

1300 SHEFFIELD AVE, DYER, IN 46311



For more information, please contact:

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FORMER PEOPLES BANK - 1300 SHEFFIELD AVE

1300 Sheffield Ave, Dyer, IN 46311



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$355,000

Price / SF: \$139.00

Lot Size: 0.93 Acres

Year Built: 1976

Building Size: 2547 SF

Zoning: SHEFF/MAIN

PROPERTY HIGHLIGHTS

- 2547 SF Former Peoples Bank
- Drive-Thru Possibilities for QSR
- Large Corner Lot at 0.93 Acres
- Located at a Stop Light Intersection of Sheffield Ave & Monticello Dr
- Less than 1/4 Mile from Illinois/Indiana State Line



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PROPERTY DESCRIPTION



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2547 SF Former Peoples Bank in Dyer now for Sale. Located on the hard corner of Sheffield Ave & Monticello Dr, it offers excellent visibility. Bank Currently has Drive-Thru windows which allows for a potential Drive-Thru for QSR users. Building sits on a large corner lot of just under an acre. Property is located less than 1/4 mile from the Indiana/Illinois State line with traffic counts of over 8,000 VPD.

LOCATION DESCRIPTION

This property is located in Dyer, IN near the Indiana/Illinois border. Dyer is a town in St. John Township, Lake County, Indiana, United States. Dyer placed 97th on the "100 Best Places to Live in the US" by CNN and Money Magazine in 2005. As of 2009, the median income for a household in the town was \$76,599 while the mean income for a household in the town was \$93,308. The median income for a family was \$87,127 and the mean income for a family was \$103,563.

