

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$699,000
<b>Price / SF:</b>	\$264.37
<b>Building Size:</b>	2,644 SF
<b>Lot Size:</b>	1.52 Acres
<b>Zoning:</b>	Route 30 District
<b>Taxes:</b>	\$10,821.12

### PROPERTY OVERVIEW

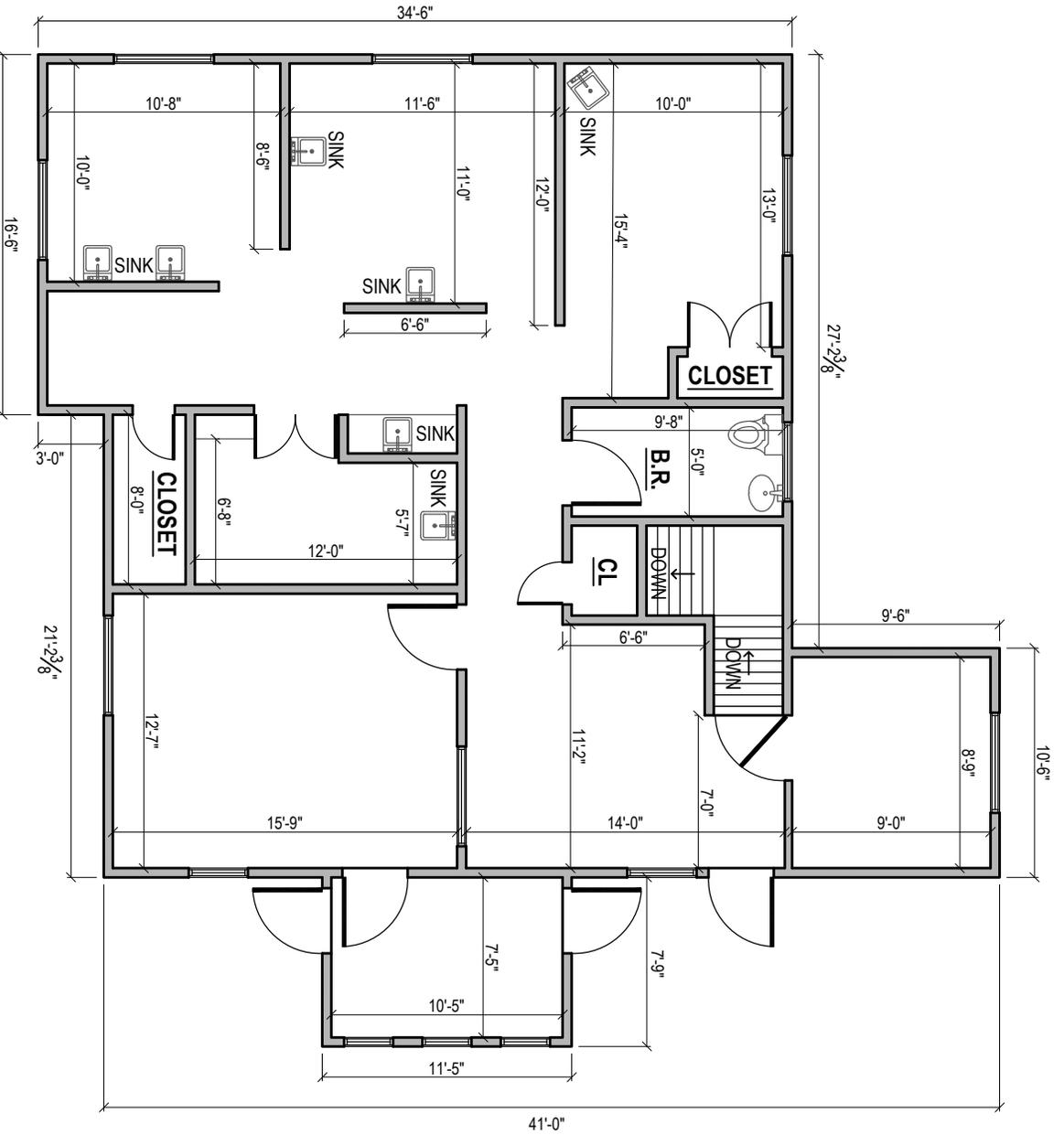
Introducing a prime investment opportunity in the heart of Dyer. This 2,644 square foot, offers a versatile space for offices, creative studios, or small retail business. This property presents a compelling opportunity for businesses looking to establish a presence in the area. Suitable for teardown and redevelopment. Ample parking spaces and additional parking may be added to the north. 93' of frontage on Joliet (U.S. Highway 30), and also on Fairview Drive. The property has been preliminarily surveyed to create a 2 lot subdivision with a separate lot fronting on Fairview Drive. Water can be connected at the south side and northeast side of the property. Sewer runs through the parcel. (See attached Sewer/Water Map).

