

FOR SALE

VINTAGE BANK BUILDING LOCATED IN CITY OF EAST CHICAGO INDIANA'S HARBOR DISTRICT

2201-03 Broadway Street East Chicago , IN 46412



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the City of East Chicago IN! This historic 11,160 SF building, (A Former PNC Bank Building) Located on Corner of Main St. & Broadway was originally constructed in 1926 and thoughtfully renovated in 1970, offers timeless appeal and versatile potential. Zoned Commercial with 3 diverse levels inside of this property sets an ideal fit for the discerning Retail / Street Retail investor. Also Included is the very spacious 200x120 square foot Paved Parking Lot adjacent to the building with plenty of ingress and egress abounding this corner site. Located in the thriving NWI presents a canvas for innovation and growth. With its rich history and strategic positioning, this property embodies a compelling blend of character and opportunity, poised to elevate any retail investment portfolio. Nearby mass transit including the Newly designed South Shore Double Track Commuter railway to the City of Chicago. Public transportation and many highways through the Crossroads of America!.

PROPERTY HIGHLIGHTS

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OFFERING SUMMARY

Sale Price:	\$500,500
Number of Units: 1 - Three Story in Height Building	
Lot Size:	31,920 SF
Building Size:	11,160 SF

DEMOGRAPHICS	5 MILES	10 MILES	25 MILES
Total Households	39,615	218,662	1,659,761
Total Population	104,026	547,599	4,157,967
Average HH Income	\$64,711	\$73,574	\$102,879

Nancy Frigo

Commercial and Residential Real Estate Broker
(219) 746-4334

Nicholas Smith

Comm Sales Associate
(219) 805-2857

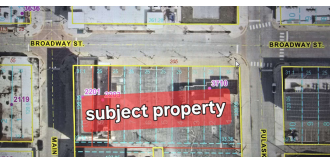
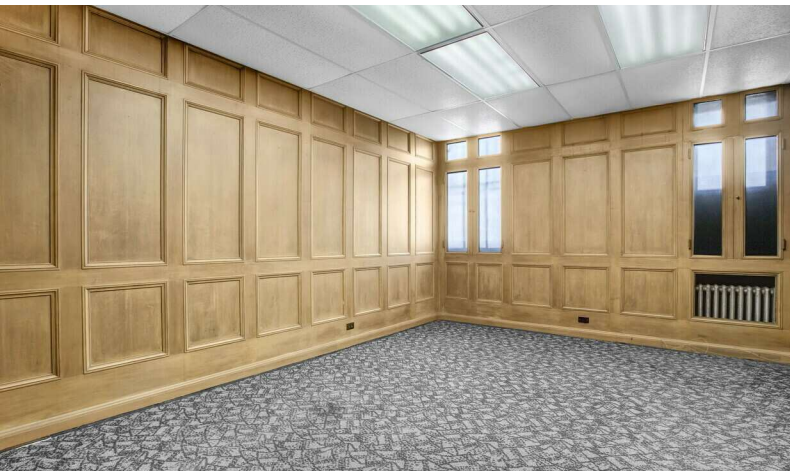
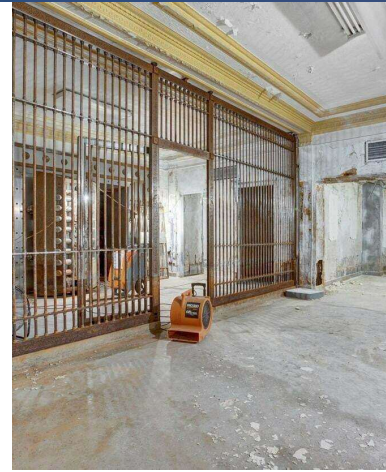