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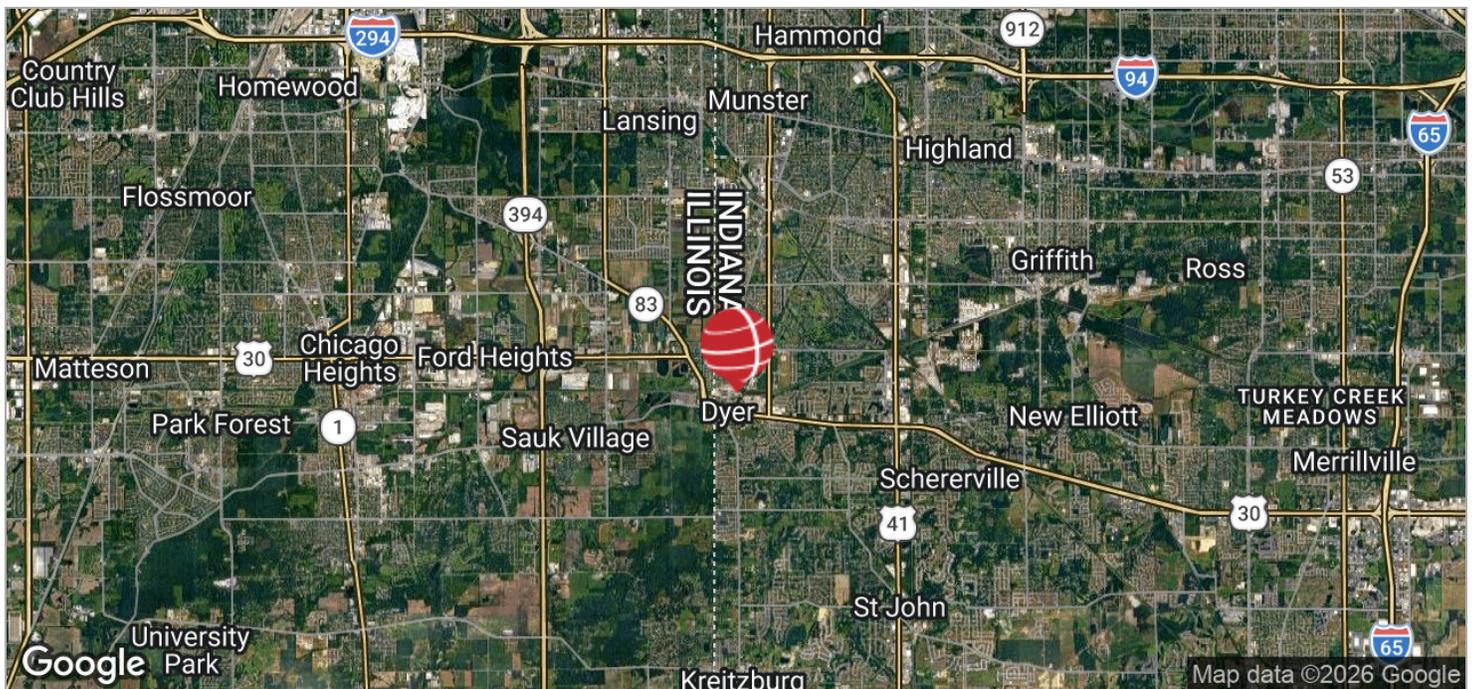
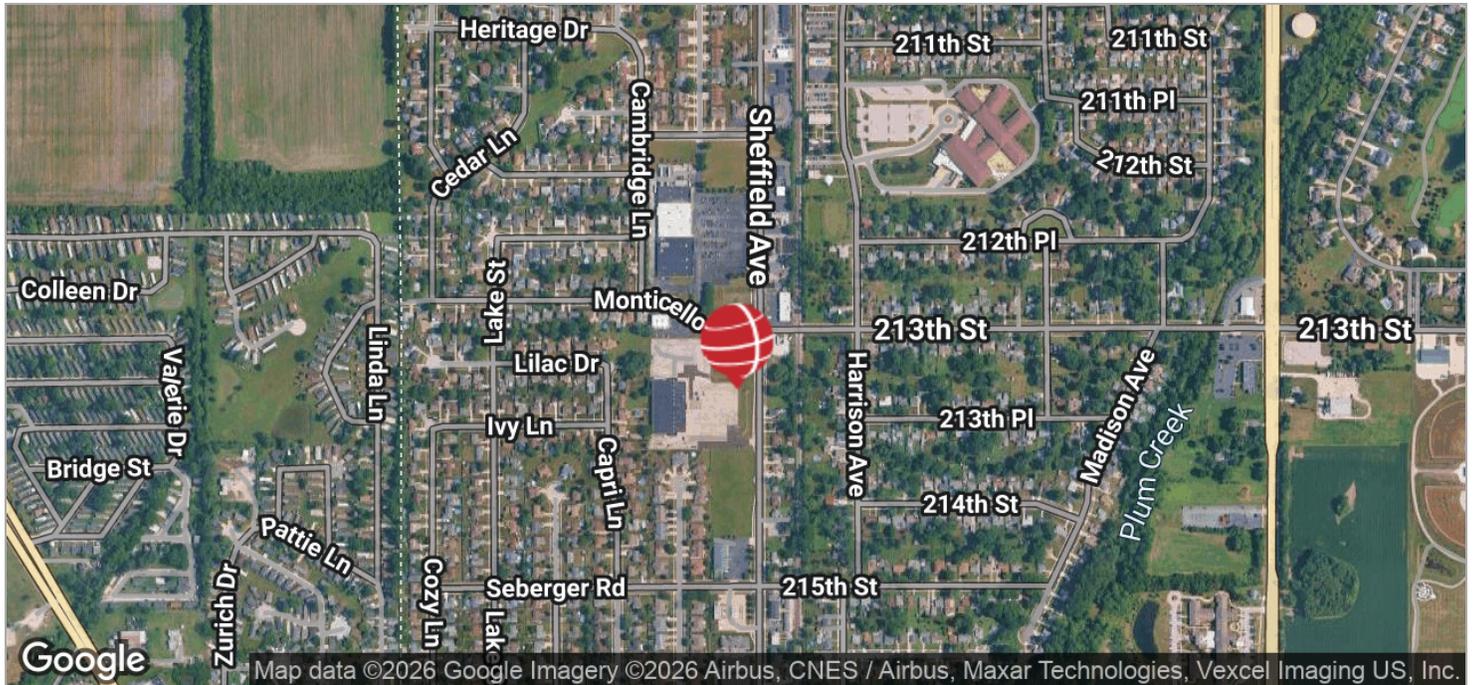
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LOCATION MAPS



