

8000 Broadway, Merrillville, IN 46410

8000 Broadway



OFFERING SUMMARY

Available SF: 31,287 SF

Lease Rate: \$10.00 SF/yr (NNN)

Lot Size: 2.14 Acres

Traffic Counts: 51,600: 81st Ave
16,300: Broadway
Total: 67,900VPD

PROPERTY OVERVIEW

-/+31,000sf highly-visible free-standing building on a 2.14-acre site on Broadway/S.R. 53 viewable from U.S. Highway 30. Steel framed/concrete masonry building with 31,287 sf. Previously home to Ethan Allen Furniture, it features an expansive 18,000+ sq. ft. retail showroom with soaring 12'6" ceilings. The adjacent 13,287sf warehouse includes 3 loading docks, a 3,000 sq. ft. office, and ceiling heights ranging from 20ft in the shipping area to 30ft in the warehouse. With a powerful 600-amp, 240-volt, 3-phase electric setup. Many big box national tenants in the area such as Costco Wholesale, Lowe's Home Improvement, Walmart Supercenter, Bestbuy, and many more. This site is perfect for various retail or flexible business uses.

PROPERTY HIGHLIGHTS

- Highly Visible Site
- -/+31,000sf Free-Standing Building
- Many Big Box Stores Nearby
- 3 Loading Docks
- Pylon Signage Available
- Heavy Traffic Counts