COLDWELL BANKER
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INTERIOR & EXTERIOR OF BUILDING AND SITE

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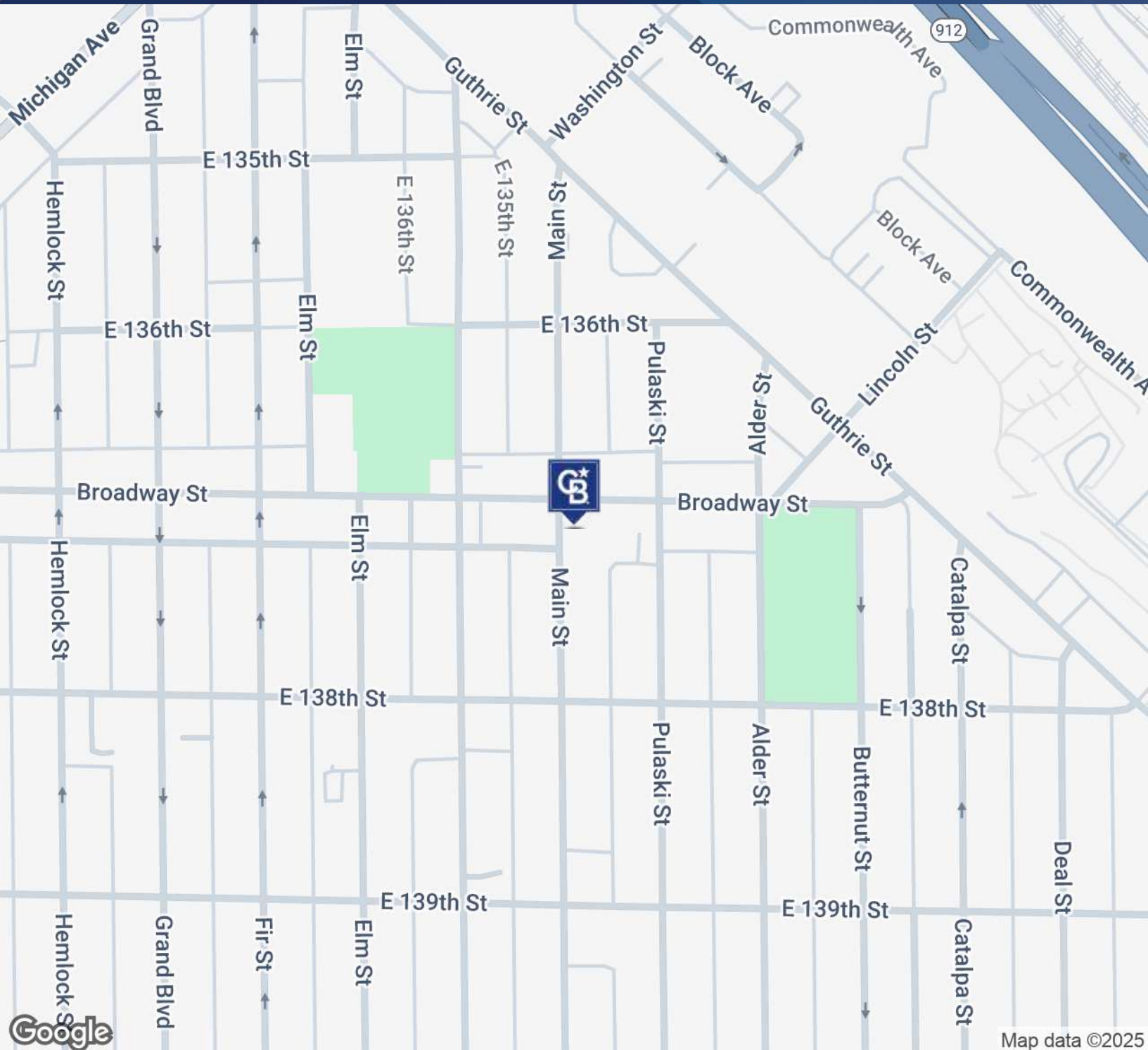


