

6382
CENTRAL AVE

PORTAGE, IN 46368



FOR SALE

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INTERNATIONAL REAL ESTATE

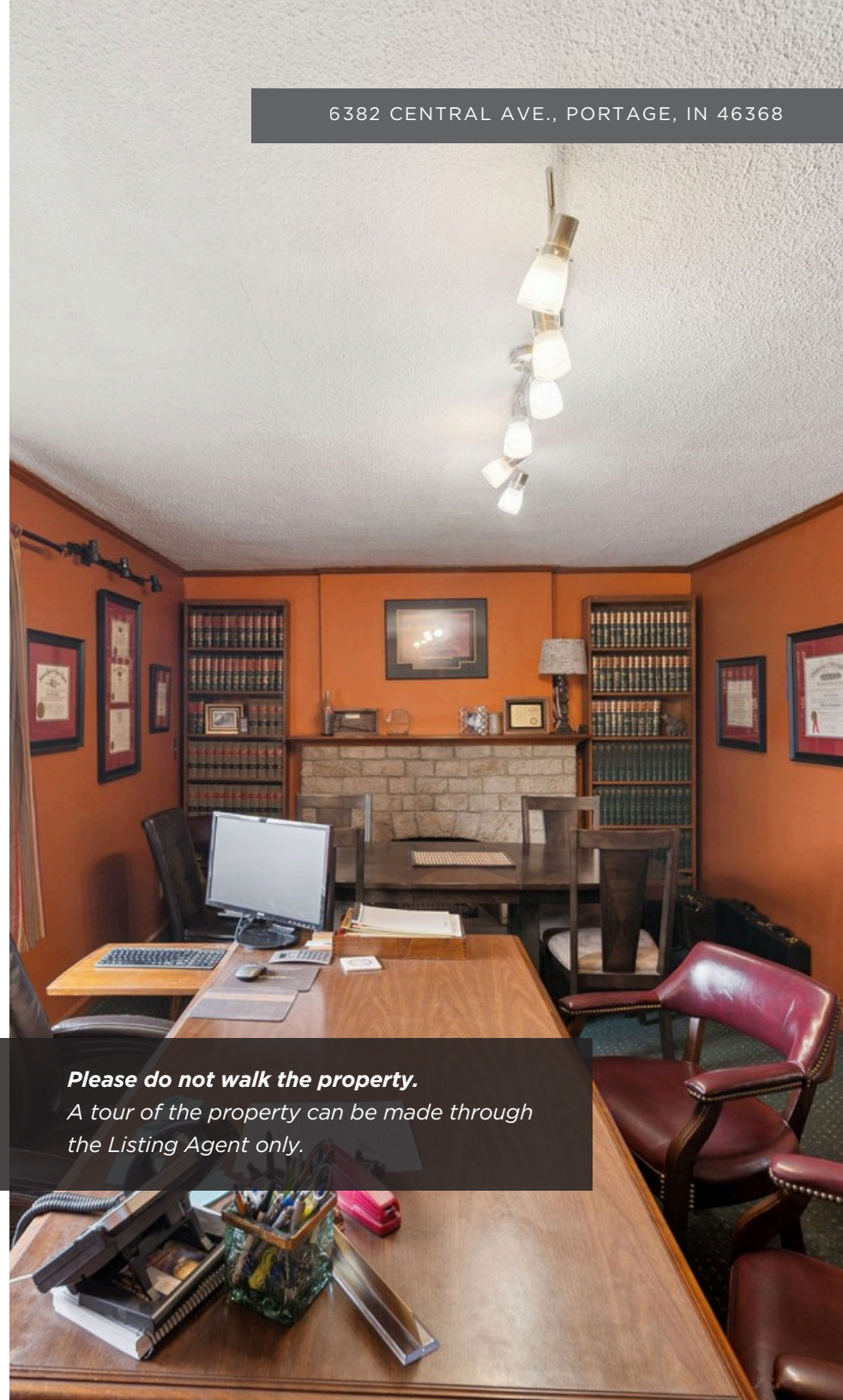
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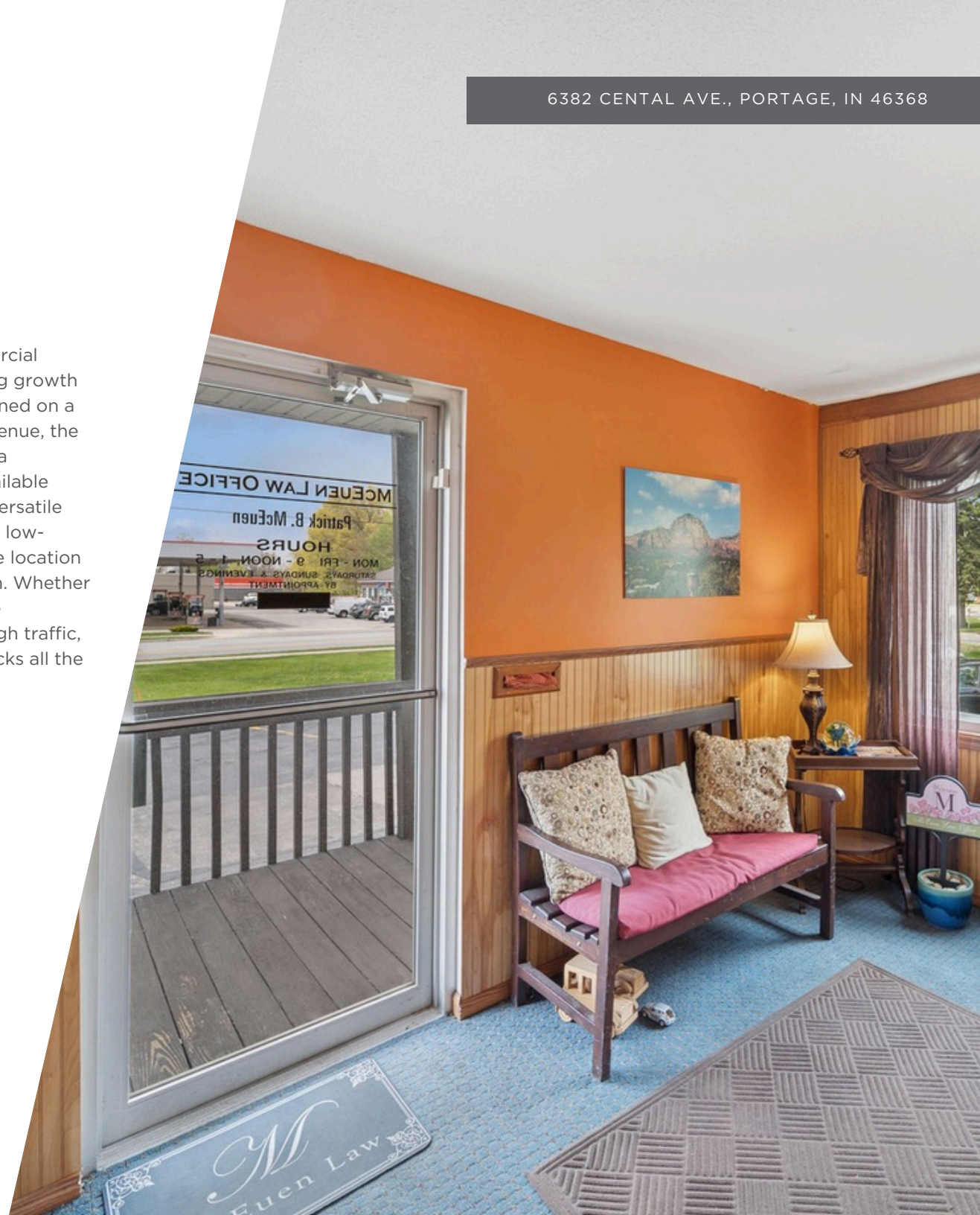


Please do not walk the property.

