

FOR LEASE

JOIN



BASECAMP
FITNESS

SHOPS ON 41

1902-1908 US HIGHWAY 41 SCHERERVILLE, IN



SHOPS ON 41 OUTLOT

1902-1908 US Highway 41, Schererville, IN 46375



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: Negotiable

Lot Size: 0.63 Acres

Building Size: 2,000 SF

Zoning: C-3

PROPERTY HIGHLIGHTS

- Free-standing build to suit in Schererville, IN
- Drive-Thru available
- Located next to Basecamp Fitness and Starbucks (Coming Soon)
- Located on US Highway 41 in Schererville, IN
- Ample parking, signage and high visibility
- Lot also available for sale or Ground Lease



BRETT MCDERMOTT
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

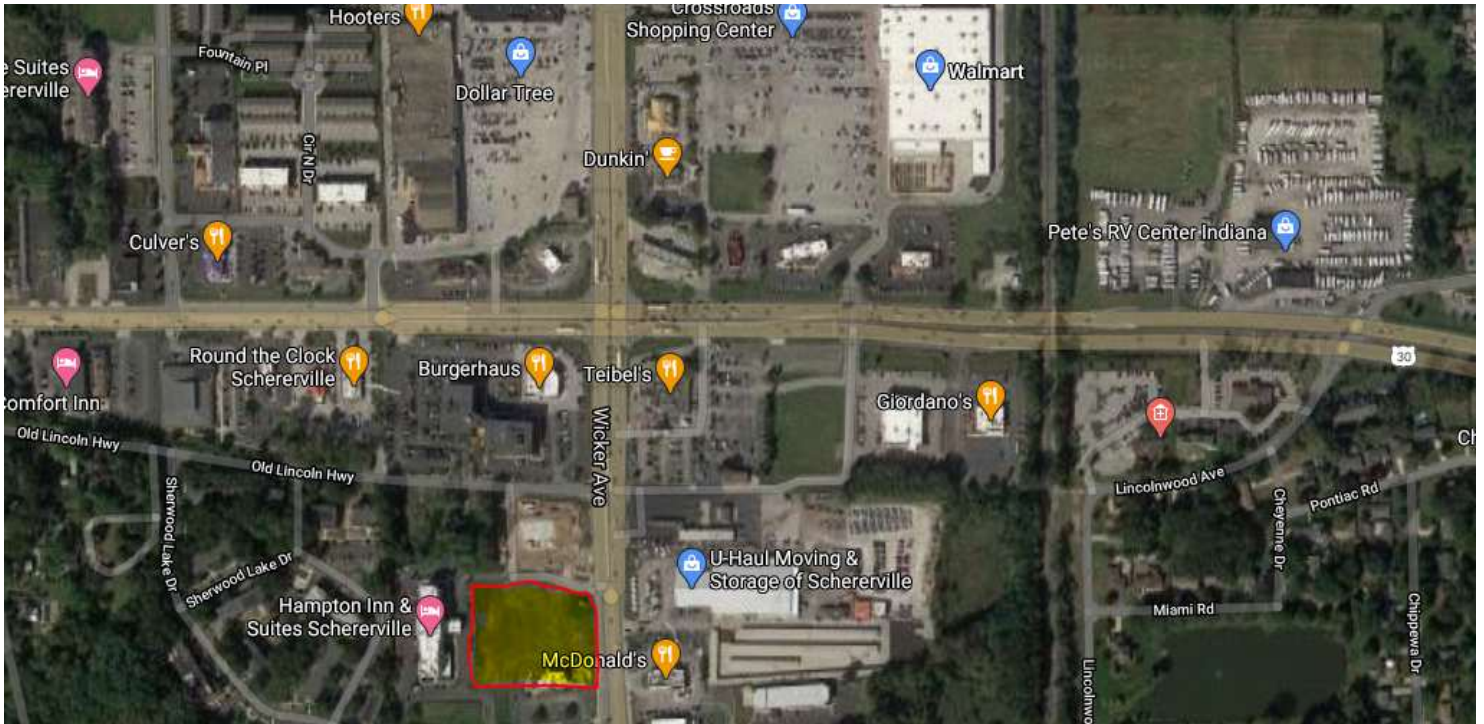
JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com