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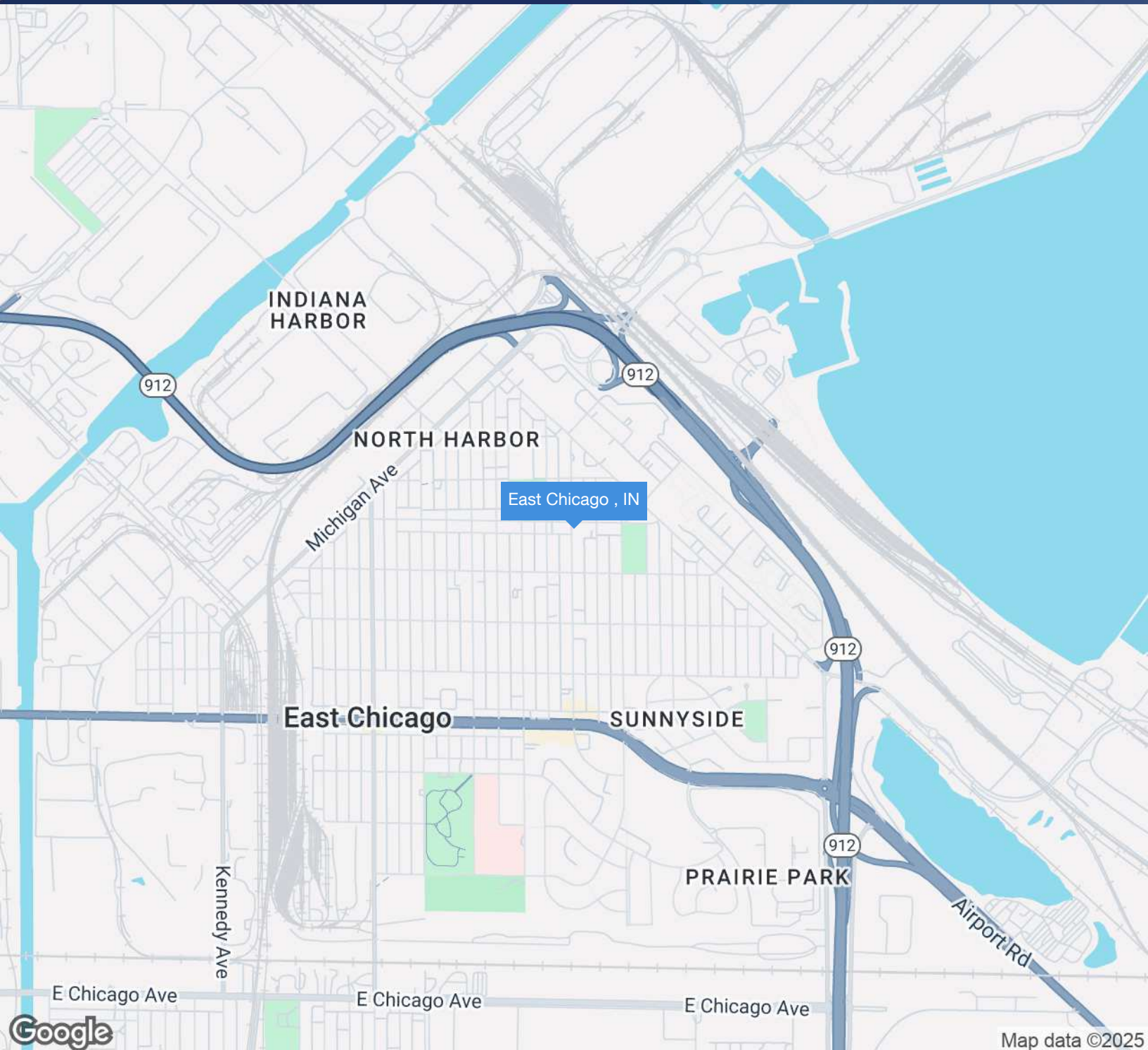