*A tour of the property can be made through
the Listing Agent only.*

THE OFFERING

A successful law office for years, this exceptional commercial property is now ready for its next chapter, offering strong growth potential in the thriving heart of Portage, Indiana. Positioned on a high-visibility 0.63-acre corner lot along busy Central Avenue, the well-maintained building features three attorney offices, a dedicated administrative area, and 9 parking spaces. Available turnkey with the existing law office phone number, this versatile space is ideal for legal practices, professional services, or low-intensity retail. Alternatively, take advantage of the prime location and redevelop the site to suit your unique business vision. Whether you're looking to expand, relocate, or invest, this is a rare opportunity in a rapidly growing commercial corridor. High traffic, strong visibility, and flexible potential—this property checks all the boxes!



PROPERTY HIGHLIGHTS

SITE DESCRIPTION

The property sits on a well-trafficked corner with frontage on Central Ave. It consists of two parcels offering multiple configurations for office, retail, and redevelopment.

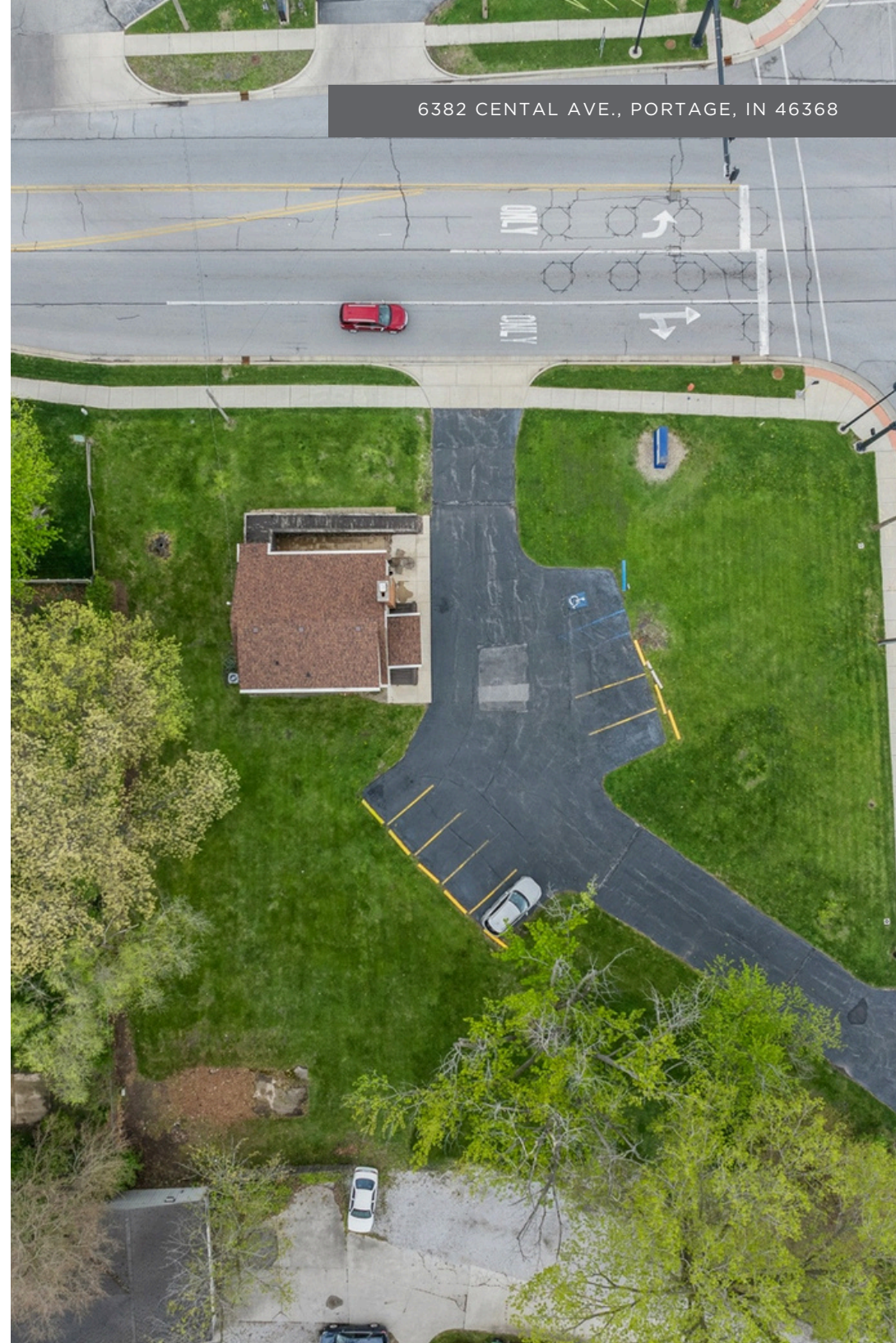
BUILDING DETAILS

- 1 ½ Story
- 2 entrances/exits
- 2 lobby areas
- Brick, Stone, Block, and Vinyl exterior with large windows
- Full, unfinished basement
- City Utilities
- Heating + Cooling
- Asphalt driveway
- 9 parking spaces
- ADA Compliant



PROPERTY SUMMARY

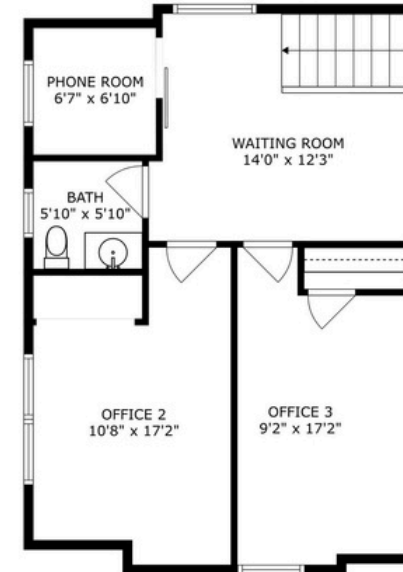
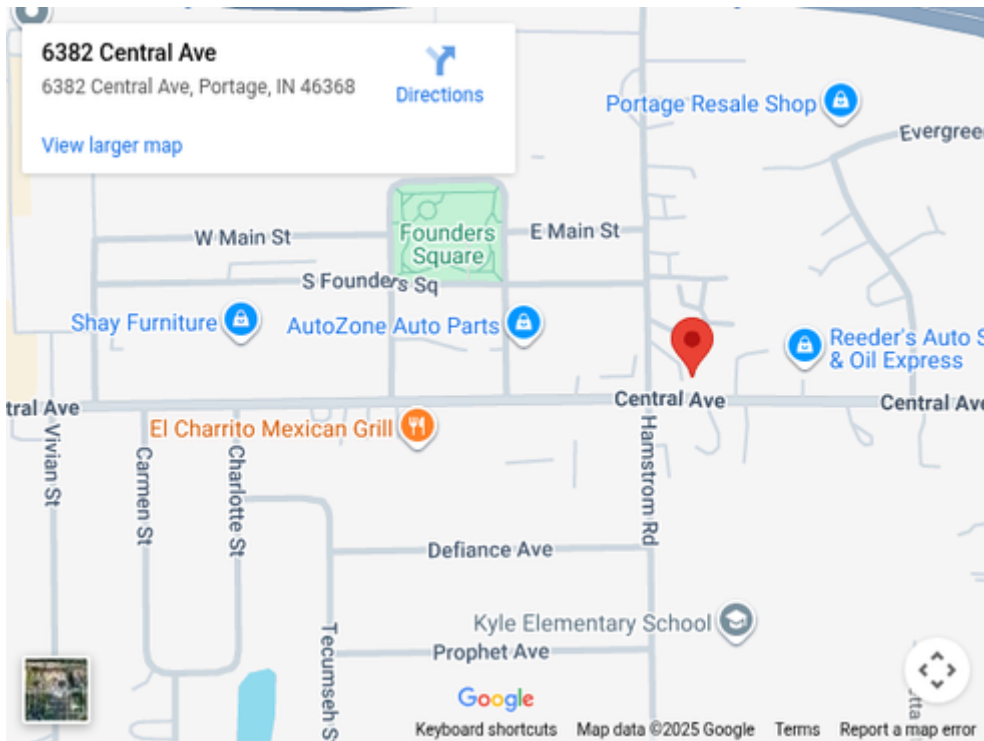
Property Address	6382 Central Ave.
Property Type	Law Office, Retail
Building Size	2,511 SqF , 1647 SqF Finished
Lot Size	.63 Acres
Year Built	1947
Year Renovated	2010
Parking	9 Dedicated with ADA
Zoning District	CM - CABD MIXED USE (downtown)
Occupancy	McEuen Law Office
Offering Price	\$399,000
Price SqF	\$159
Taxes	\$3,340



