

FOR SALE

PRIME ACREAGE ON US 30 IN HEART OF RETAIL

3350 E. Lincoln Hwy, Hobart, IN 46342



OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	5.19 Acres
Price / Acre:	\$115,607
Price / SF:	\$2.65
Market:	Chicago-Naperville-Elgin
Submarket:	Northwest Indiana
Traffic Count:	40,000+

PROPERTY OVERVIEW

5.19 Acres of prime Lincoln Hwy (US 30) frontage with service road in place. 242' fronting Lincoln Hwy with an additional access easement out to Colorado Street across from Sams Club and Super Walmart. All utilities are to the service road ready for development. High traffic counts, great visibility and dense retail area. Mixed spot zoning of B-1 & R-2; city officials envision and support B-2 or B-3 (Highway Commercial) reflecting surrounding users.

LOCATION OVERVIEW

Located on the north side of Lincoln Hwy (US 30) just east of the lighted intersection of US 30 & Colorado Street; 1.2 miles east of the I-65/US 30 interchange. Surrounded by high density retail including Walmart, Sams Club, Target, Home Depot, 1/2 mile east of Southlake Mall; bracketed by Wendy's and Dunkin Donuts.

PROPERTY HIGHLIGHTS

- 242' Frontage on Lincoln Hwy
- Service Road in Place
- Utilities to Site
- Over 40,000 ADV
- 1.2 Miles to I-65/US 30 Interchange

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

2107 N Calumet Ave
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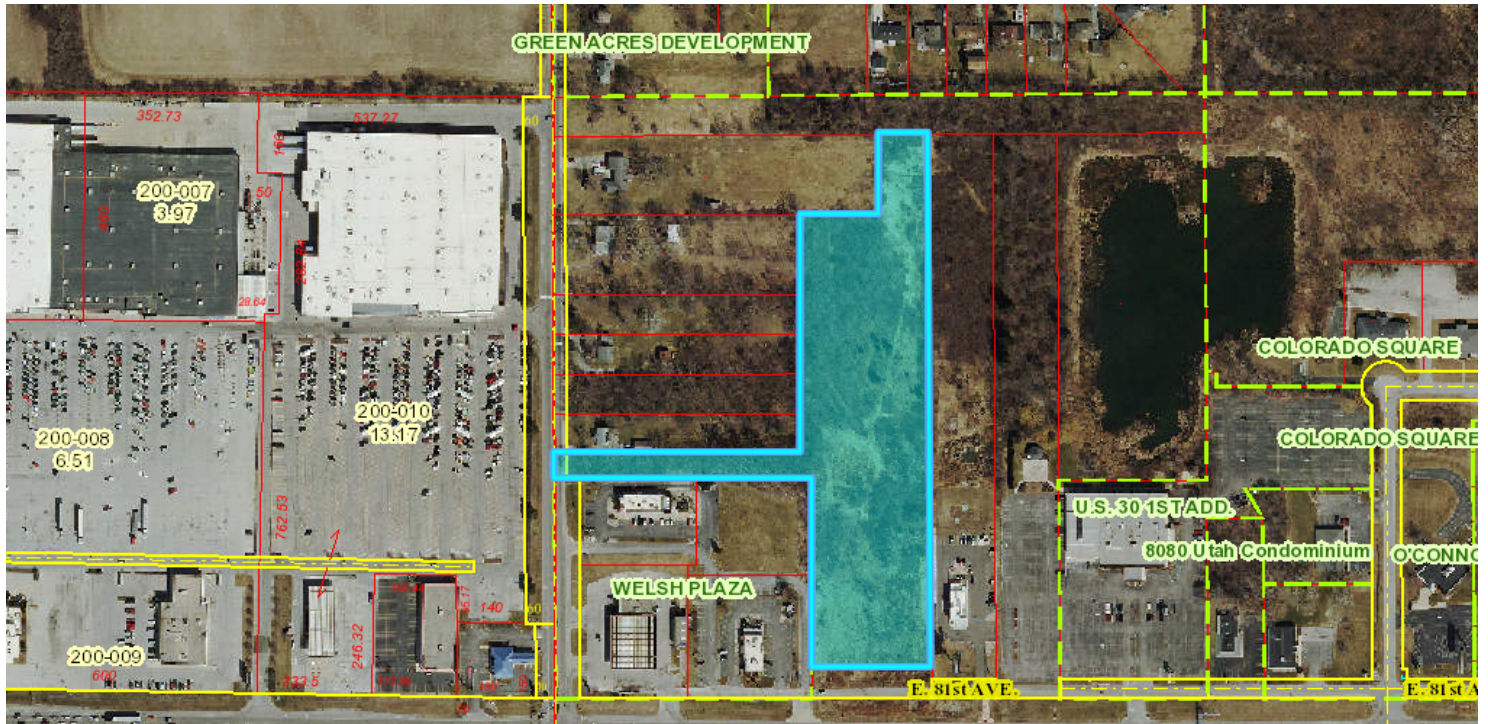
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TRAFFIC COUNT	
Traffic Count	40,000+
Traffic Count Frontage	242'

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