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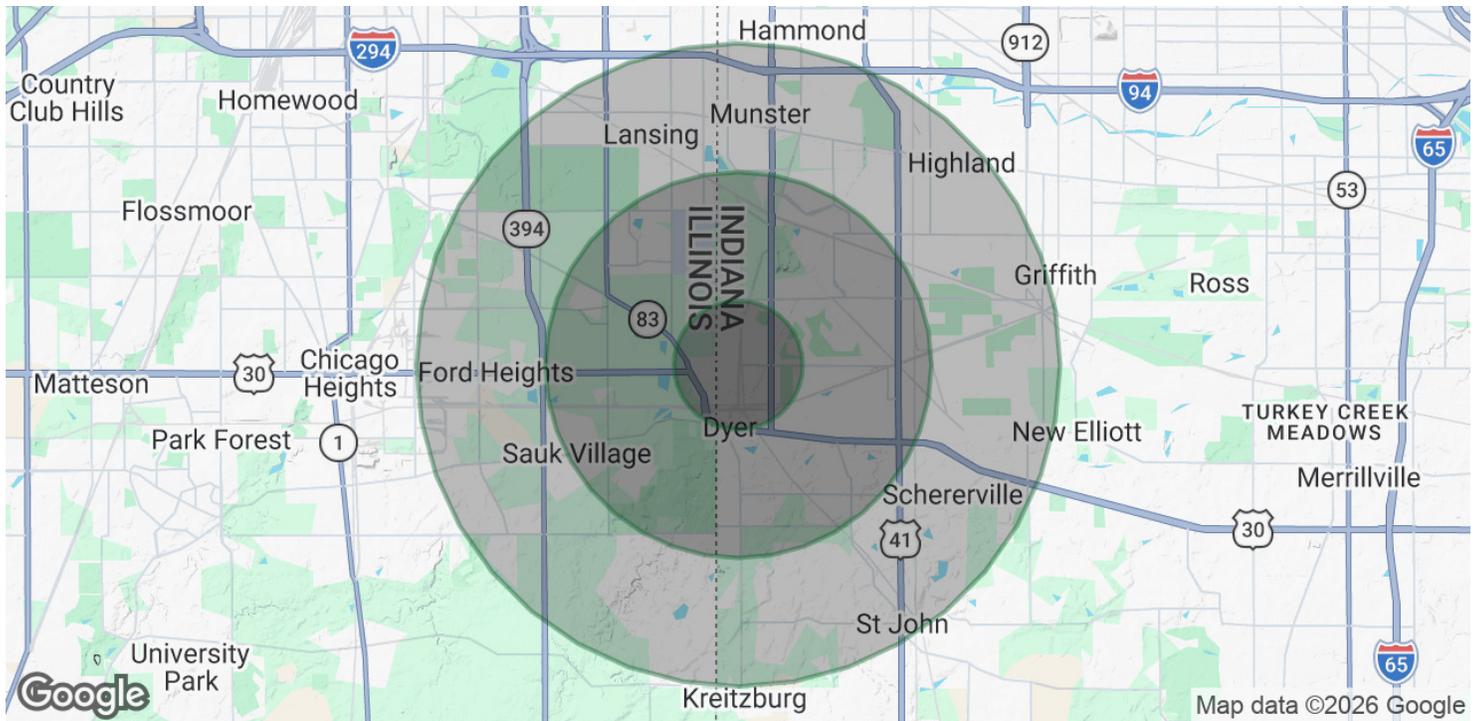
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,157	55,097	146,414
Average Age	44	43	43
Average Age (Male)	42	41	41
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,354	22,056	57,945
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$102,088	\$114,738	\$106,844
Average House Value	\$278,177	\$320,334	\$285,096

Demographics data derived from AlphaMap

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