### LOCATION OVERVIEW

Conveniently located on the north side of Joliet Street (U.S. 30). 1 1/2 miles east of the Indiana/Illinois border, less than a mile east of Calumet Avenue. 1 mile west of U.S. 41 (Indianapolis Blvd), 4 Miles to I-394, less than hour to Chicago. Adjoining Gino's Prime and Surf Restaurant, and near Express Oil Change, Meyer's Castle, Jewel/Osco Shopping Center, Starbucks, Chili's, Rob's Meats, McDonald's, Pop's Italian Roast Beef, Dunkin Donuts, Redzone Sports Bar, Speedway and so much more. INDOT 2024 traffic counts 42,180 cars/day.



DATE	SUBMITTED FOR
DATE ISSUED FOR	



**MAIN LEVEL**

1275 JOLIET ST (U.S. 30), DYER, IN 46311  
 1322 S.F.±

PROJECT

**MAIN FLOOR**

SCALE : 1/8" = 1'-0"

DATE :

PROJECT NUMBER :

DRAWN BY :

CHECKED BY :

PERMIT SET

SHEET :

**A-1.0**

FILE NAME :



## EXTERIOR PHOTOS



## INTERIOR PHOTOS



## BASEMENT/REAR PHOTOS





2043 2042  
2047 2046

CORINNE DRIVE

FAIRVIEW DRIVE

Water Line

Sewer Line

JOLIET STREET (US 30)

