

# 8400 GEORGIA STREET, MERRILLVILLE, IN 46410



For more information, please contact:

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# MERRILLVILLE, IN DEVELOPMENT OPPORTUNITY- I65 VISIBILITY

8400 Georgia Street, Merrillville, IN 46410



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$650,000

**Price / SF:** \$2.39

**Lot Size:** 6.24 Acres

**Zoning:** Highway Commercial

### PROPERTY OVERVIEW

Approximately 6.23 acres of highly visible land for sale in Merrillville, IN. The subject property is located on Georgia Street with direct visibility from I-65. The surrounding area is primarily occupied by medical and professional office users with dozens of national retailers within a 3 mile radius. There are 3 hotels, 2 corporate headquarters, 1 College, a large hospital, and many other office users within the business park. The property is zoned Highway Commercial and priced aggressively to sell

### PROPERTY HIGHLIGHTS

- 6.23 acres of land for sale in Merrillville, IN
- Located on Georgia Street with direct visibility from I-65
- Numerous hotels, corporate headquarters and a hospital within the park
- A population of roughly 100,000 within 5 miles
- Located within the strongest retail and restaurant corridors of Northwest, IN
- Aggressively priced to sell

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## PROPERTY DESCRIPTION

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### LOCATION DESCRIPTION

From I-65, Exit US 30 West to Georgia Street

Merrillville, Indiana is a town located in Ross Township, Lake County Indiana (Chicago MSA). As of the 2010 consensus, the population was 35,246. The town is home to the corporate headquarters of NiSource, a Fortune 500 company. Merrillville is considered a hub for retail trade in Northwest, IN. The US 30 corridor near I-65 is home to a large concentration of big box retailers, restaurants and hotels.



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## RETAILER MAP



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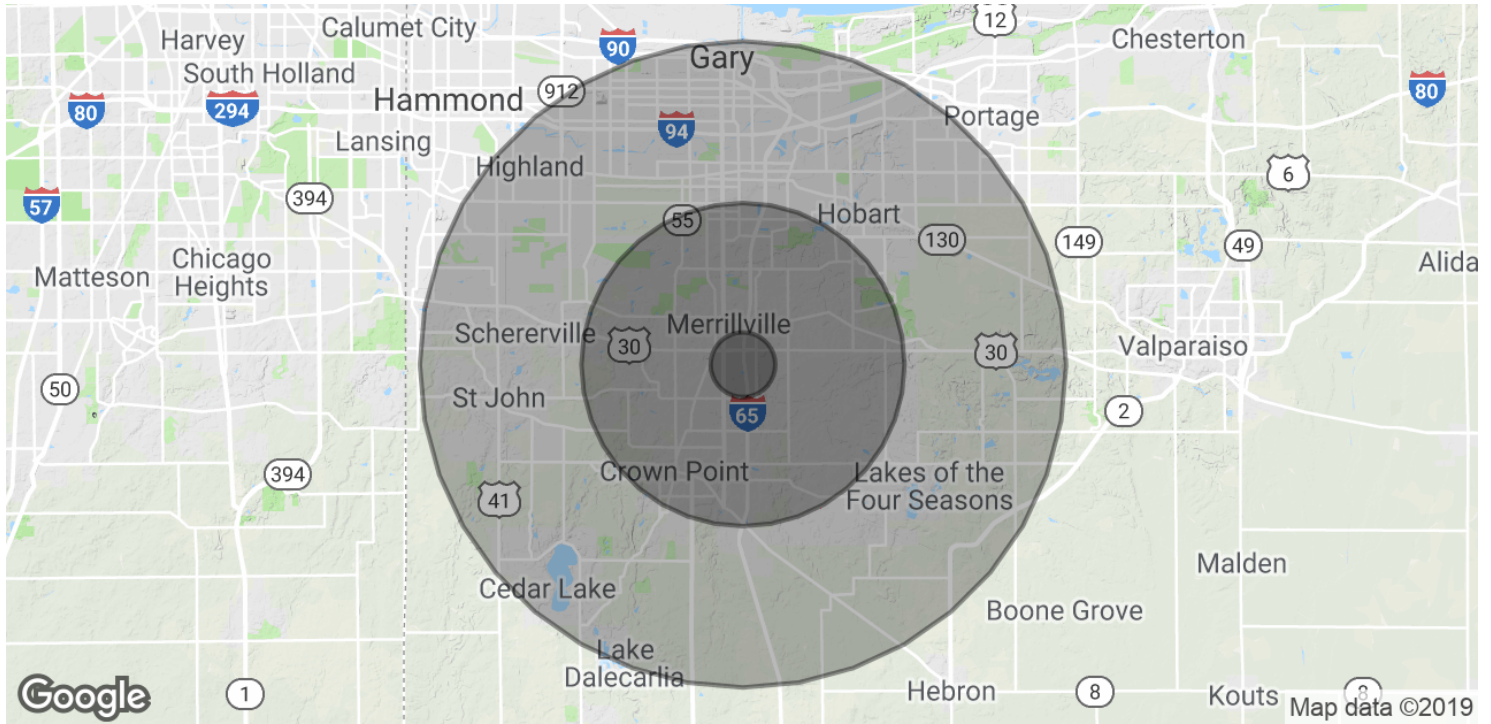
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,020	89,736	346,663
Median age	41.4	36.5	37.5
Median age (Male)	35.0	34.3	35.5
Median age (Female)	45.6	39.3	39.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	844	33,452	128,899
# of persons per HH	2.4	2.7	2.7
Average HH income	\$55,755	\$62,064	\$59,867
Average house value	\$174,474	\$166,433	\$166,497

\* Demographic data derived from 2010 US Census

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