

# 1777 W 81ST AVE, MERRILLVILLE, IN 46410



For more information, please contact:

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# FORMER AUTO DEALER

1777 W 81st Ave, Merrillville, IN 46410



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$3,650,000
<b>Price / SF:</b>	\$253.26
<b>Lot Size:</b>	3.16 Acres
<b>Year Built:</b>	1992
<b>Building Size:</b>	14412 SF
<b>Zoning:</b>	Highway Commercial

### PROPERTY HIGHLIGHTS

- Former Car Dealership for Sale in Merrillville, IN
- Located on heavily traveled US 30 (W. 81st Ave)
- Situated on over 3 acres of land
- 14,412 SF with sales floor, offices, service area and more
- Less than 2 miles from I-65 via US 30
- Within proximity to Infiniti, Hyundai, Ford and others



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## PROPERTY DESCRIPTION



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**PRICE REDUCED!** Free-standing former auto dealership now for sale in Merrillville, IN. The subject property is located directly on US 30 (W. 81st) in one of Northwest, IN strongest retail trade areas. The property is located less than 2 miles from I-65 via US 30. The subject property is roughly 14,412 SF sitting on 3.16 acres with maximum visibility to US 30. It is strategically located near other dealers including Hyundai, Infiniti, Ford, Cadillac and others. National retailers within vicinity include Aldi, Gordon Food Service, Starbucks, Meijer, At Home and many more. The property features a showroom, multiple offices, conference rooms and breakrooms as well as a large service and parts department. The service area includes 8 lifts with multiple points of access via drive-in doors. Room for roughly 190-200 cars on the lot

### LOCATION DESCRIPTION

Located directly on US Highway 30 (W. 81st Avenue) in Merrillville, IN. 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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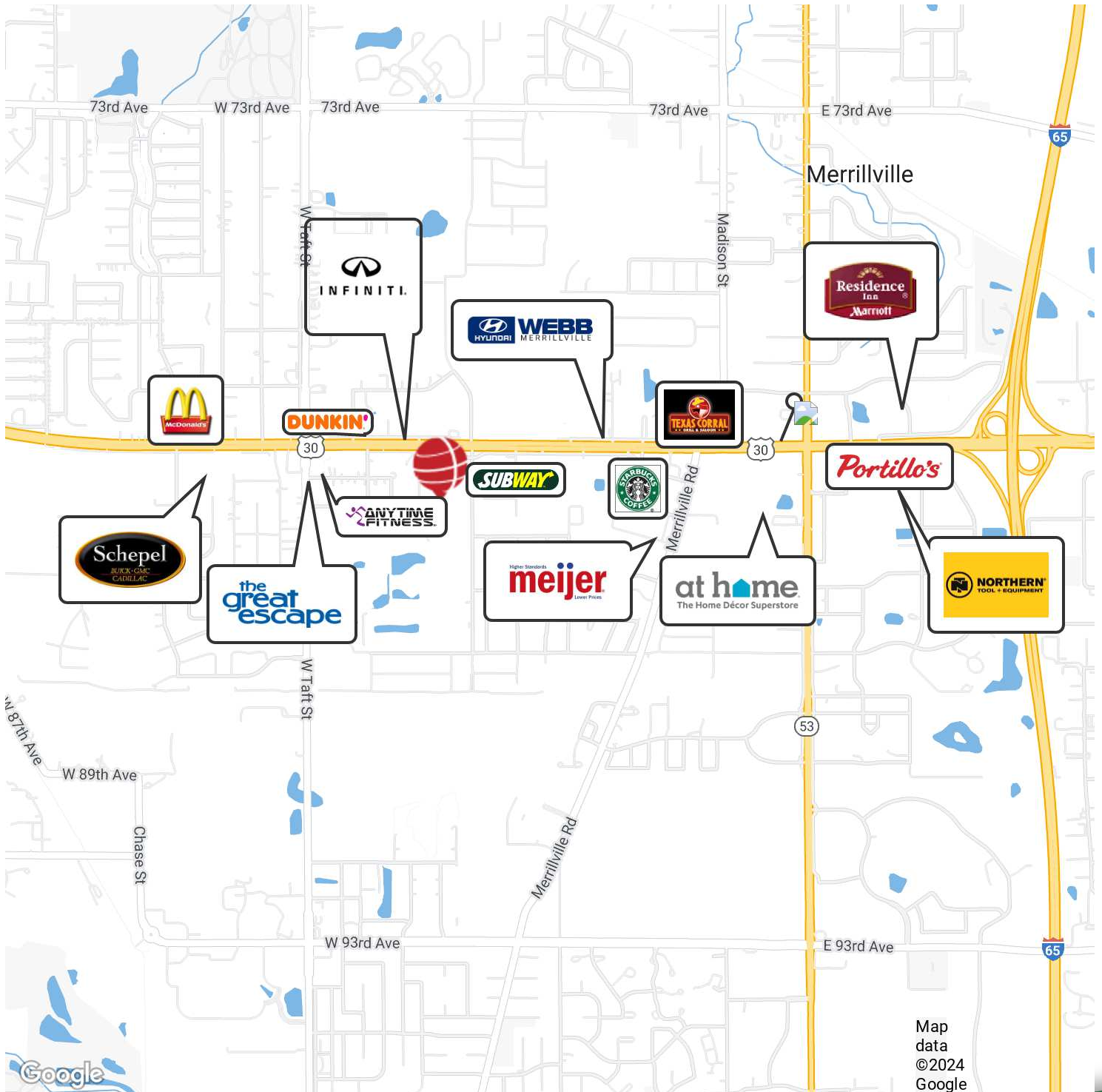
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## RETAILER MAP



