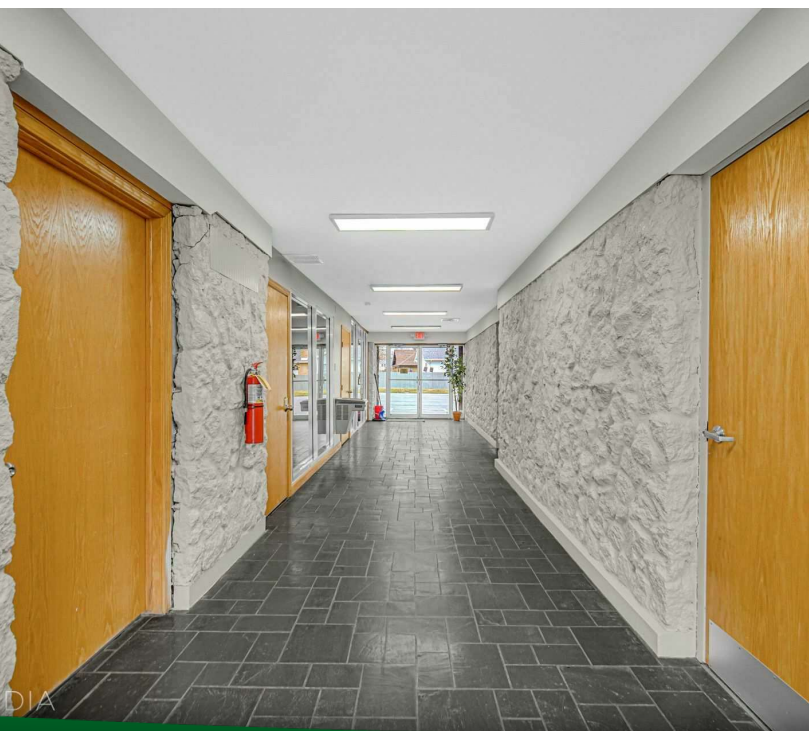


Office Building For Sale

904 W Old Ridge Rd.

904 W OLD RIDGE RD, HOBART, IN 46342



For more information, please contact:

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904 W OLD RIDGE RD.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$399,000

Price / SF: \$56.12

Lot Size: 0.47 Acres

Year Built: 1964

Building Size: 7110 SF

Zoning: OS-1

PROPERTY HIGHLIGHTS

- Extremely Well Maintained Buildings
- Brand New Roof
- Directly Across The Street From Strack & Van Til
- Easy Access to I-65
- Pylon Signage On W Old Ridge Rd
- Ample Parking



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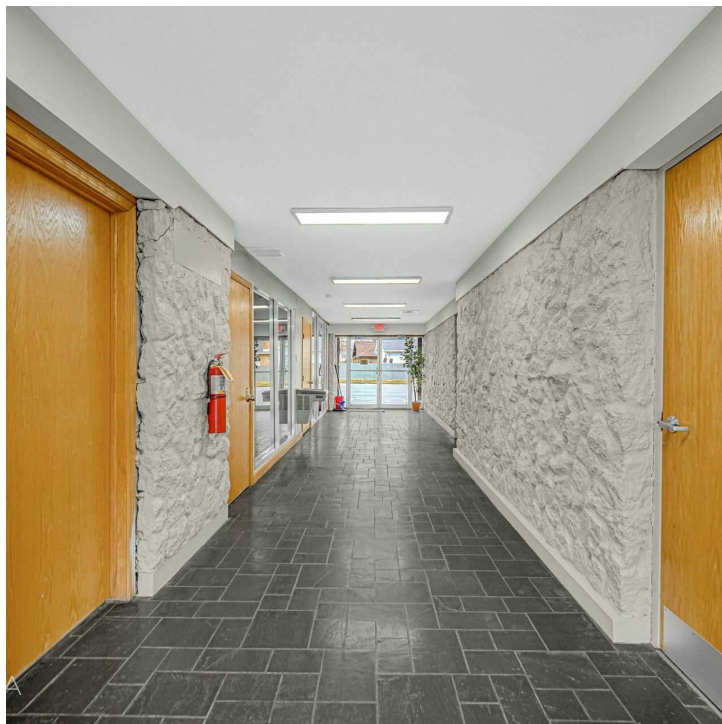
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PROPERTY DESCRIPTION