SHOPS ON 41 OUTLOT

1902-1908 US Highway 41, Schererville, IN 46375



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Free-Standing Build to suit available in Schererville, IN with Drive-Thru. The subject property is located directly on US Highway 41, immediately south of US 30 ("Crossroads of America"). It is located next to the Basecamp Fitness and Starbucks (Coming Soon) anchored building to the south. The property offers maximum exposure and visibility to over 28,000 vehicles per day. The property is strategically located along US 41 in Northwest, IN largest retail trade areas. The subject property is also available for sale or Ground Lease

LOCATION DESCRIPTION

The subject property is located on Indianapolis Boulevard (US Highway 41) just south of US 30 in Schererville, IN

Schererville is a town in St. John Township, Lake County, Indiana. It is part of the Chicago MSA. Long before Indiana became a state, long before the founding of Schererville, people called this place the "Crossroads." Many residents of Schererville commute to work in downtown Chicago due to the city's proximity. Schererville is home to one of Northwest Indiana's premiere retail trade areas.

BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY

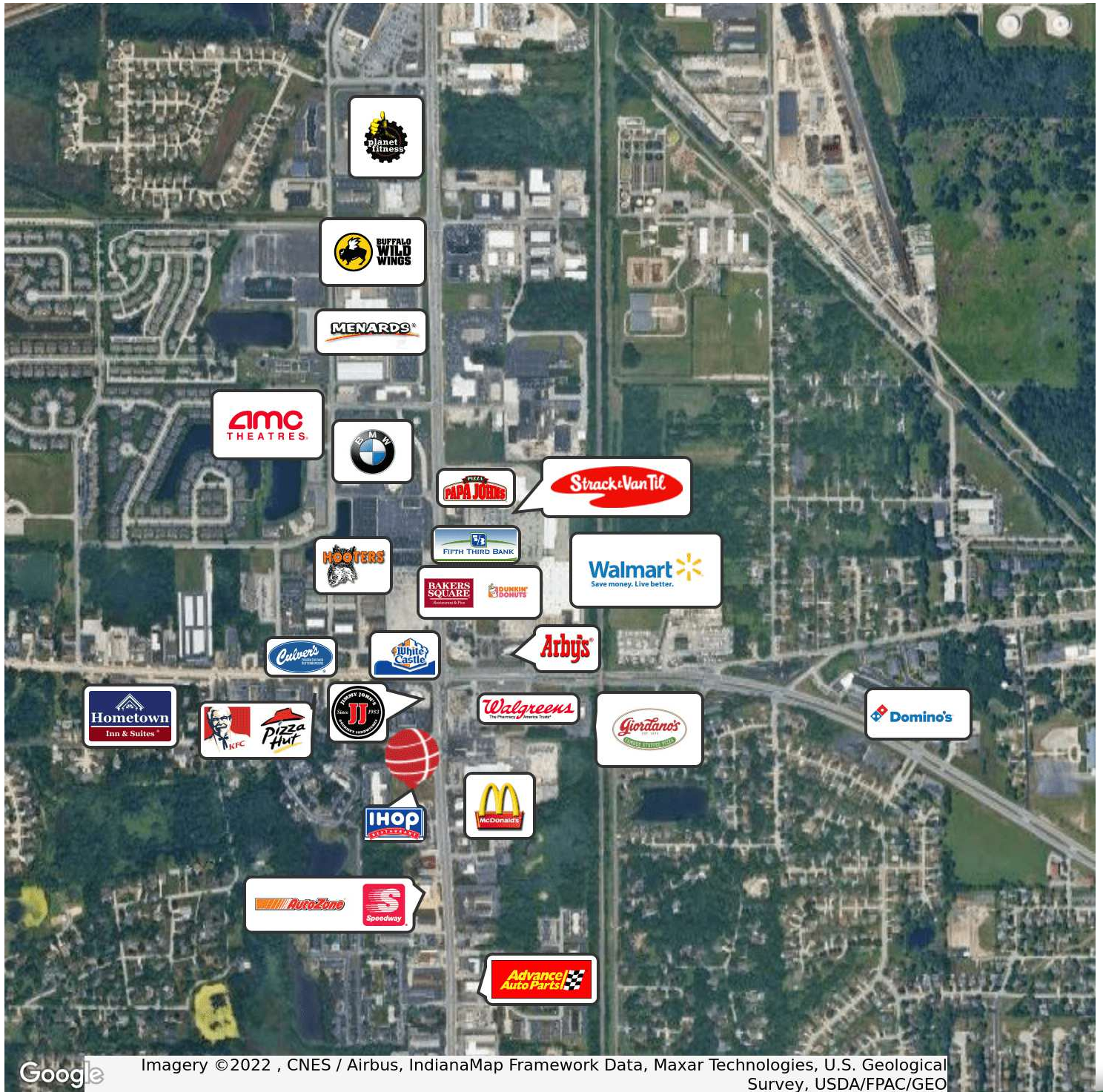
Associate Broker
219.864.0200
jomalley@latitudeco.com