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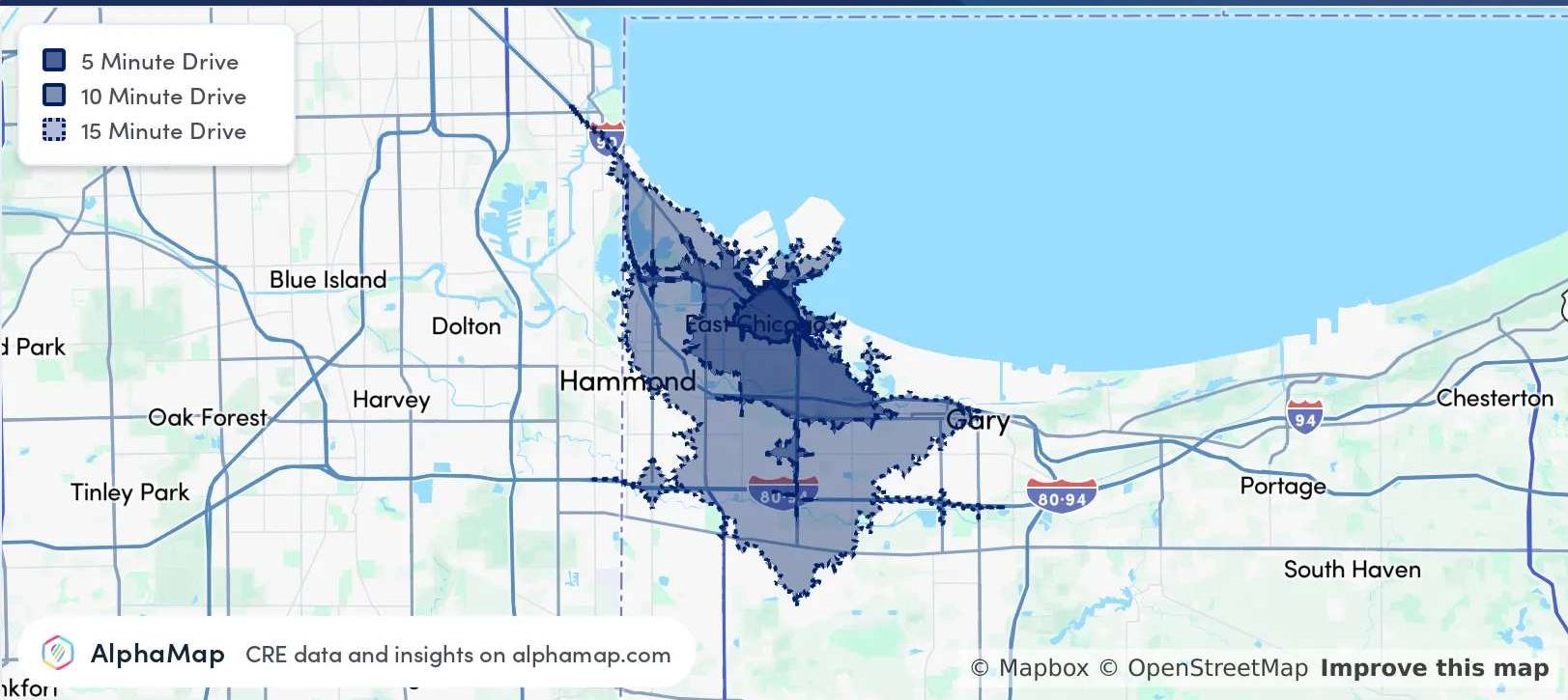


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TRAVEL TIMES

2201-03 Broadway Street East Chicago , IN 46412



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	12,584	36,847	171,398
Average Age	36	37	39
Average Age (Male)	34	36	37
Average Age (Female)	38	38	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,885	13,808	66,595
Persons per HH	2.6	2.7	2.6
Average HH Income	\$49,563	\$57,855	\$68,099
Average House Value	\$146,897	\$144,601	\$175,178
Per Capita Income	\$19,062	\$21,427	\$26,191