for more information

Neil Haleem

708.873.5540

neil@networkregroup.com

Adam Haleem

708.800.6487

adam@networkregroup.com



8000 Broadway, Merrillville, IN 46410

8000 Broadway



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

for more information

Neil Haleem

708.873.5540
neil@networkregroup.com

Adam Haleem

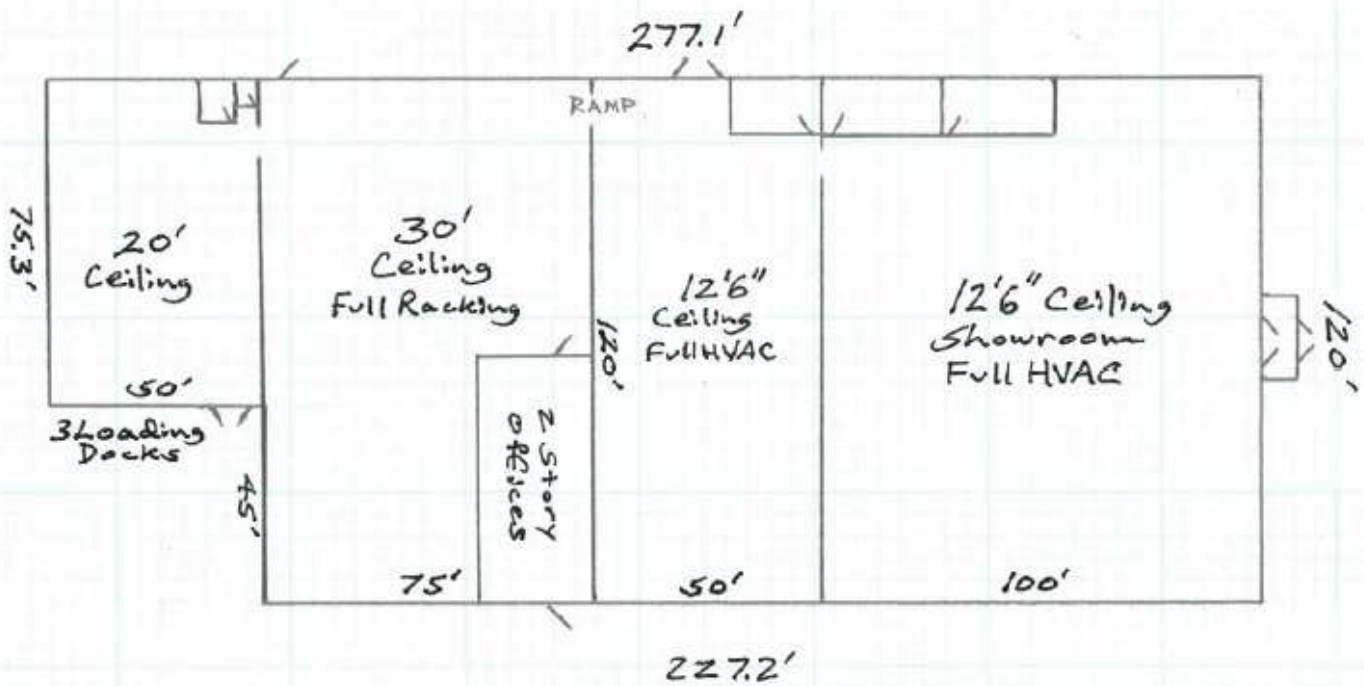
708.800.6487
adam@networkregroup.com



8000 Broadway, Merrillville, IN 46410

8000 Broadway

8000 BROADWAY
MERRILLVILLE
INDIANA



31,287 SF
Per Survey

1" = 40'
Scale



for more information

Neil Haleem

708.873.5540
neil@networkregroup.com

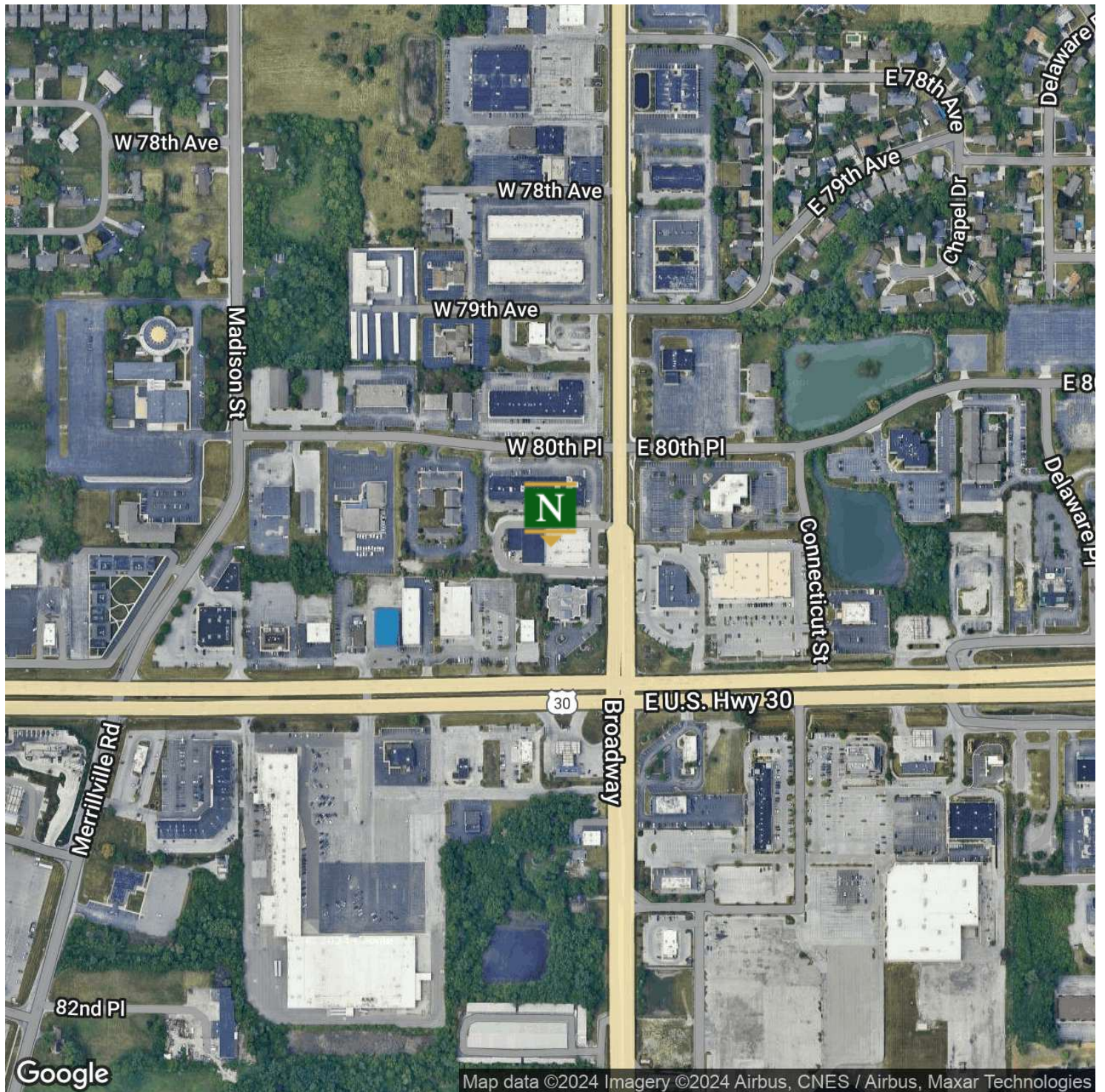
Adam Haleem

708.800.6487
adam@networkregroup.com