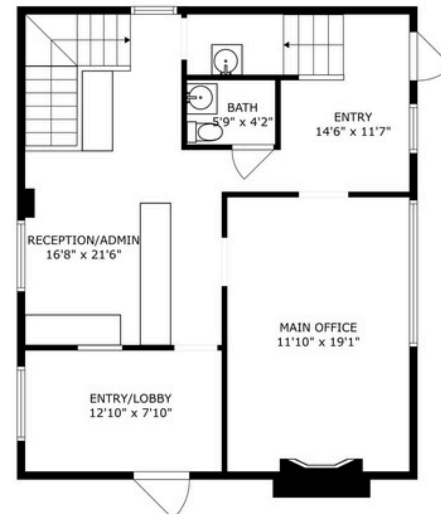
PROPERTY PHOTOS



SITE | FLOOR PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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AREA OVERVIEW

Located in Porter County, just 40 miles southeast of Chicago, Portage, Indiana is a dynamic and rapidly growing city serving as a vital hub in Northwest Indiana. With a population of over 37,000, Portage is the third-largest city in the region and a key player in the Chicago metropolitan area's economic ecosystem.

Strategic Commercial Location

Positioned on a .63-acre corner lot, this property benefits from excellent frontage along Central Avenue—a major east-west arterial with traffic counts exceeding 9,000 VPD. Central Avenue is a well-trafficked commercial spine that connects residential neighborhoods, schools, municipal buildings, and shopping destinations, offering continuous exposure for a wide range of commercial uses. The surrounding area features a healthy mix of national retailers, professional offices, restaurants, and civic institutions including: Portage City Hall - Founders Square Park & Amphitheater - Portage Township Schools - Strack & Van Til, Ace Hardware, CVS, and regional banks

Redevelopment Momentum & Infrastructure Investment

Portage's Redevelopment Commission has designated Central Avenue as a key focus area, with recent and ongoing streetscape improvements, utility upgrades, and pedestrian enhancements. Projects include:

- West Central Avenue Reconstruction – A multimillion-dollar roadway project improving traffic flow and walkability
- TIF-supported redevelopment parcels and incentives for mixed-use or commercial expansion
- Promenade at Founders Square – A walkable live/work/play development with new apartments and retail space a few blocks away
- These investments are rapidly transforming Central Avenue into a modern, connected business district with long-term upside for investors and developers.

Regional Connectivity

Portage offers seamless access to major transportation corridors:

- I-94 (2 miles north) and Indiana Toll Road/I-80/90
- U.S. Highway 6 and State Road 149
- Port of Indiana and South Shore Line commuter rail
- 50 minutes to downtown Chicago

QUICK FACTS

Size:	25.55 sq. mi.
Population:	37,950
Estimated Median Age:	39.0 years
Median Household Income:	\$72, 833
Median Property Value:	\$210, 800
Number of Employees:	17, 794

CONTACT

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