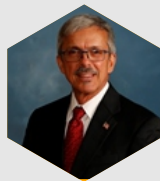


813

W OLD RIDGE RD

813 W Old Ridge
Rd
Hobart, IN 46342



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813

W Old Ridge Rd

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Hobart, IN 46342



813

W OLD RIDGE RD

PROPERTY INFORMATION

Annual Rent
\$6.00/ per SQ. FT.

Property Address
*813 W Old Ridge Rd
Hobart, IN 46342*

Rentable Area
5,632 Sq. Ft.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





PROPERTY OVERVIEW

A mostly open floor plan is a great option for businesses looking for a flexible and efficient workspace. It allows for easy collaboration between employees and departments, while also providing plenty of space for storage and equipment. Off street parking is a great bonus for businesses that need to accommodate customers or employees who drive to work. A 10' drive in door is also a great feature, allowing for easy loading and unloading of materials and equipment. ADA accessibility is also important, ensuring that all customers and employees can access the space safely and comfortably. B-3 zoning.

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PROPERTY DETAILS

When it comes to finding the commercial space for your business, there are many factors to consider. One of the most important is the floor plan. A mostly open floor plan can provide a great deal of flexibility and convenience for businesses of all sizes. Can be used as is or bring your plan to build-out to best suit your individual needs

At this particular commercial space, you will find a mostly open floor plan with 10' drive-in door, off-street parking, and ADA accessibility. This is an ideal setup for businesses that require a lot of space and flexibility. The 10' drive-in door allows for easy loading and unloading of goods and materials, while the off-street parking provides convenient access for customers and employees. The ADA accessibility ensures that everyone can access the space safely and comfortably.

B-3 zoning provides a great deal of flexibility. This zoning allows for a variety of uses, including use by contractors, office, storage, warehousing and more.

Overall, this commercial space offers a great deal of flexibility and convenience. The mostly open floor plan allows for easy movement throughout the space, while the 10' drive-in door, off-street parking, and ADA accessibility provide convenience and safety. The B-3 zoning also allows for a variety of uses, making it an ideal choice. If you are looking for a commercial space that offers flexibility and convenience, this is definitely one to consider.

PROPERTY PHOTOS



813
W OLD RIDGE RD



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WE'RE LOCAL
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PROPERTY PHOTOS



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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)

KEY FACTS

52,943

Population



Average Household Size

39.1

Median Age

\$50,854

Median Household Income

EDUCATION

13%

No High School Diploma



42%

High School Graduate



29%

Some College



17%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,280

Total Businesses



11,562

Total Employees

EMPLOYMENT



54%

White Collar



32%

Blue Collar



14%

Services

7.4%

Unemployment Rate

INCOME



\$50,854

Median Household Income



\$24,835

Per Capita Income



\$113,495

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.4%)

The smallest group: \$200,000+ (1.8%)

Indicator	Value	Difference	
<\$15,000	11.9%	+0.3%	
\$15,000 - \$24,999	10.0%	+1.6%	
\$25,000 - \$34,999	12.0%	+1.5%	
\$35,000 - \$49,999	15.0%	+2.6%	
\$50,000 - \$74,999	20.4%	+1.0%	
\$75,000 - \$99,999	10.6%	-0.3%	
\$100,000 - \$149,999	13.6%	-2.7%	
\$150,000 - \$199,999	4.7%	-1.4%	
\$200,000+	1.8%	-2.5%	

Bars show deviation from 18089 (Lake County)

