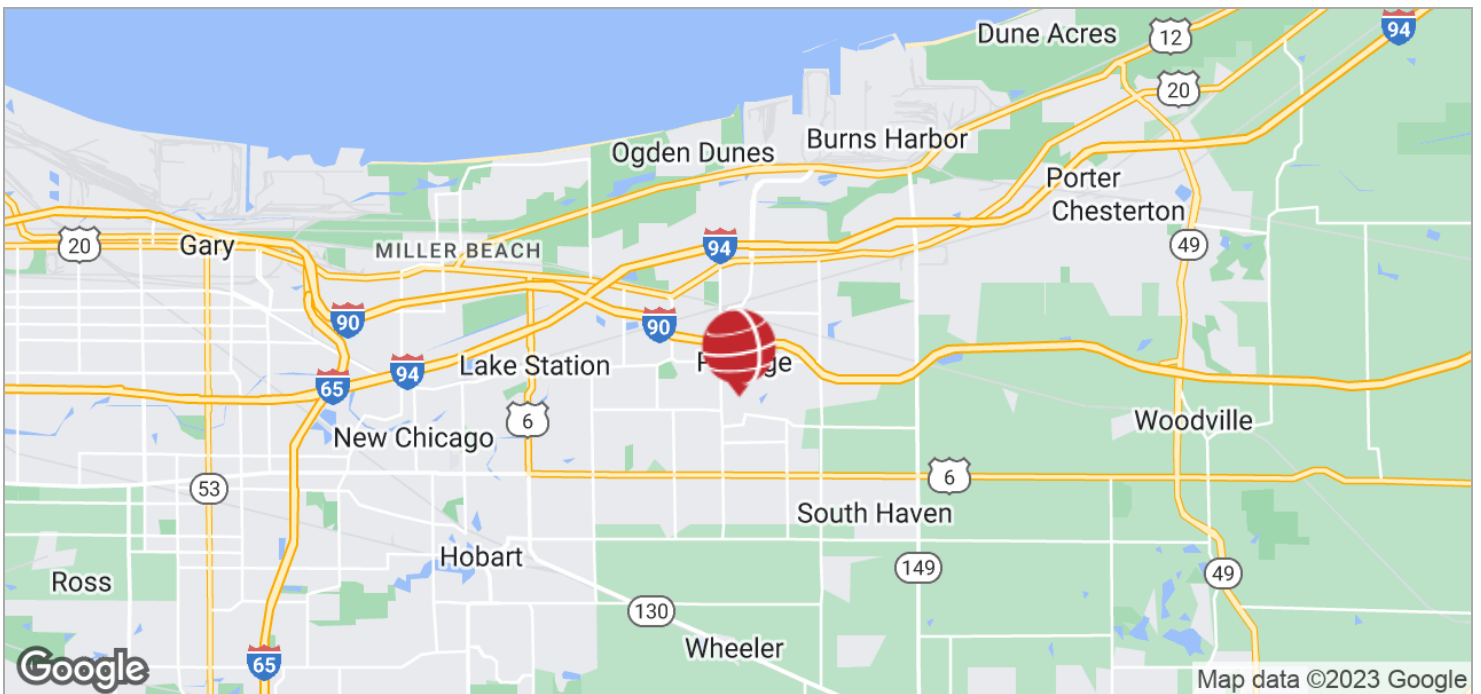
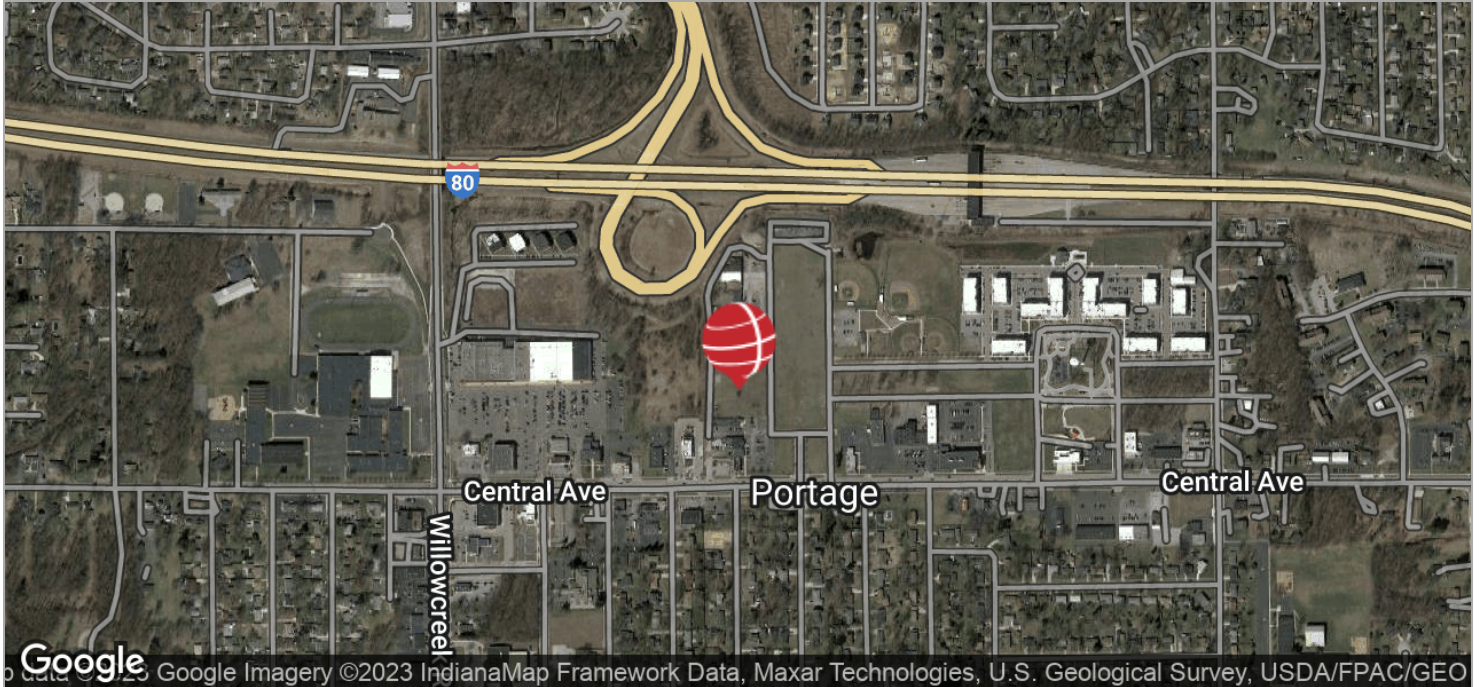
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LOCATION MAPS