SHOPS ON 41 OUTLOT

1902-1908 US Highway 41, Schererville, IN 46375



RETAILER MAP



Google

Imagery ©2022 , CNES / Airbus, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

BRETT MCDERMOTT

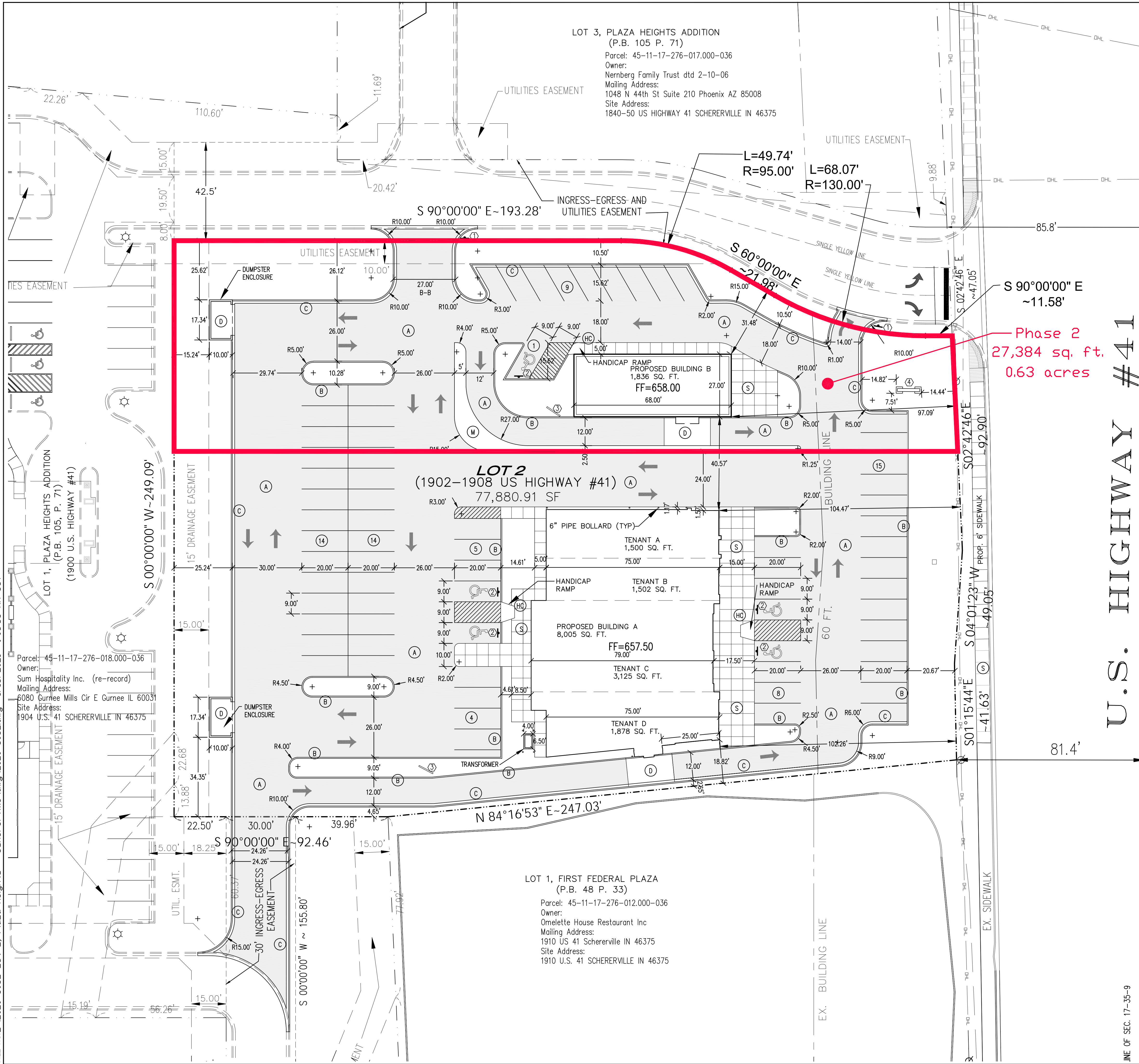
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudedeo.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudedeo.com