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## ADDITIONAL PHOTOS



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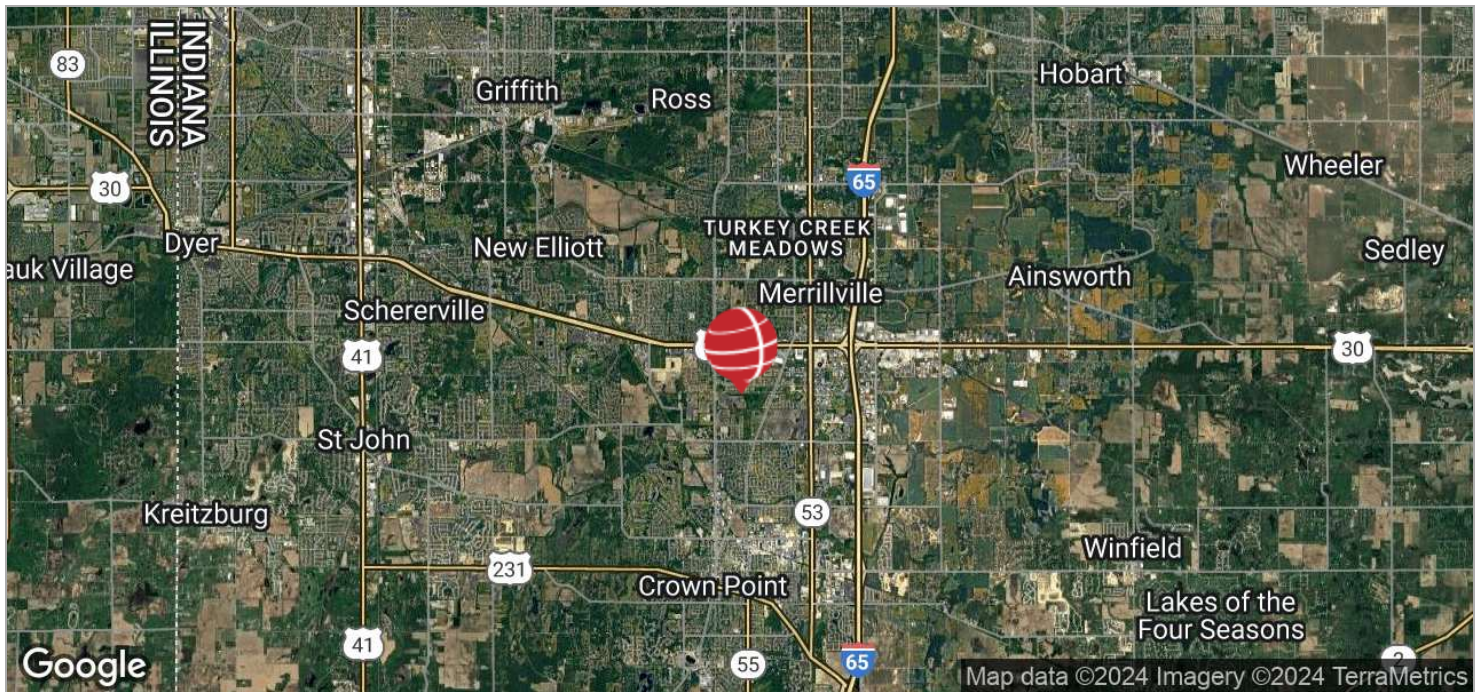
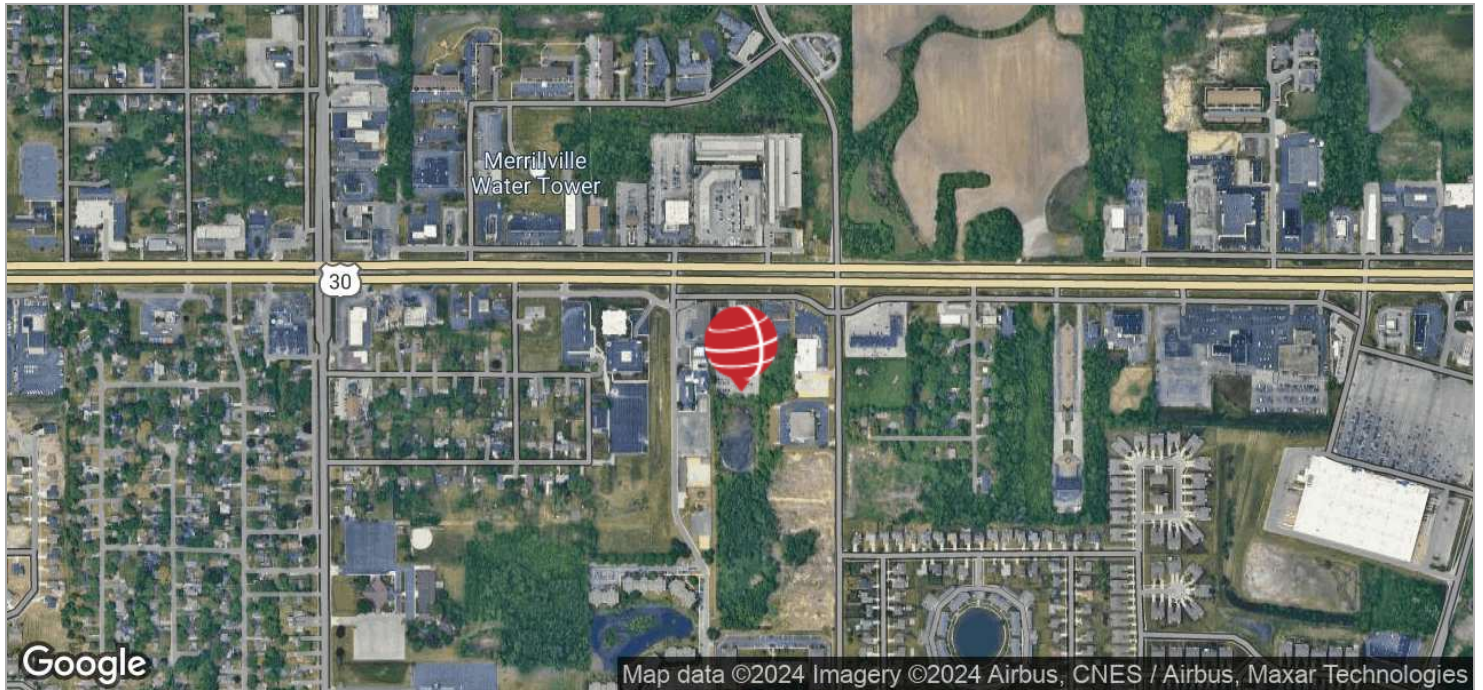
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## LOCATION MAPS