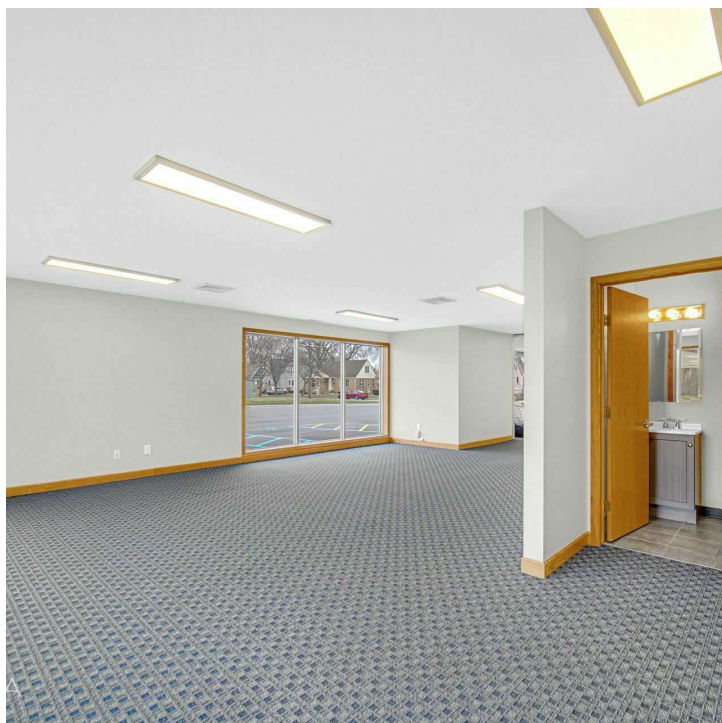


PROPERTY DESCRIPTION

Professional office space located directly across the street from Strack & Van Til on Old Ridge Rd. With space ranging from 620 SF to 2950 SF this professional building can accommodate a wide variety of users. Extremely well-maintained building. Brand new roof. Excellent signage on W Old Ridge Rd. Ample parking and only 2 miles from I-65. Excellent opportunity to expand or relocate your office in Hobart, IN. The property is 87% leased with the only vacancy being the 620 SF unit.

LOCATION DESCRIPTION

The subject property is located on the corner of W Old Ridge Road and N California St in Hobart. Hobart is a city in Lake County, Indiana, United States. The population was 29,059 at the 2010 census. Hobart is located 31 miles southeast of Chicago and is within the Chicagoland Metropolitan Area. , IN.



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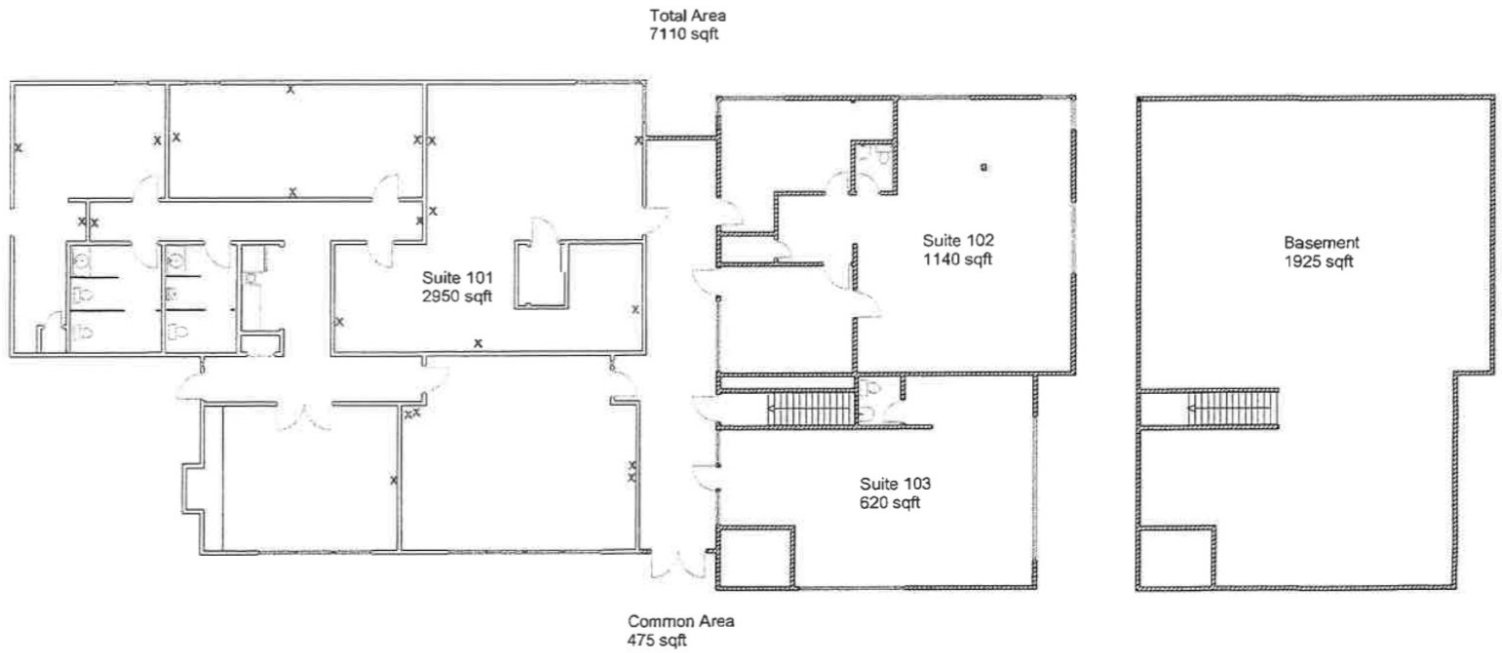
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FLOOR PLAN



