

1729-1735 E COMMERCIAL AVE, LOWELL, IN 46356



For more information, please contact:

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FORMER AUTO PARTS STORE- LOWELL, IN

1729-1735 E Commercial Ave, Lowell, IN 46356



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,300,000

Price / SF: \$142.54

Available SF: 7,560 SF

Lease Rate: \$10.00 SF/yr (NNN)

Lot Size: 0.88 Acres

Year Built: 1971

Building Size: 9,120 SF

Zoning: B-2

PROPERTY HIGHLIGHTS

- Prime owner-user opportunity in Lowell, IN
- Located on high-traffic Commercial Avenue with excellent visibility
- 7,560 SF vacant space ready for immediate occupancy
- Additional 1,560 SF leased to Subway (20-year tenant)
- Includes side delivery door for convenience
- Surrounded by national retailers in a fast-growing market



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PROPERTY DESCRIPTION



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Excellent opportunity for an owner-user to purchase a former auto parts store in Lowell, IN. The property is located on heavily traveled Commercial Avenue, offering maximum visibility and strong traffic counts. The building features a 7,560 SF building ready for occupancy, as well as an additional 1,560 SF adjoining building leased to Subway, which has maintained a 20-year occupancy history. The available space includes a side delivery door and is surrounded by national retailers in a rapidly growing market. Please inquire with Broker for further information on the Subway lease

LOCATION DESCRIPTION

Located on E. Commercial Avenue with high visibility in Lowell, IN. Lowell is a town in West Creek and Cedar Creek townships, Lake County, Indiana, United States. The population was 10,680 at the 2020 census.

