

SALE

26,000+ SF ON 6 ACRES

410 East Lincoln Highway Schererville, IN 46375



PROPERTY DESCRIPTION

26,000+ sf of Retail / Office space, Confidential Offering as Business is still operating. Please do not approach employees. Call Ken for a formal showing after hours. Building was recently renovated and is in excellent shape. Parking for 240+ Ceiling Heights 12'10" to 19ft with upper level offices. Formerly a Banquet hall currently a wide open space used as a furniture store.+

Taxes \$46,511.00 / \$ 1.74sf based on building size. All Illinois Business look here you could save a ton and real estate taxes and work men's compensation.

PROPERTY HIGHLIGHTS

- 26,000+sf on 6 acres with Low Indiana Taxes

OFFERING SUMMARY

Sale Price:	\$4,750,000
Number of Units:	1
Lot Size:	6.1 Acres
Building Size:	26,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	240	857	2,718
Total Population	565	2,014	6,580
Average HH Income	\$117,707	\$114,434	\$115,880

Ken Peach
(708) 764-2890



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US RT 30 RETAIL SPACE



410 E Highway 30 Schererville IN. 46375

- 26,000 +/- S.F. Bldg.
- 6 +/- Acres
- Large Paved Parking Lot.
- Heated Lobby Floor & Ext Sidewalks
- Patio / 2 Gazebos
- Ceiling heights of 12'10" to 19'
- Traffic Counts of 40,000+
- Clean Phase 1 Dated June 2022

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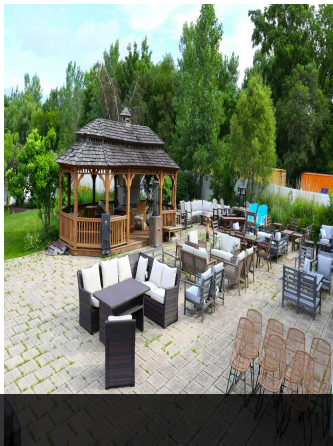
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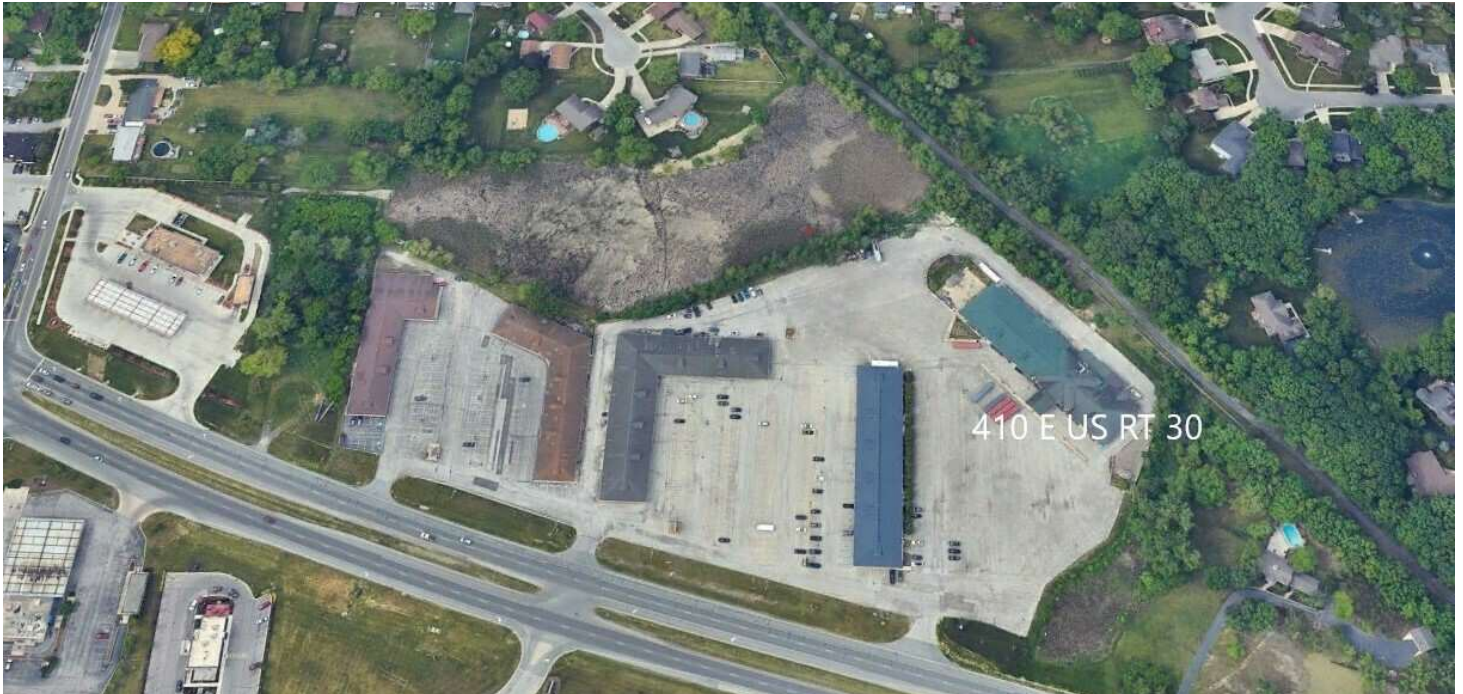