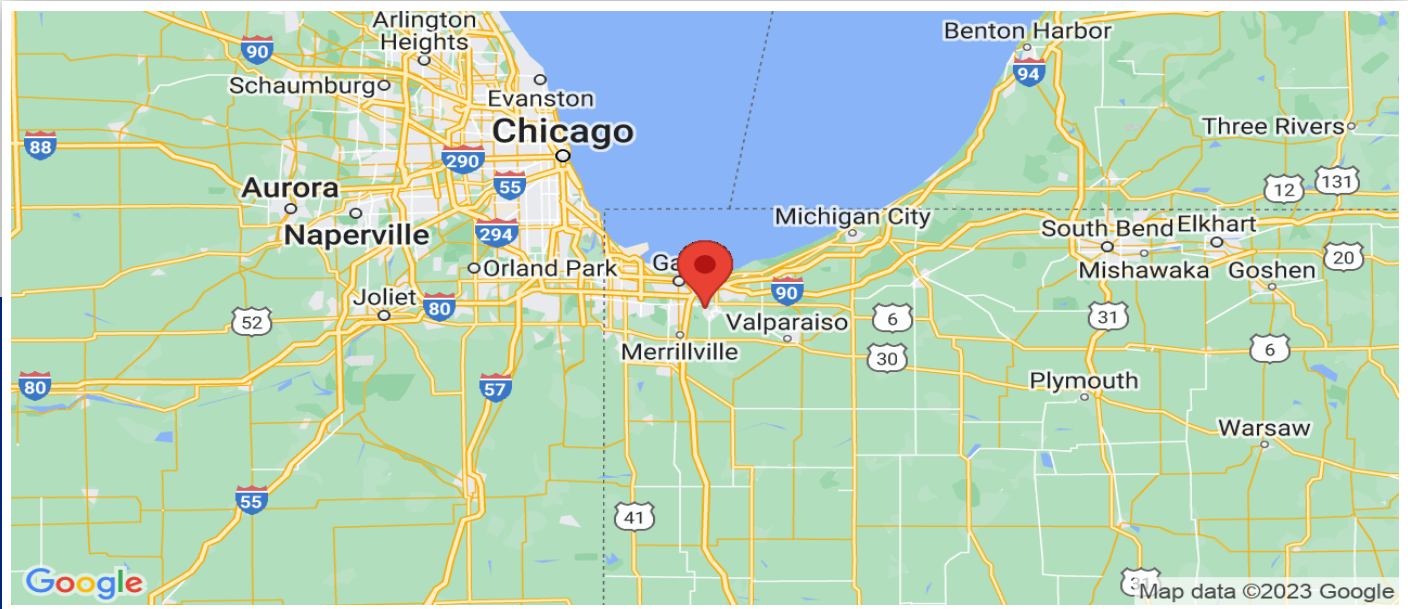
This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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 813 W OLD RIDGE RD, HOBART, IN, 46342

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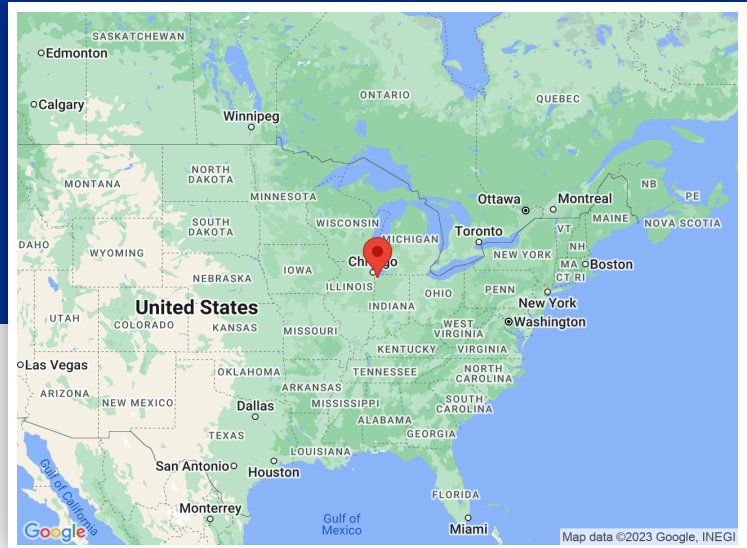
AREA LOCATION MAP



