

MILLER BEACH RESTAURANT

GREAT REDEVELOPMENT OPPORTUNITY!

7868 Melton Rd Gary, IN 46403



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FOR SALE

MILLER BEACH RESTAURANT

7868 Melton Rd Gary, IN 46403



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Gary, Indiana's Miller Beach area! This attractive 2,944 SF building, constructed in 1977, offers a strategic location in the heart of Miller Beach. This long-standing restaurant location sits on 1 acre of land and is situated on the highly traveled 12/20 (Melton Rd). With its versatile design and thoughtful layout, this property provides an ideal setting for another restaurant operator. Property is located within in a major transportation hub, so it has much potential for redevelopment as well. Property also has access to Lake Michigan water and city sewers are on site. Boasting a well-maintained exterior and ample interior space, this property presents an excellent canvas for customization to meet diverse business needs. The building's convenient location offers easy access to major transportation routes and essential amenities, making it an exceptional choice for those looking to establish or expand their business presence in the area.

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	1.03 ACRES
Building Size:	2,944 SF

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	34,575	94,638	413,057
Total Population	85,956	237,092	1,041,373
Average HH Income	\$77,785	\$78,932	\$85,942

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DISCLAIMER

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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LOCATION DESCRIPTION

Discover the potential of investing in the vibrant city of Gary, IN. Located just a short distance from Lake Michigan, the area offers a unique blend of urban amenities and natural beauty. Nearby points of interest include the Gary/Chicago International Airport, the Indiana Dunes National Park, and the Marquette Park Pavilion. Investors will appreciate the central location and access to major transportation routes, making it an ideal spot for businesses looking to establish a presence in the region. Don't miss out on the opportunity to be part of the exciting growth and development happening in this dynamic area.

PROXIMITY TO NEARBY AREAS OF INTEREST

- **Indiana Dunes National Park:** Just to the west of Miller Beach, this national park is one of the region's crown jewels, offering a mix of scenic beauty, hiking trails, and opportunities for swimming in Lake Michigan.
- **Gary, Indiana:** Miller Beach is a neighborhood within Gary, which has a rich industrial history but has also seen significant efforts in urban renewal. The city is home to the Gary Works Steel Mill, one of the largest steel mills in the world, though this site is not typically a tourist attraction. However, there are efforts to revitalize the downtown and surrounding areas.
- **Chicago, Illinois:** Only about an hour's drive or a short train ride away, Chicago offers an abundance of world-class attractions, including museums (like the Art Institute of Chicago), shopping (Michigan Avenue), and iconic landmarks (Millennium Park, Willis Tower, Navy Pier, etc.).
- **Hammond, Indiana:** To the east of Gary, Hammond is another nearby city that features attractions like the Horseshoe Casino, a variety of parks, and Wolf Lake, a popular spot for fishing and outdoor activities.
- **The South Shore Line:** This commuter rail line runs from South Bend, Indiana, through Gary, and into downtown Chicago. It's an excellent way for Miller Beach residents or visitors to quickly access Chicago's downtown area, making it a great location for both leisure and business.
- Visit the City of Gary Website here: <https://www.gary.gov/>