8000 Broadway, Merrillville, IN 46410

8000 Broadway



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

Office Building For Lease September 25, 2024

for more information

Neil Haleem

708.873.5540

neil@networkregroup.com

Adam Haleem

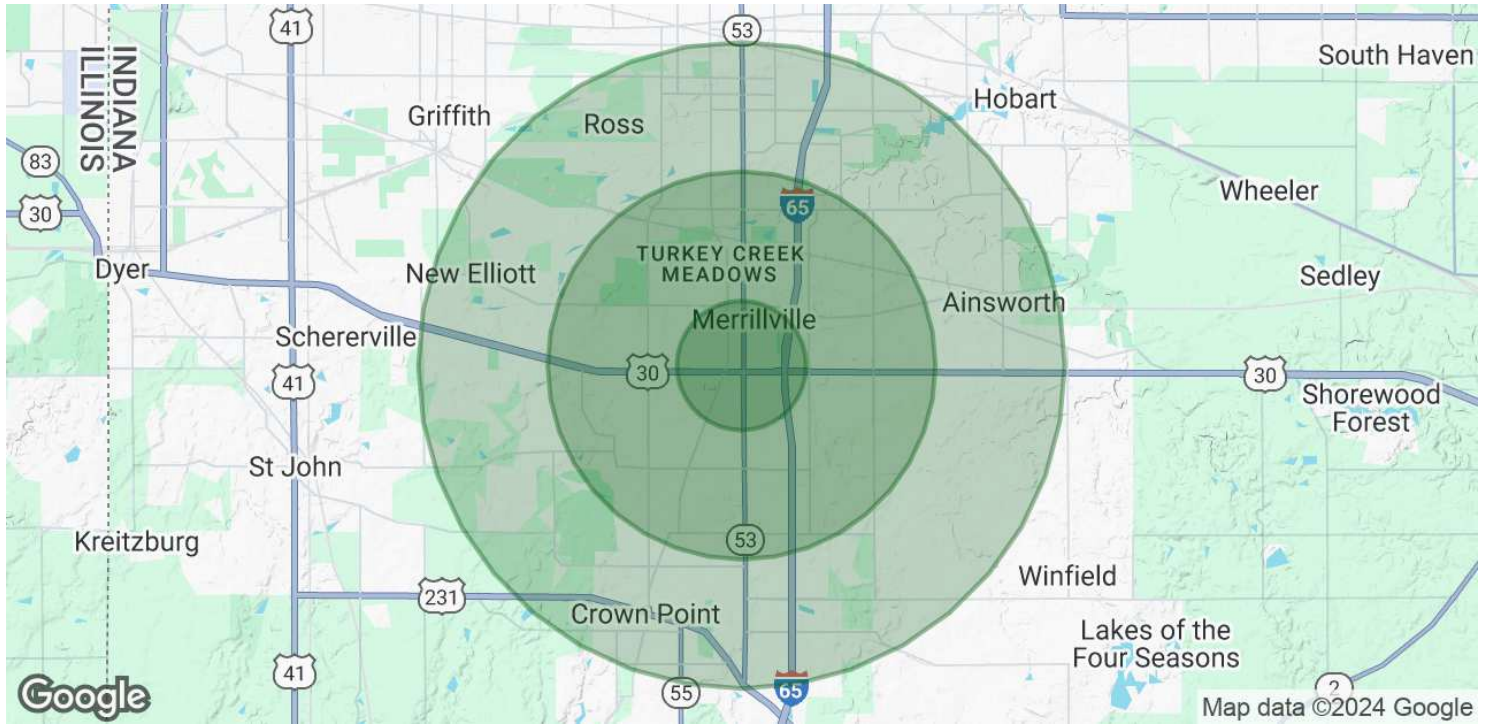
708.800.6487

adam@networkregroup.com



8000 Broadway, Merrillville, IN 46410

8000 Broadway



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,917	40,167	106,400
Average Age	46	42	41
Average Age (Male)	43	40	39
Average Age (Female)	48	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,666	16,579	42,254
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$72,198	\$84,844	\$91,284
Average House Value	\$210,481	\$236,432	\$250,817