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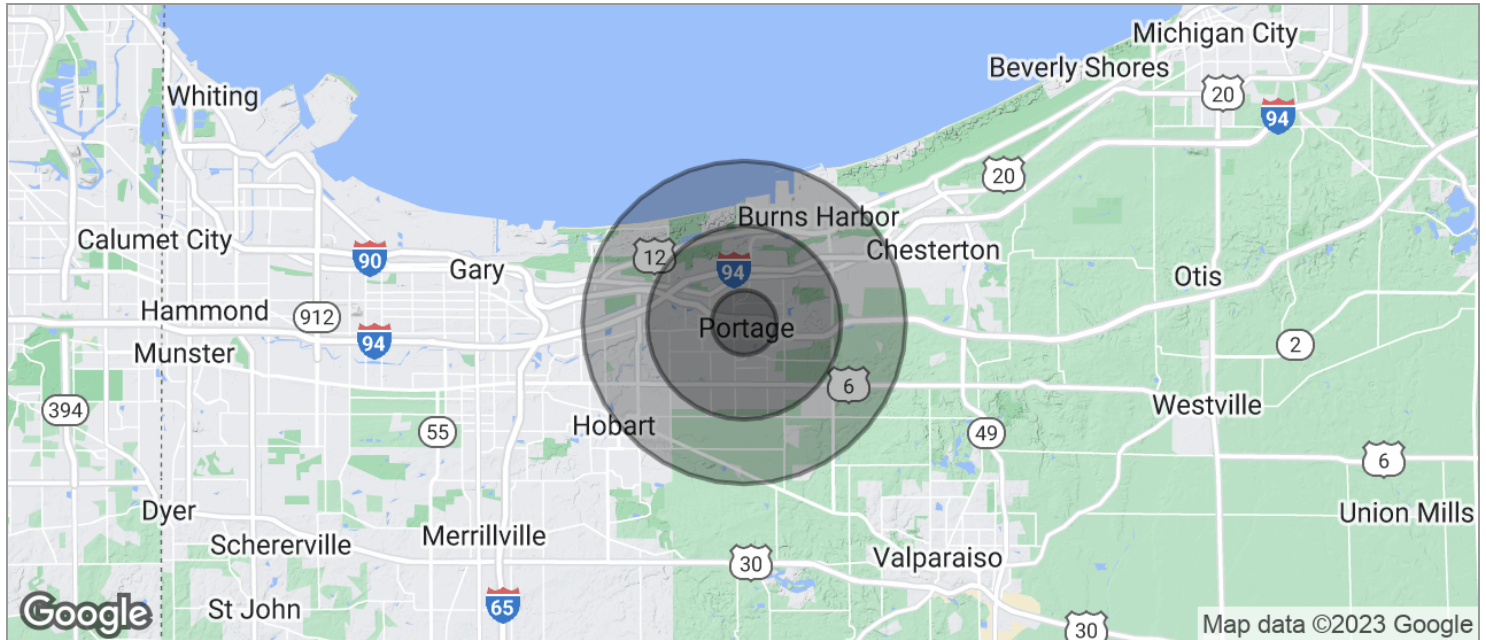
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,575	40,508	80,801
MEDIAN AGE	38.1	36.9	37.2
MEDIAN AGE (MALE)	35.4	36.2	36.8
MEDIAN AGE (FEMALE)	40.7	37.6	37.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,418	15,376	30,820
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$68,140	\$60,439	\$60,126
AVERAGE HOUSE VALUE	\$153,967	\$146,750	\$153,121

* Demographic data derived from 2020 ACS - US Census

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