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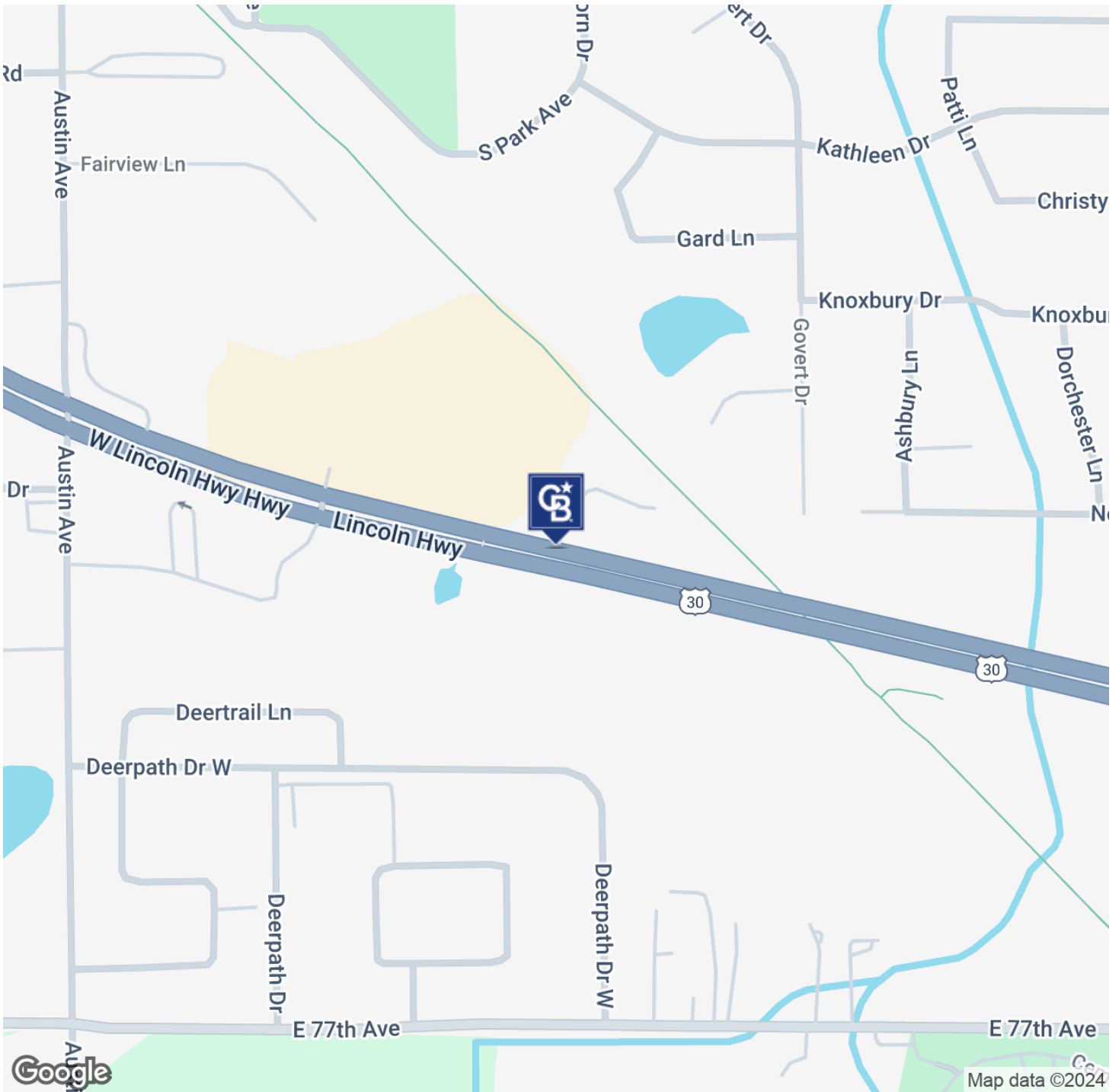