Map and demographics data derived from AlphaMap

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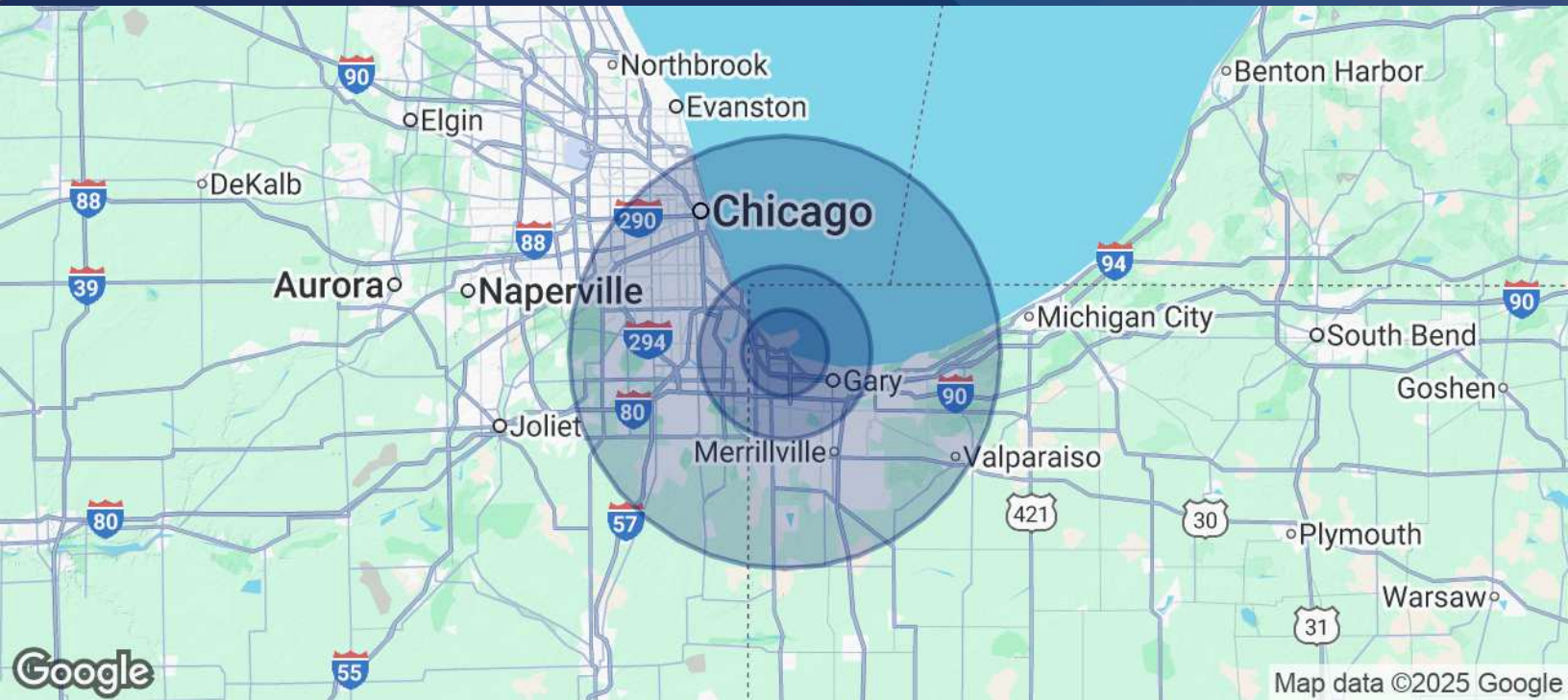


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EAST CHICAGO & NWI SURROUNDING AREA.

2201-03 Broadway Street East Chicago , IN 46412



POPULATION

	5 MILES	10 MILES	25 MILES
Total Population	104,026	547,599	4,157,967
Average Age	38	41	40
Average Age (Male)	37	39	38
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	25 MILES
Total Households	39,615	218,662	1,659,761
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$64,711	\$73,574	\$102,879
Average House Value	\$164,845	\$199,183	\$363,213

Demographics data derived from AlphaMap

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