JOHN O'MALLEY

Associate Broker
219.864.0200
jomalley@latitudedeo.com



LOT 3, PLAZA HEIGHTS ADDITION
(P.B. 105 P. 71)
Parcel: 45-11-17-276-017.000-036
Owner: Nernberg Family Trust dtd 2-10-06
Mailing Address: 1048 N 44th St Suite 210 Phoenix AZ 85008
Site Address: 1840-50 US HIGHWAY 41 SCHERERVILLE IN 46375

LOT 1, PLAZA HEIGHTS ADDITION
(P.B. 105, P. 71)
Parcel: 45-11-17-276-018.000-036
Owner: Sum Hospitality Inc. (re-record)
Mailing Address: 6080 Gurnee Mills Cir E Gurnee IL 60031
Site Address: 1904 U.S. 41 SCHERERVILLE IN 46375

LOT 2
(1902-1908 US HIGHWAY #41)
77,880.91 SF

LOT 1, FIRST FEDERAL PLAZA
(P.B. 48 P. 33)
Parcel: 45-11-17-276-012.000-036
Owner: Omelette House Restaurant Inc
Mailing Address: 1910 US 41 Schererville IN 46375
Site Address: 1910 U.S. 41 SCHERERVILLE IN 46375

LEGAL DESCRIPTION:
LOT 2 IN PLAZA HEIGHTS ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 105, PAGE 71, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. AMENDED BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 12, 2013 AS DOCUMENT NUMBER 2013 059204

Phase 2
27,384 sq. ft.
0.63 acres

U.S. HIGHWAY #41

NOTES:

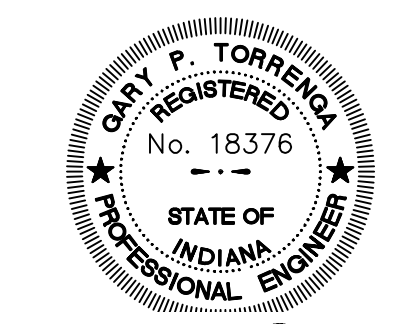
- ALL CURB DIMENSIONS ARE MEASURED TO THE FRONT FACE OF THE PROPOSED CURB, UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR ACTUAL DETAILS & DIMENSIONS OF THE PROPOSED BUILDINGS AND DUMPSTER ENCLOSURES.
- PROPOSED COMMERCIAL BUILDINGS:
BUILDING A: 8,005 SQ. FT.
BUILDING B: 1,836 SQ. FT.
TOTAL: 9,841 SQ. FT.
- SITE LIGHTING TO BE PROVIDED BY OTHERS AT THE OWNERS DIRECTION AND TO BE COORDINATED WITH THE TOWN OF SCHERERVILLE TO ENSURE ADEQUATE SITE LIGHTING.
- TOTAL PROJECT SITE AREA = 77,880.91± SF ~ 1.79± ACRES
REQUIRED LANDSCAPE AREA = 15,576.18± SF (20% OF TOTAL PROJECT SITE AREA)

PROPOSED SITE:

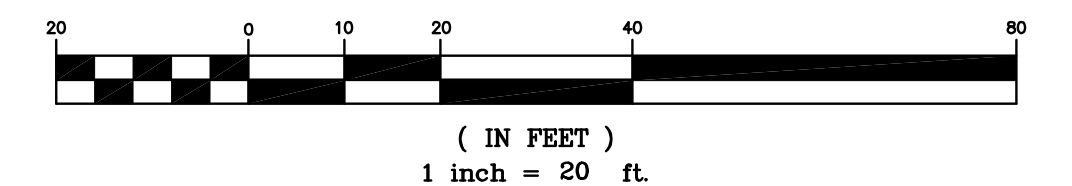
LOT	AREA	LANDSCAPE AREA (PERCENTAGE ON LOT)
2	77,880.91± SF	18,646.99± SF (23.94%)
TOTAL	77,880.91± SF	18,646.99± SF (23.94%)