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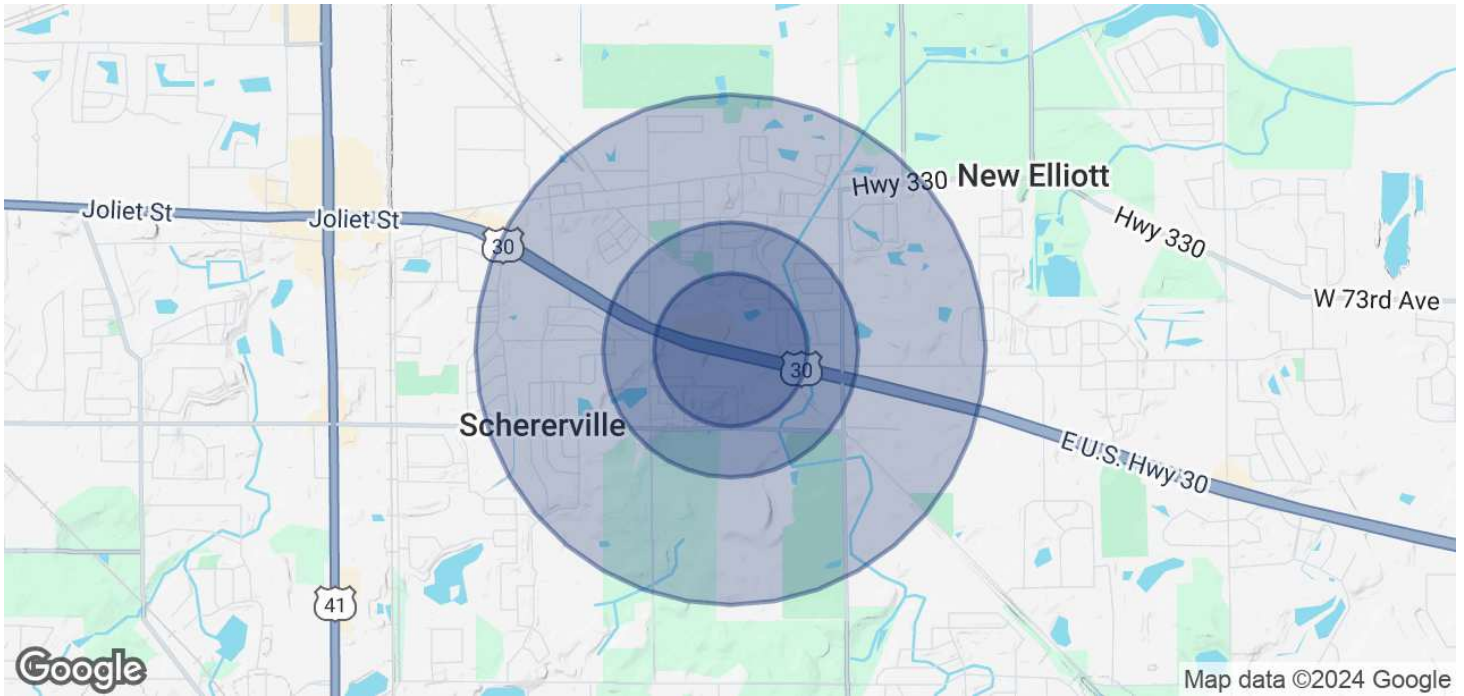


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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	565	2,014	6,580
Average Age	47	46	45
Average Age (Male)	45	45	43
Average Age (Female)	48	47	46
HOUSEHOLDS & INCOME			
Total Households	240	857	2,718
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$117,707	\$114,434	\$115,880
Average House Value	\$316,332	\$315,075	\$314,378

Demographics data derived from AlphaMap

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