



254 W 81st Ave., Merrillville, IN 46410

254 W 81ST AVE., | RETAIL PROPERTY

FOR LEASE | 4,800 SF



Property Description

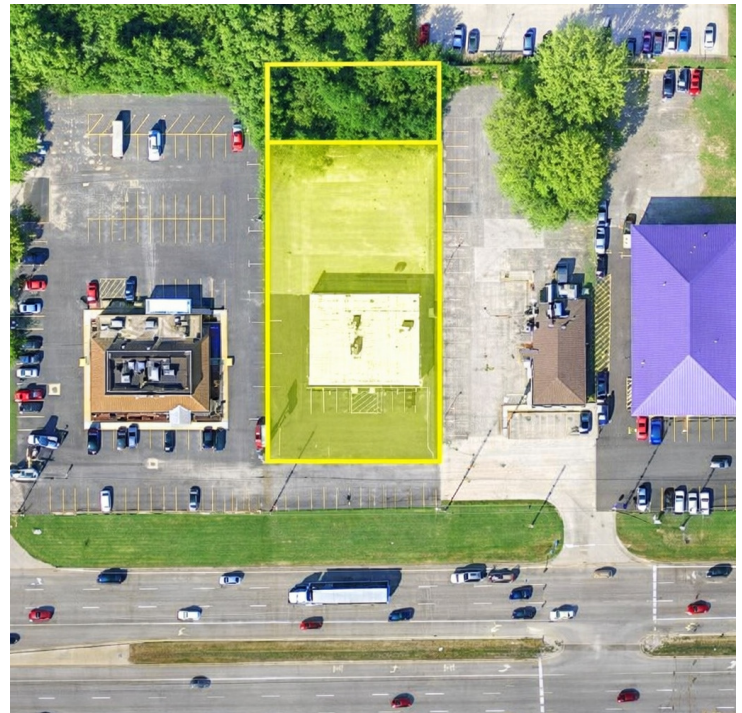
4,800 SF freestanding building in a strong retail corridor with 53,000+ VPD. Excellent visibility on I-30 and less than a mile from Highway 65.

Property Highlights

- Large double-sided Pylon sign
- 80 feet of Frontage
- Available 09/01/2027

OFFERING SUMMARY

Available Size:	4,800 SF
Lot Size:	0.82 Acres
Lease Rate:	\$18.00 PSF
Tax Rate:	\$2.61 / SF



Beth Calay

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KINPROPERTIES.COM | 888.546.7767 | 185 NW SPANISH RIVER BLVD, SUITE 100 | BOCA RATON, FL 33431