LEGEND:

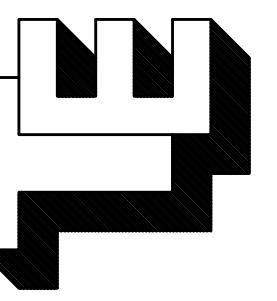
- PROPOSED TRAFFIC FLOW
- Ⓟ NUMBER OF PARKING SPACES
- Ⓜ HANDICAP ACCESS
- ⓐ ASPHALT PAVEMENT
- ⓑ BARRIER CURB
- ⓒ 18" HIGHBACK CURB
- ⓓ CONCRETE PAD
- ⓔ CONCRETE MEDIAN
- Ⓜ CONCRETE SIDEWALK
- Ⓣ STOP SIGN
- Ⓢ HANDICAP SIGN
- Ⓜ MENU BOARD
- Ⓢ BUSINESS SIGN



Gary P. Torrenga



LINE OF SEC. 17-35-9



TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 886-8918
website: www.torrenga.com

LOT 2, PLAZA HEIGHTS ADDITION TO THE TOWN OF SCHERERVILLE LAKE COUNTY, INDIANA SITE PLAN

CLIENT: Feras Musleh
Midwest Property Group, Inc.
584 N. Indiana Avenue
Crown Point, Indiana 46307
JOB NO: 2020-5052
SCALE: 1" = 20'
REVISIONS:
DATE: 01-15-2021