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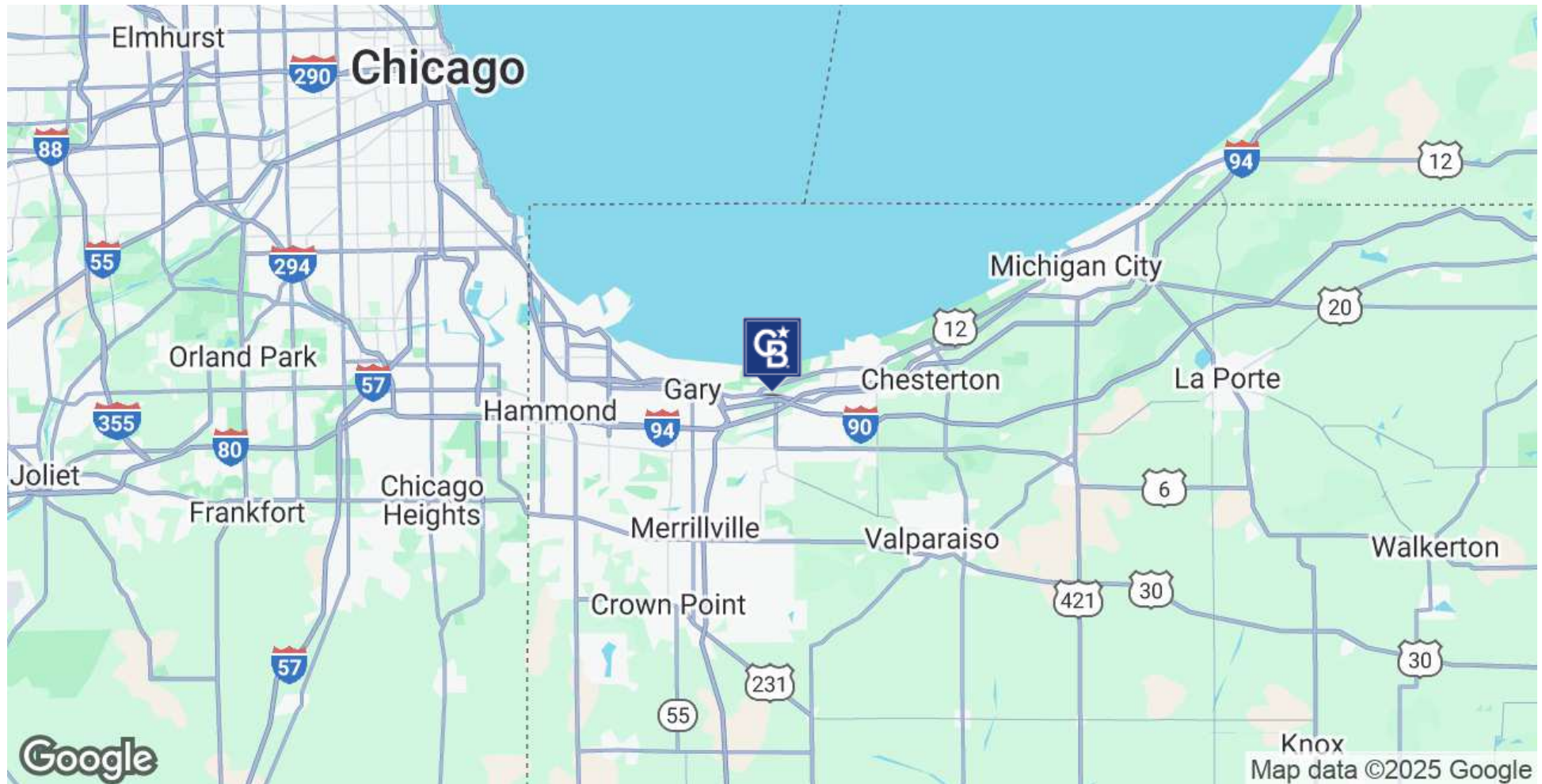


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REGIONAL MAP

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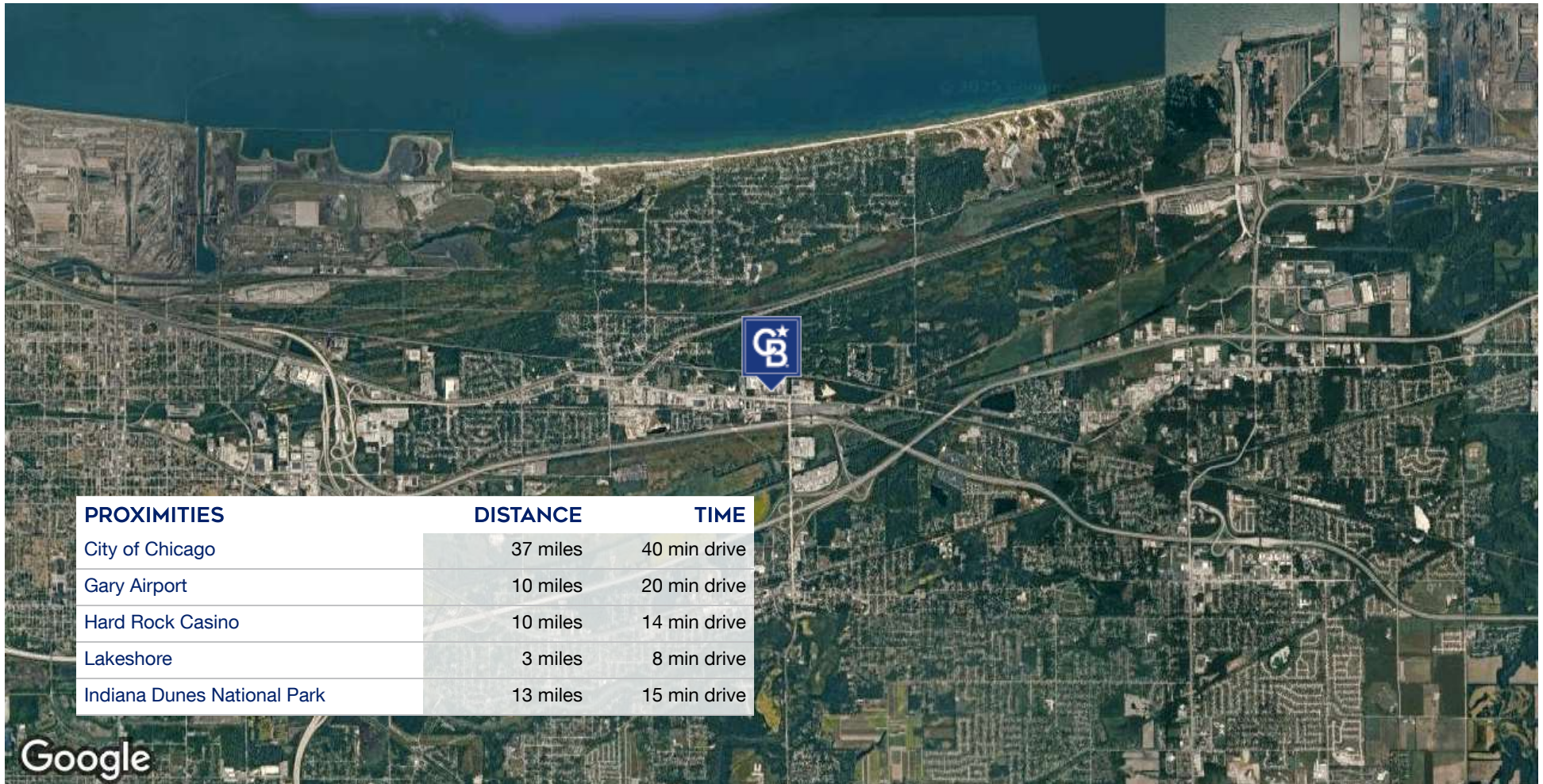