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	15.6%	16.2%	15.2%

RACE	1 MILE	3 MILES	5 MILES
-------------	---------------	----------------	----------------

for more information

Neil Haleem

708.873.5540
neil@networkregroup.com

Adam Haleem

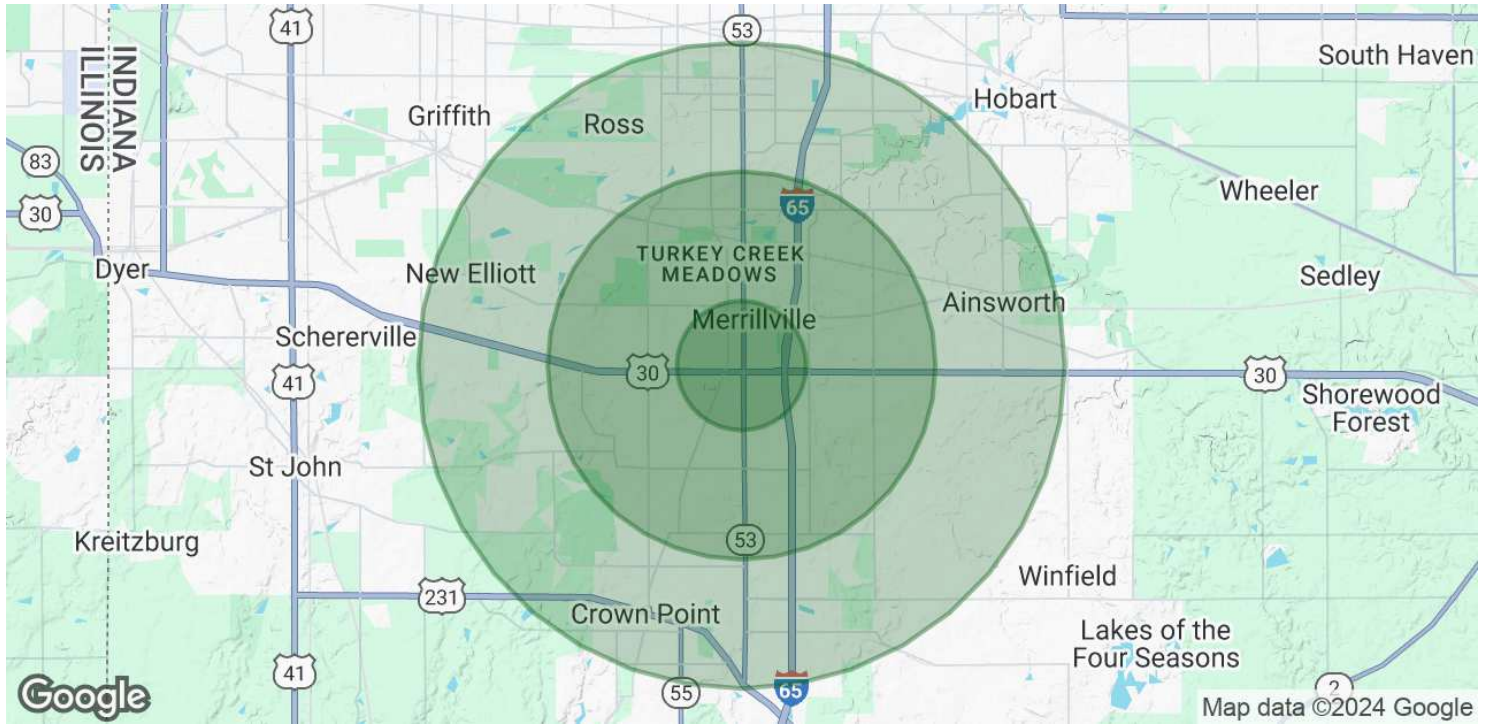
708.800.6487
adam@networkregroup.com



Office Building For Lease September 25, 2024

8000 Broadway, Merrillville, IN 46410

8000 Broadway



Total Population - White	1,304	15,471	54,159
% White	33.3%	38.5%	50.9%
Total Population - Black	1,945	17,550	34,334
% Black	49.7%	43.7%	32.3%
Total Population - Asian	80	790	1,994
% Asian	2.0%	2.0%	1.9%
Total Population - Hawaiian	3	13	34
% Hawaiian	0.1%	0.0%	0.0%
Total Population - American Indian	14	229	602
% American Indian	0.4%	0.6%	0.6%
Total Population - Other	190	2,240	5,224
% Other	4.9%	5.6%	4.9%

Demographics data derived from AlphaMap

for more information

Neil Haleem

708.873.5540
neil@networkregroup.com

Adam Haleem

708.800.6487
adam@networkregroup.com



Office Building For Lease September 25, 2024