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RETAILER MAP



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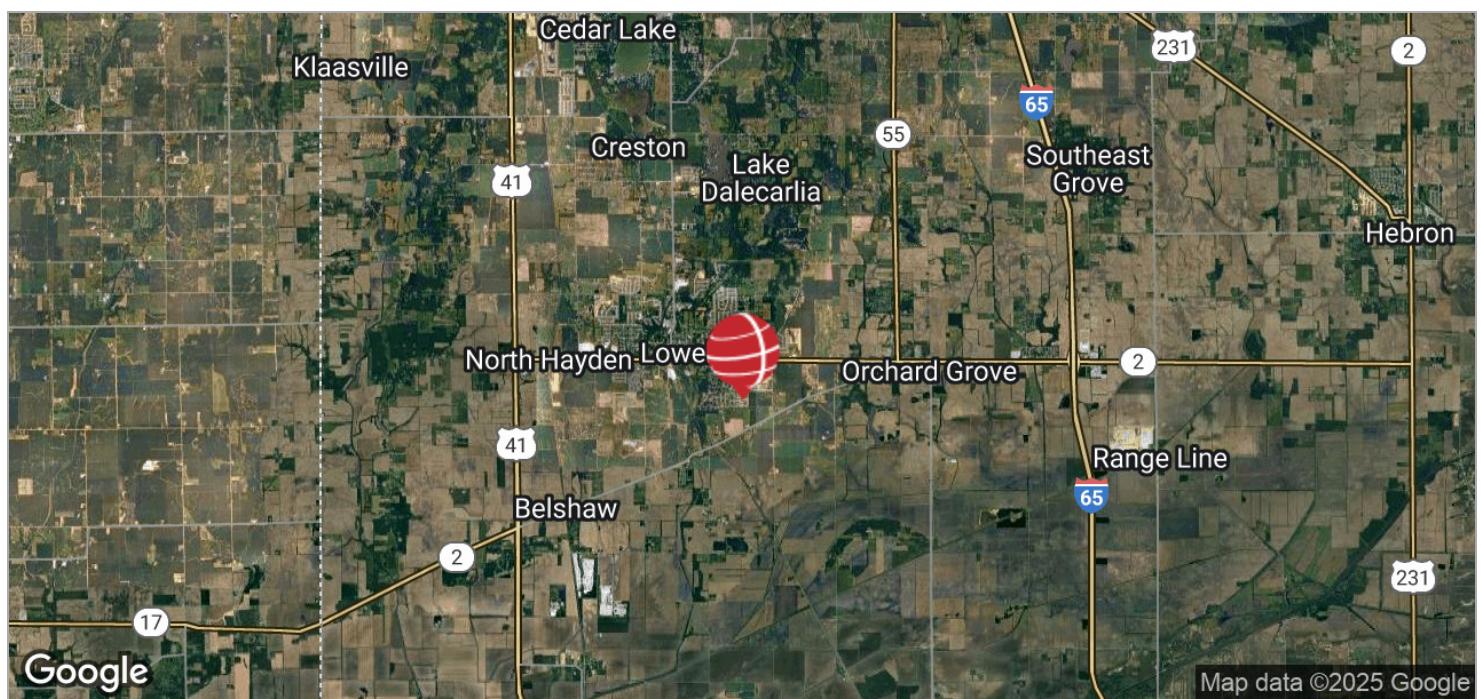
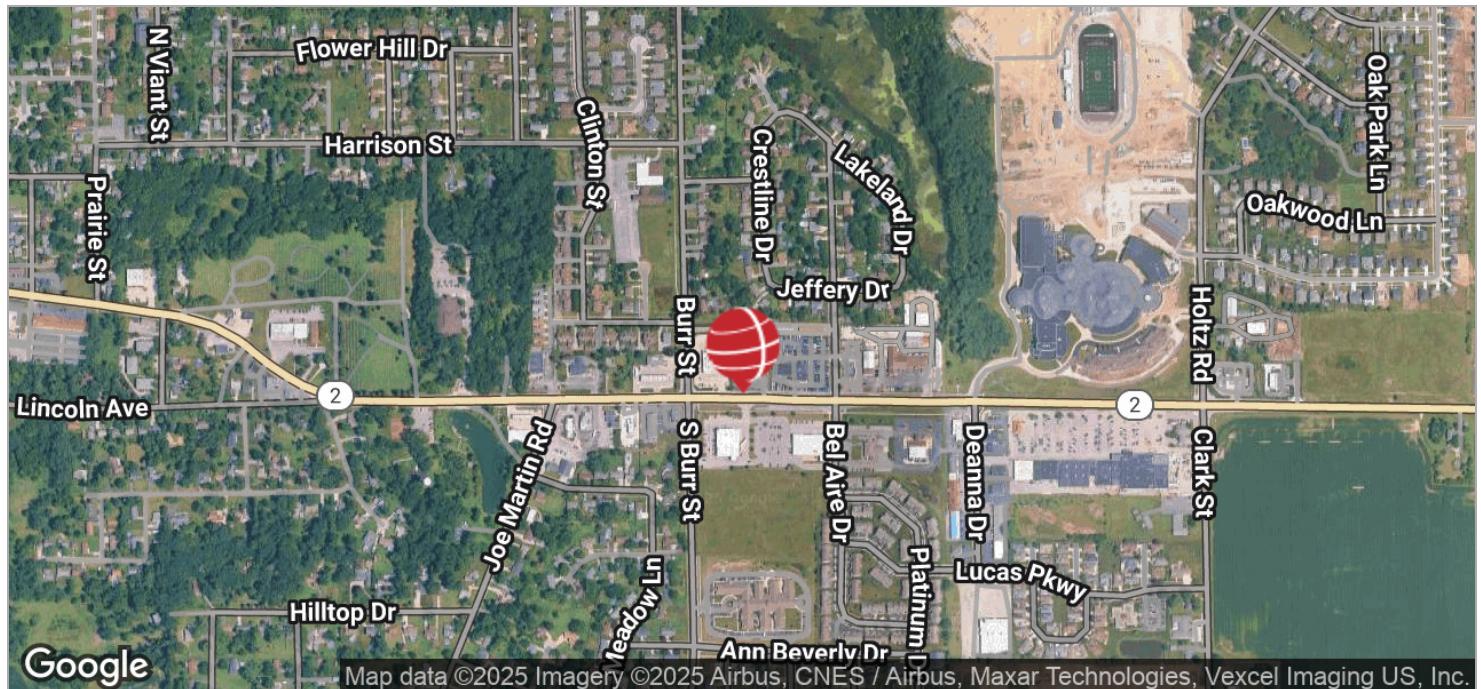
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LOCATION MAPS