05-28-2021
02-15-2021

SHEET C-2.0

SHOPS ON 41 OUTLOT

1902-1908 US Highway 41, Schererville, IN 46375



SITE PLAN



BRETT MCDERMOTT
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

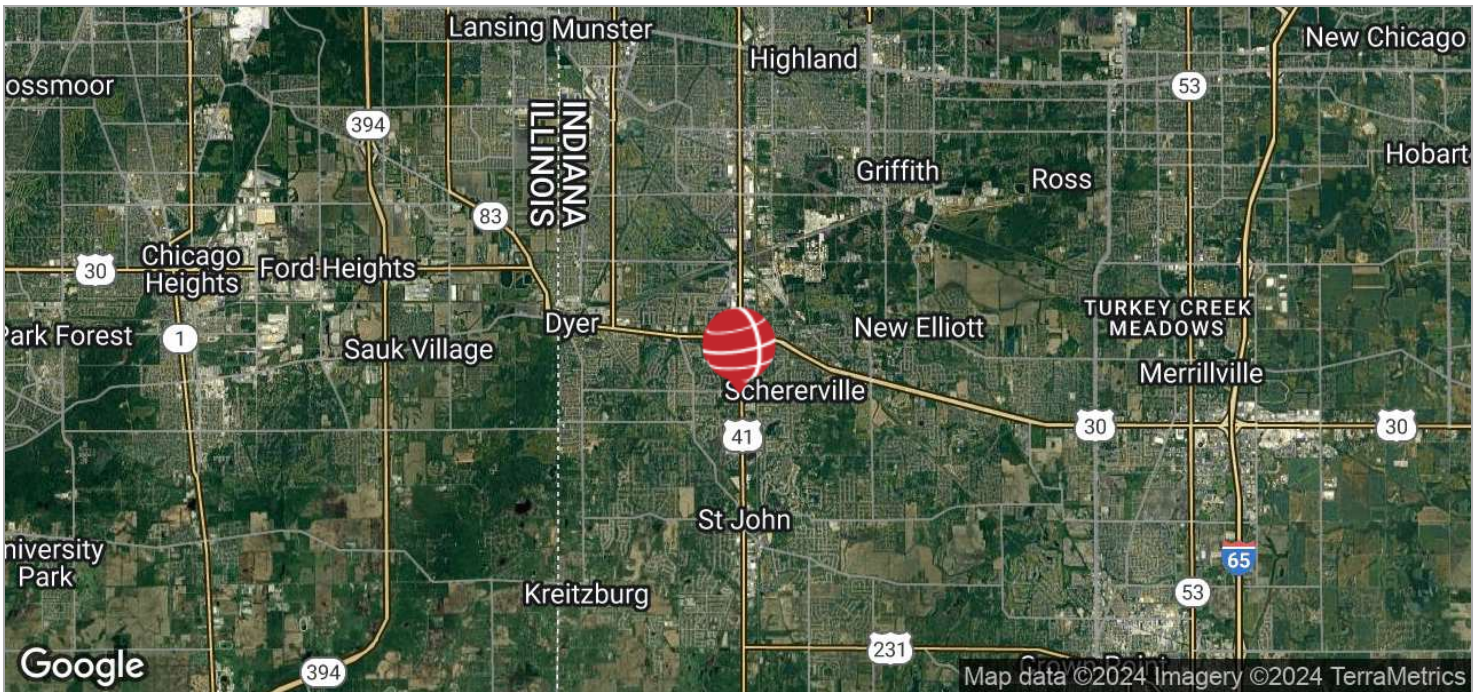
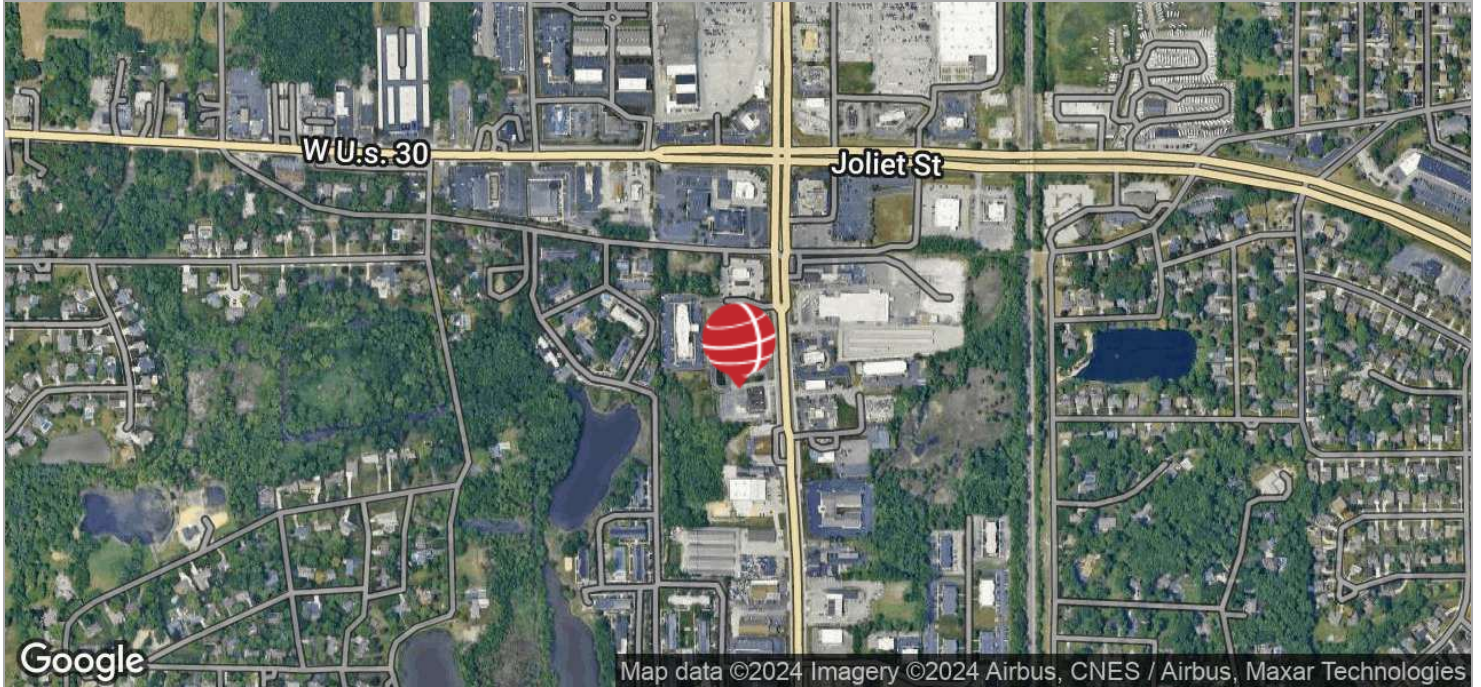
JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com