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AERIAL MAP

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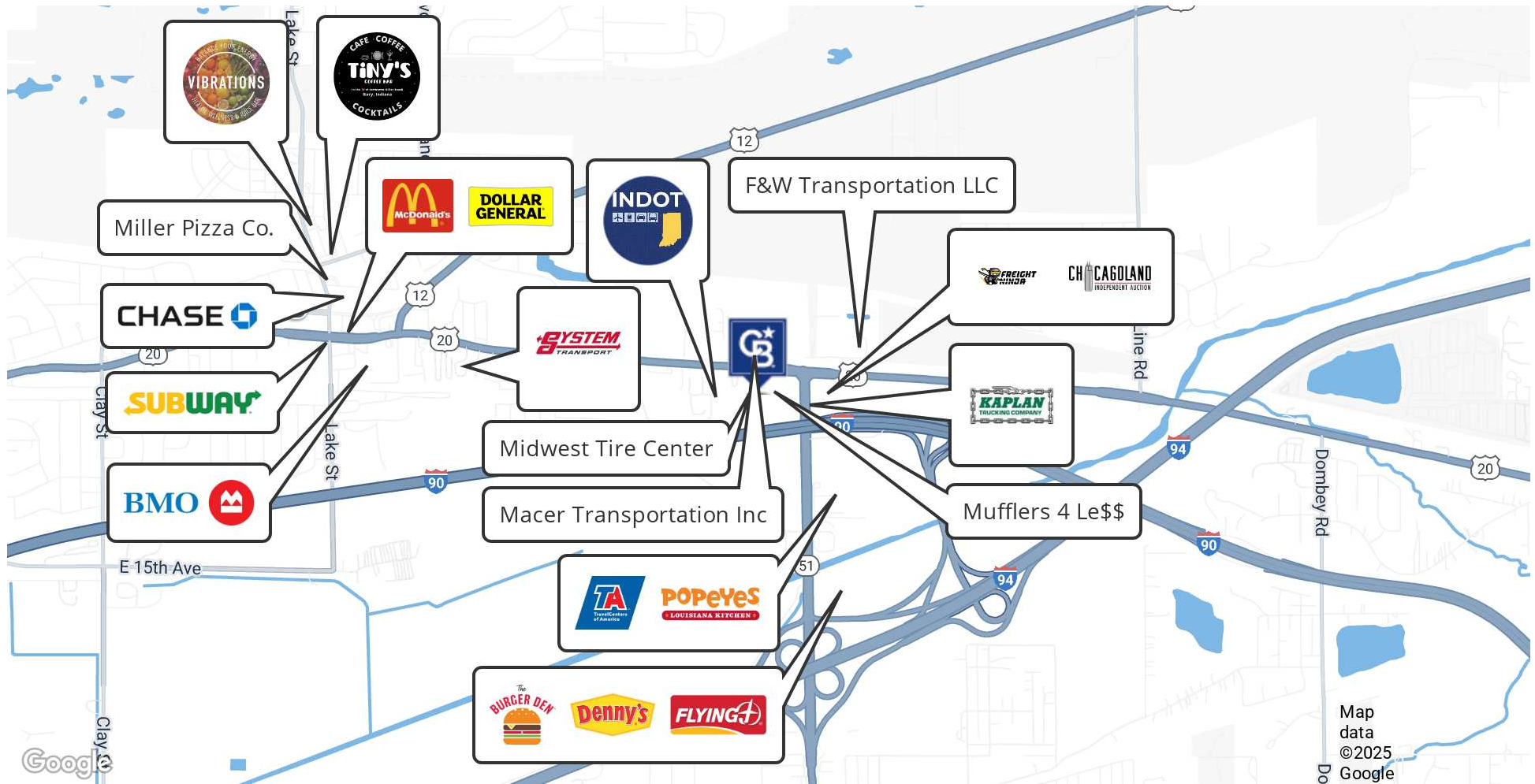