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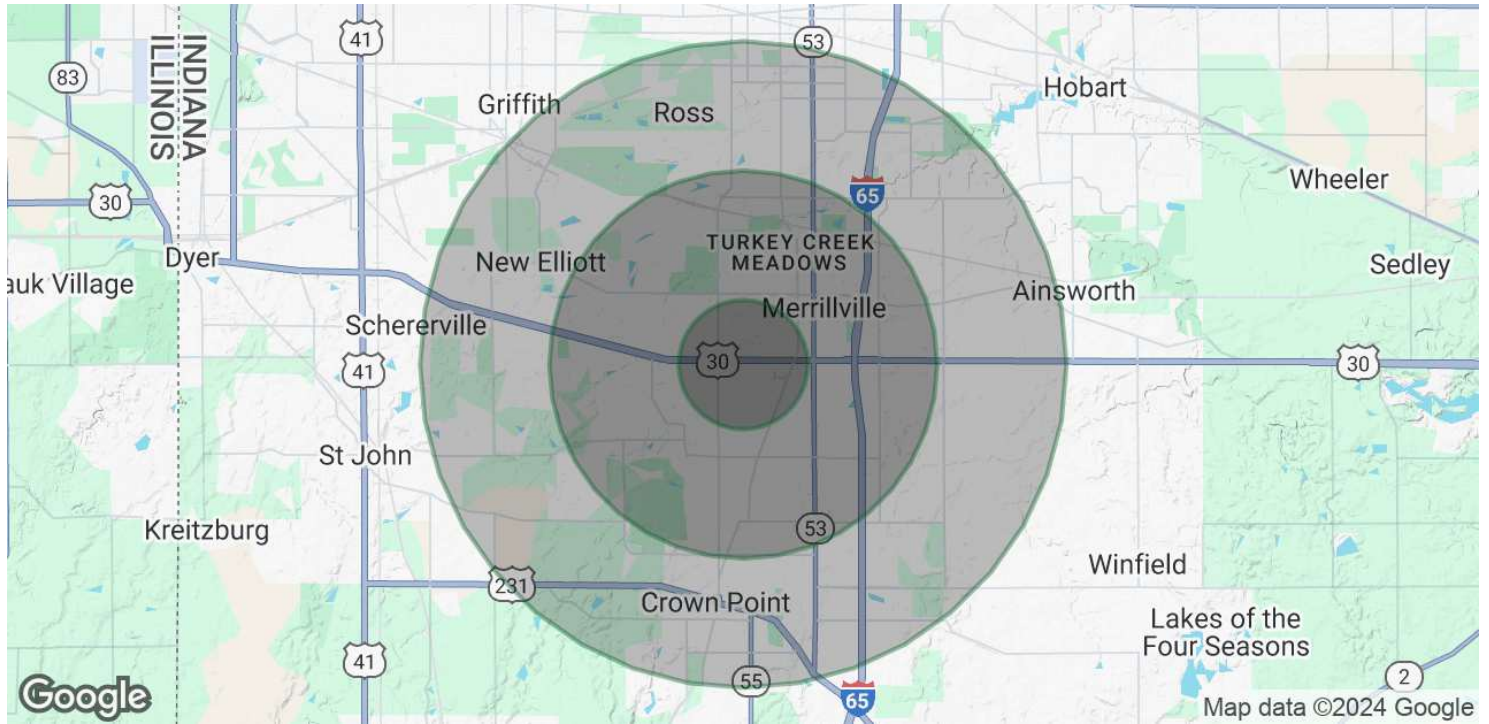
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,463	47,329	103,497
Average Age	41.3	40.7	40.6
Average Age (Male)	34.1	38.9	38.9
Average Age (Female)	42.5	42.3	41.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,799	20,740	43,894
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$64,459	\$72,135	\$75,145
Average House Value	\$114,237	\$160,690	\$170,837

2020 American Community Survey (ACS)

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