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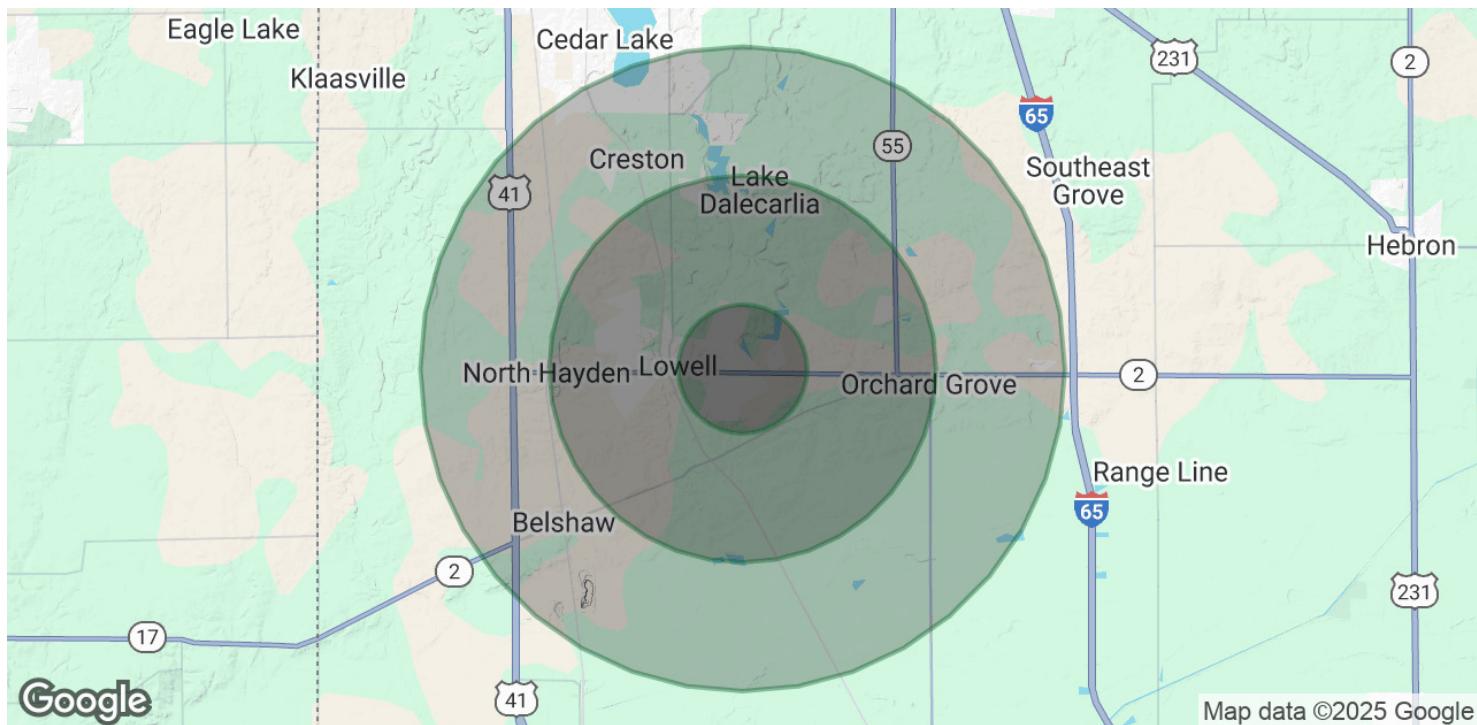
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,490	13,860	21,424
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,044	5,305	8,181
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$95,547	\$101,189	\$106,036
Average House Value	\$271,982	\$293,923	\$312,887

Demographics data derived from AlphaMap

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