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RETAILER MAP

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Map
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AREA ANALYTICS

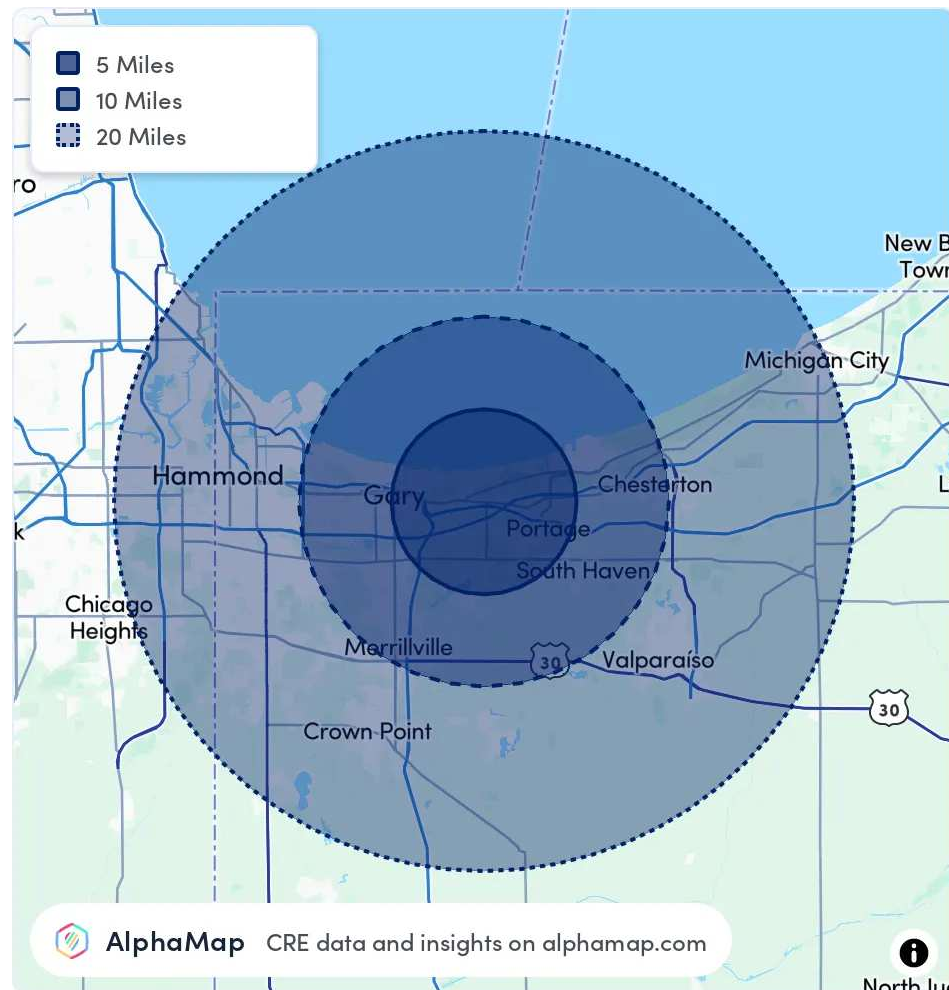
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	85,956	237,092	1,041,373
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	41	41	42