Water Line

1194

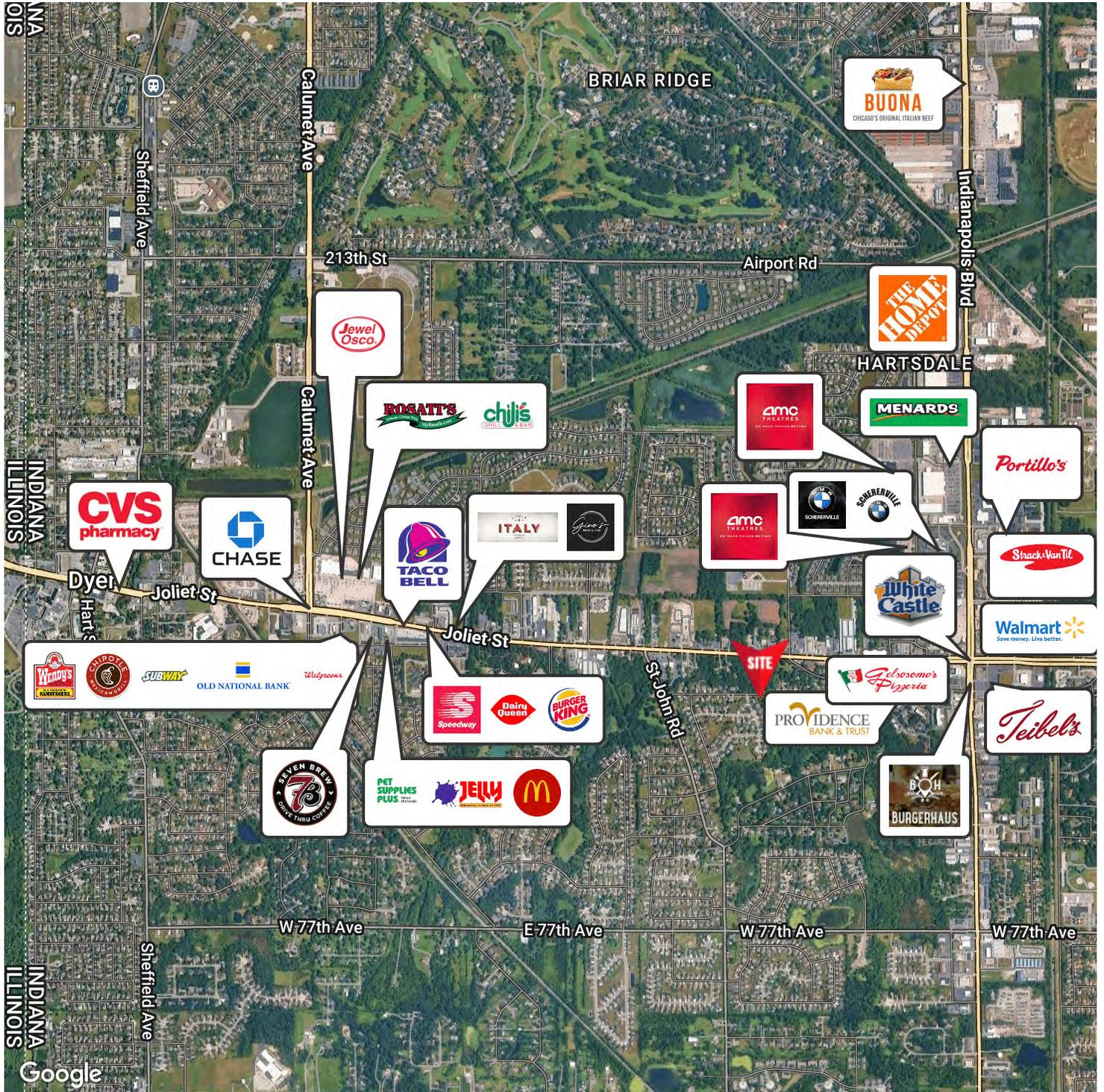
1242

1370

# 1275 Joliet Street, Dyer, Indiana



**RETAILER MAP**



For Information Contact:

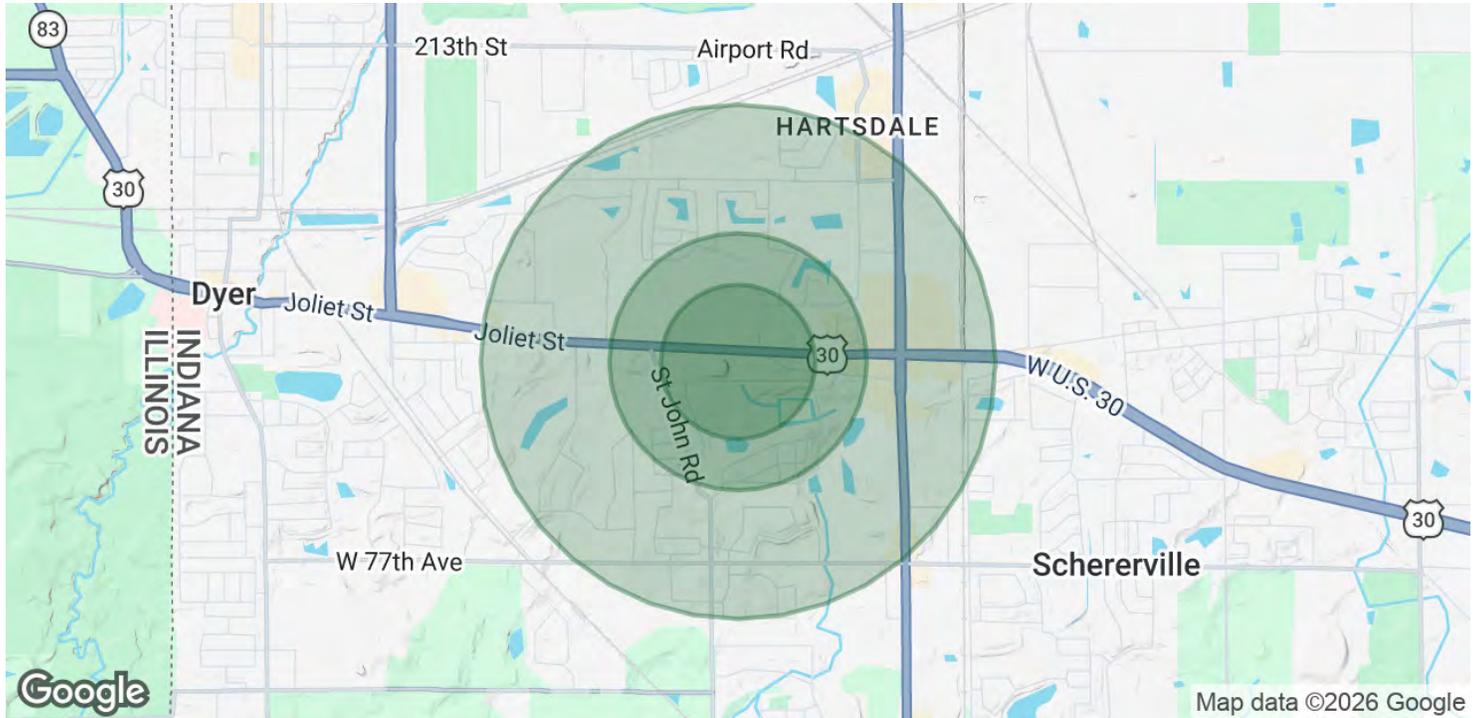
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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	575	1,929	7,540
Average Age	46	46	44
Average Age (Male)	44	45	43
Average Age (Female)	47	48	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	237	891	3,420
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$127,476	\$110,924	\$108,983
Average House Value	\$344,395	\$350,236	\$349,880

Demographics data derived from AlphaMap