

KOHL'S PAD SITE - GROUND LEASE ONLY

350 Silhavy Road, Valparaiso, IN, 46383 (#473)



AREA ANCHORS



- Prominent .68 Acre Outlot Parcel available fronting Kohl's in the highly desired Valparaiso Regional Trade Area
- Over 18,984 vehicles passing the shopping center daily along LaPorte Avenue & SR 49
- Over 33,967 residents with Average Household Income of \$99,525 living within 3 miles of the site
- Daytime population of 36,487 within 3 miles of the site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,952	33,967	55,673
AVG. HH INCOME	\$78,007	\$99,525	\$111,424
HOUSEHOLDS	1,823	14,287	22,734
DAYTIME POPULATION	8,471	36,487	46,722



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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