SHOPS ON 41 OUTLOT

1902-1908 US Highway 41, Schererville, IN 46375



LOCATION MAPS



BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY

Associate Broker
219.864.0200
jomalley@latitudeco.com

• 7 •

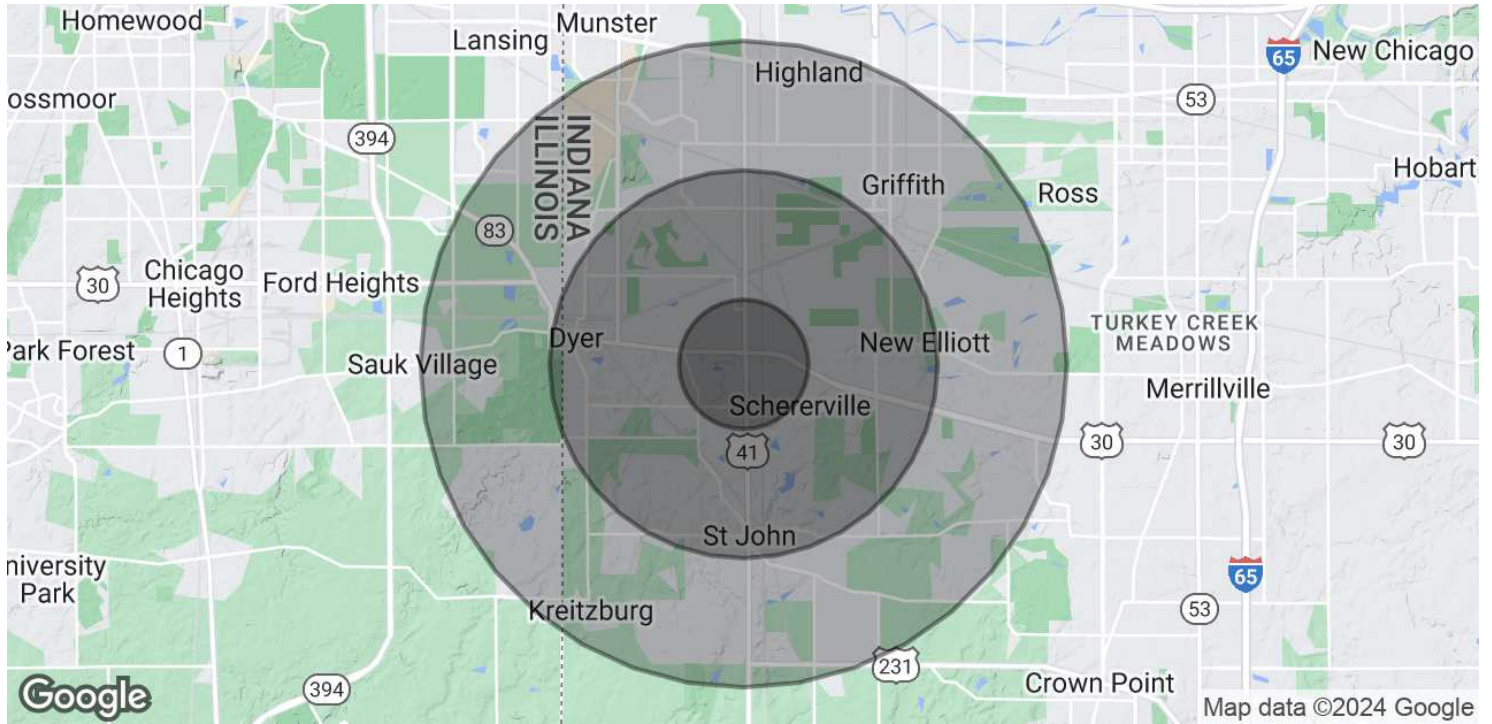
LATITUDECO.COM

SHOPS ON 41 OUTLOT

1902-1908 US Highway 41, Schererville, IN 46375



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,103	48,952	144,093
Average age	40.1	41.6	40.2
Average age (Male)	38.5	40.3	38.7
Average age (Female)	42.4	43.4	41.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,863	18,879	53,707
# of persons per HH	2.5	2.6	2.7
Average HH income	\$77,604	\$84,303	\$81,685
Average house value	\$228,782	\$232,457	\$213,258

* Demographic data derived from 2020 ACS - US Census

BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY

Associate Broker
219.864.0200
jomalley@latitudeco.com