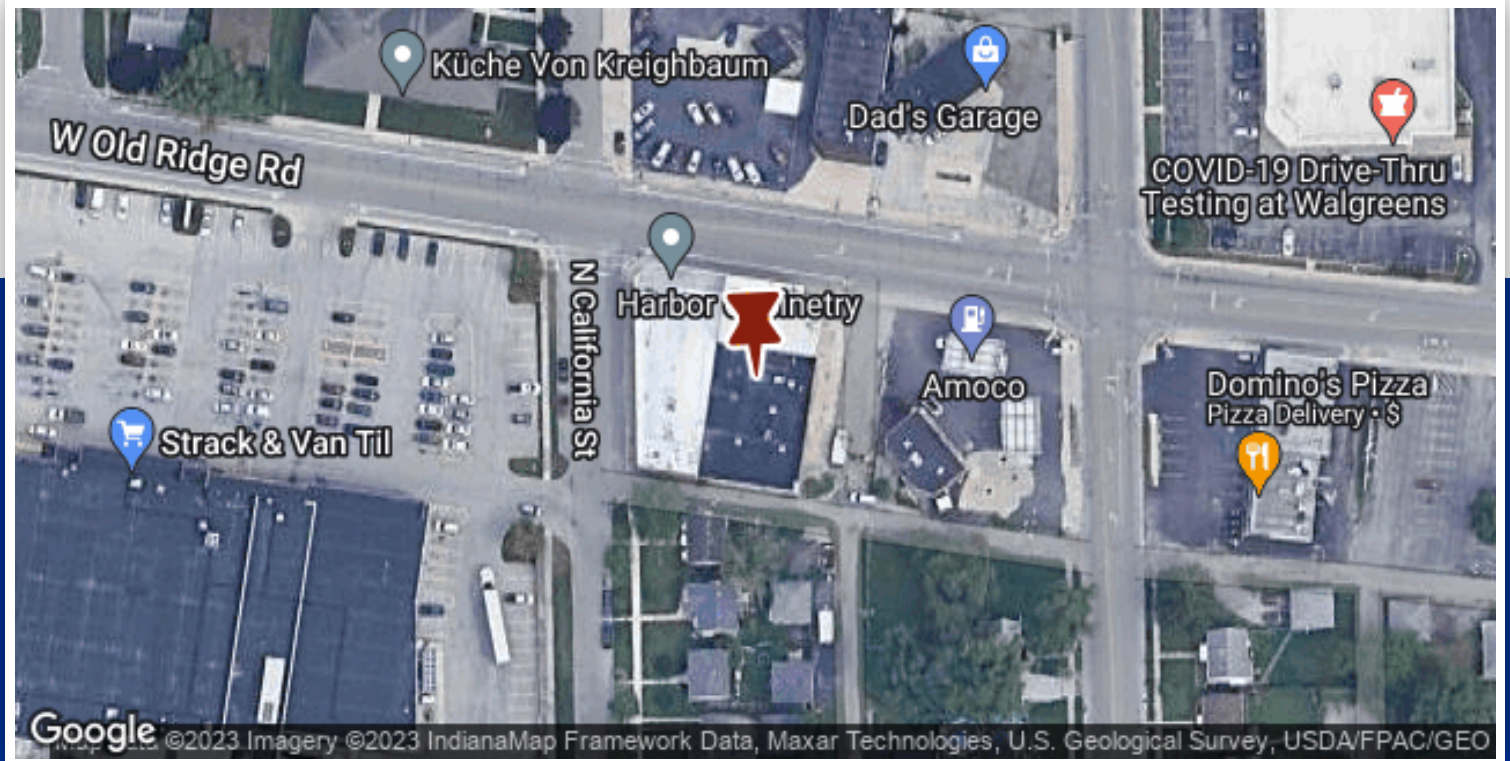
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AERIAL ANNOTATION MAP



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