HOUSEHOLD & INCOME	5 MILES	10 MILES	20 MILES
Total Households	34,575	94,638	413,057
Persons per HH	2.5	2.5	2.5
Average HH Income	\$77,785	\$78,932	\$85,942
Average House Value	\$222,862	\$222,598	\$245,397
Per Capita Income	\$31,114	\$31,572	\$34,376

Map and demographics data derived from AlphaMap



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DEMOGRAPHICS

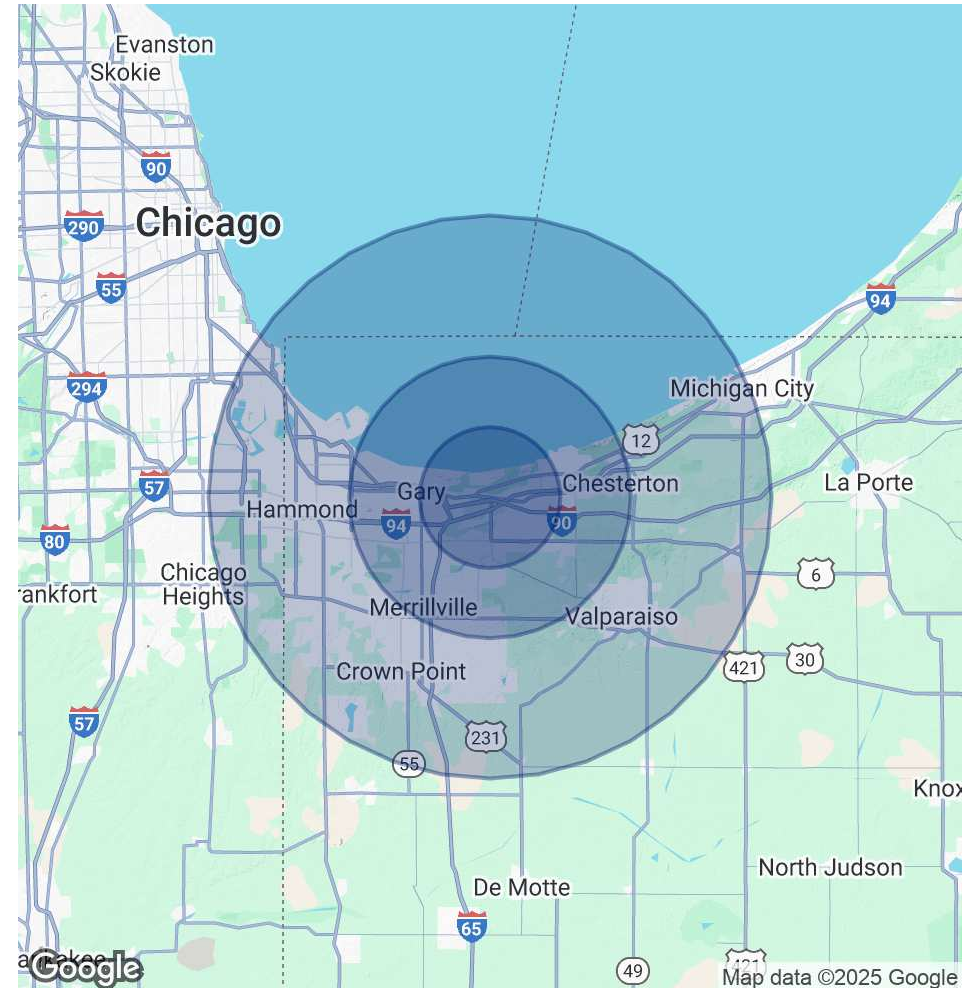
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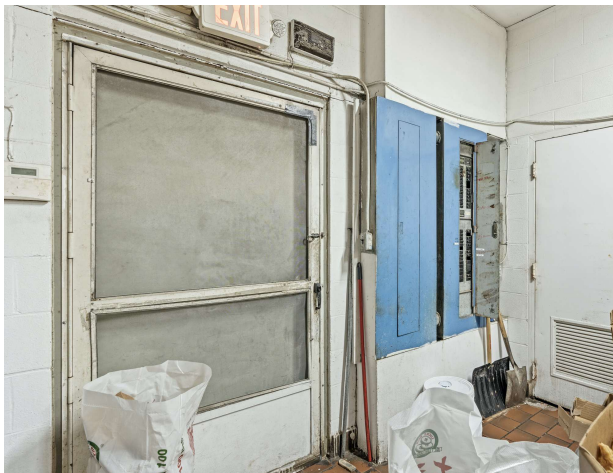


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