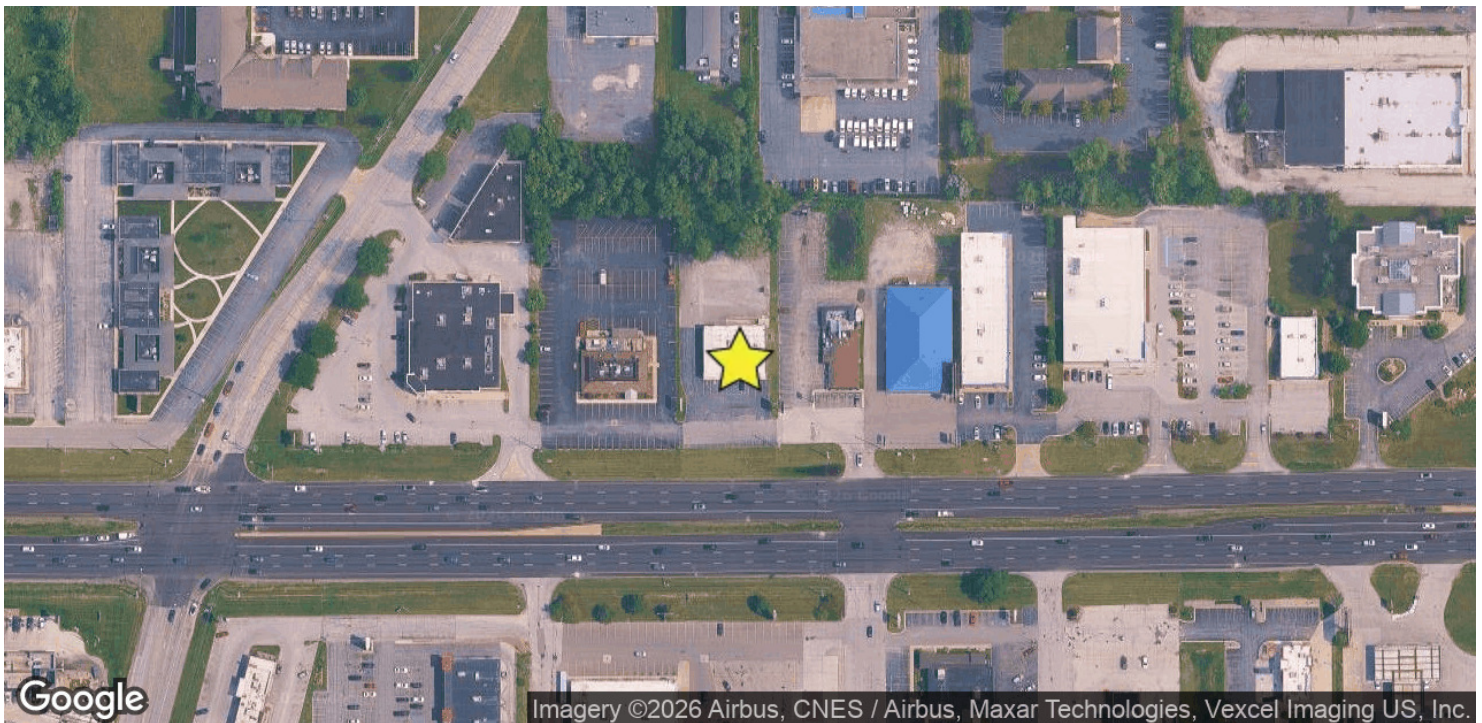
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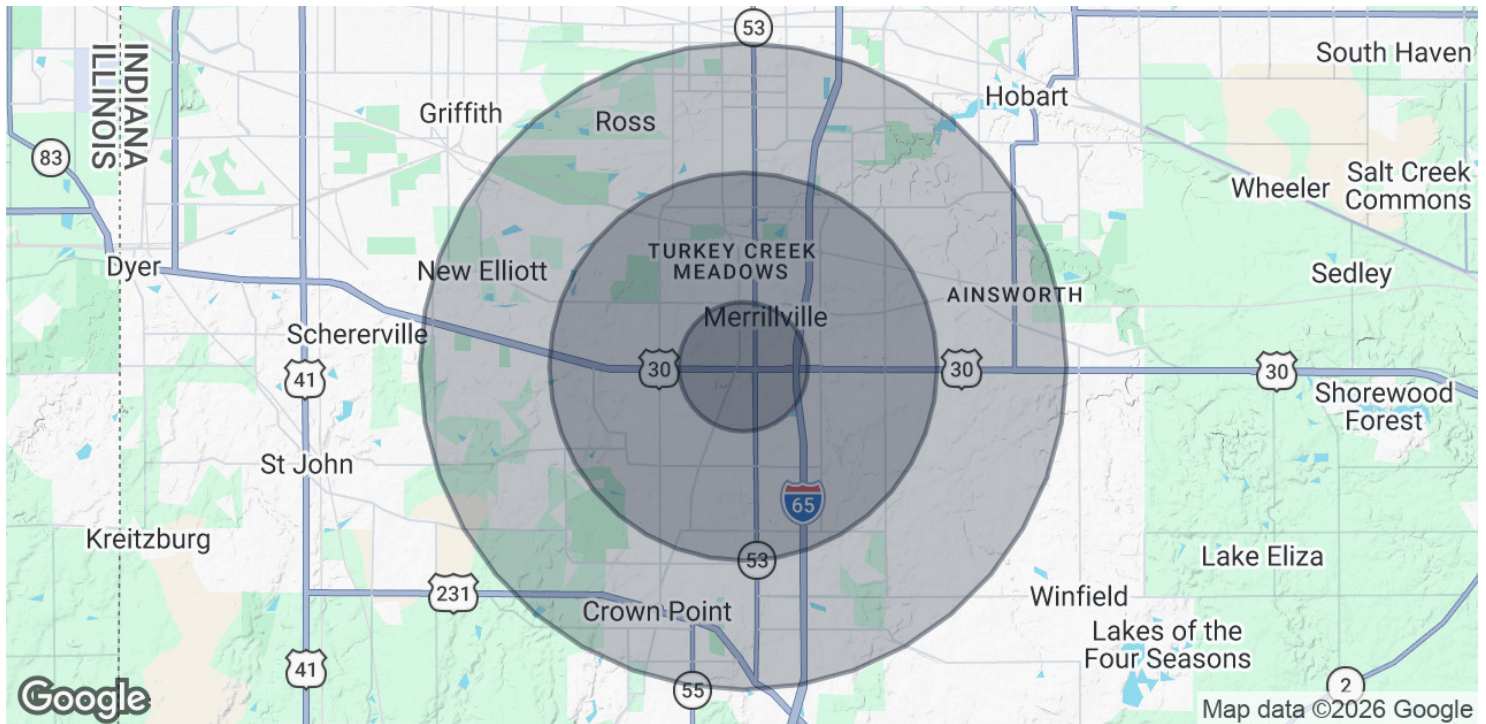
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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,339	40,781	103,081
Average Age	50.6	41.9	40.9
Average Age (Male)	48.6	39.0	38.8
Average Age (Female)	53.3	45.0	42.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,150	17,207	40,442
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$71,266	\$84,123	\$92,630
Average House Value	\$195,624	\$221,761	\$237,774

2023 American Community Survey (ACS)

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