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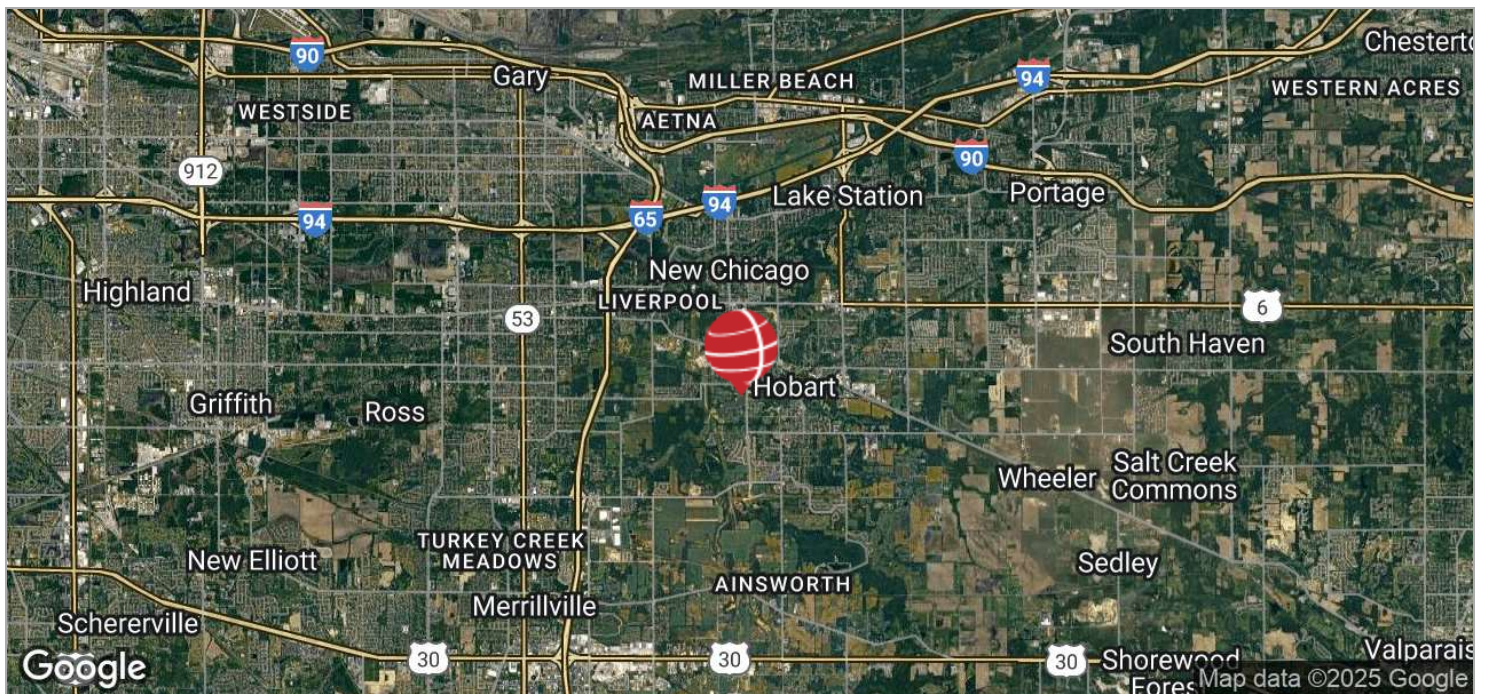
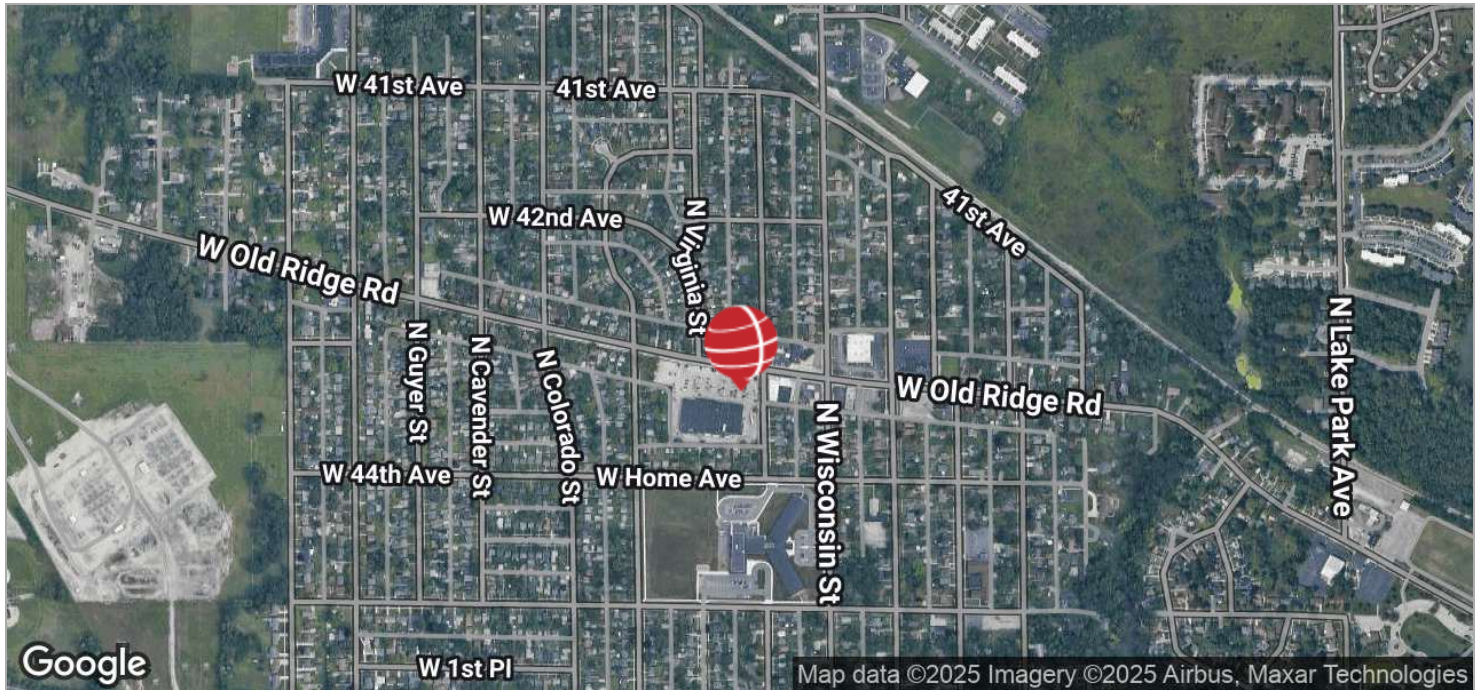
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,114	40,606	107,245
Average Age	33.9	38.5	39.5
Average Age (Male)	32.7	37.2	37.3
Average Age (Female)	35.2	40.3	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,501	18,022	52,271
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$61,014	\$56,243	\$47,799
Average House Value	\$153,501	\$125,720	\$109,570

2020 American Community Survey (ACS)

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