

# 7725 US HIGHWAY 41, SCHERERVILLE, IN 46375



For more information, please contact:

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# BOULEVARD COMMONS

7725 US Highway 41, Schererville, IN 46375



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Available SF:</b>	1,550 - 2,000 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	1.81 Acres
<b>Year Built:</b>	2024
<b>Building Size:</b>	15029 SF
<b>Zoning:</b>	C-3
<b>Traffic Count:</b>	28,000

### PROPERTY HIGHLIGHTS

- New retail center now complete
- Two units left (1,550 SF & 2,000 SF)
- Join Sweet Circle Donut and Fidelity Title
- Located on US Highway 41 in Schererville, IN
- Traffic count of 28,000 vehicles per day
- Just 0.9 miles from US 30 & 41 ("Crossroads of America")



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## PROPERTY DESCRIPTION



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New Retail center now complete in Schererville, IN with the last unit available! Join Sweet Circle Donut and Fidelity in this high exposure center on US 41. The subject property is located directly on US Highway 41, just south of 77th Avenue and less than 1 mile from US 30 and 41 ("Crossroads of America"). The center offers maximum exposure and visibility to over 28,000 vehicles per day. This ~15,000 SF center can accommodate a number of retail uses ranging from 1500 SF and up with two drive-thru endcaps available strategically located on the morning side of traffic! The property is located for a user to capitalize on both Schererville and St. John residents.

## LOCATION DESCRIPTION

The subject property is located on Indianapolis Boulevard (US Highway 41) just south of 77th Avenue 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.

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## RETAILER MAP



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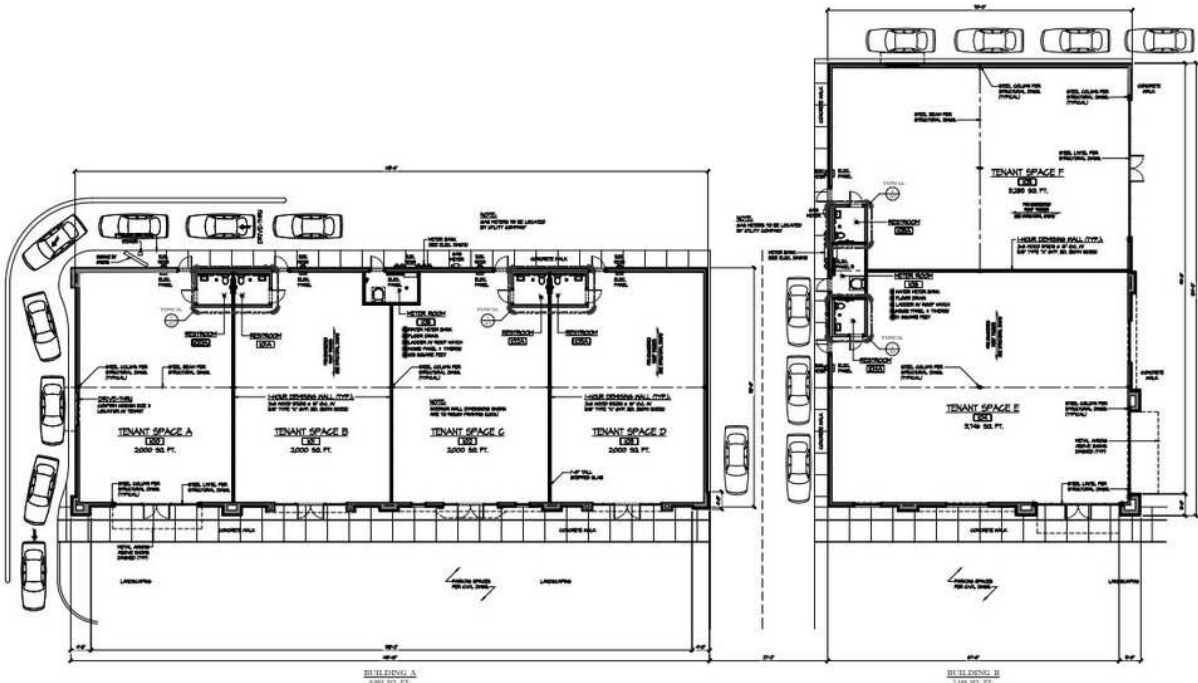
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## AVAILABLE SPACES



LEASE TYPE    NNN   |   TOTAL SPACE    1,550 - 2,000 SF   |   LEASE TERM    NEGOTIABLE   |   LEASE RATE    NEGOTIABLE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
B	Available	1,550 SF	NNN	Negotiable	-
D	Available	2,000 SF	NNN	Negotiable	-

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**TORRENGA ENGINEERING, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
Tel. IN: (317) 894-4468 website: www.torrenge.com

BOULEVARD COMMONS  
AN ADDITION TO THE TOWN OF  
SCHERERVILLE, LAKE COUNTY, INDIANA  
SITE PLAN

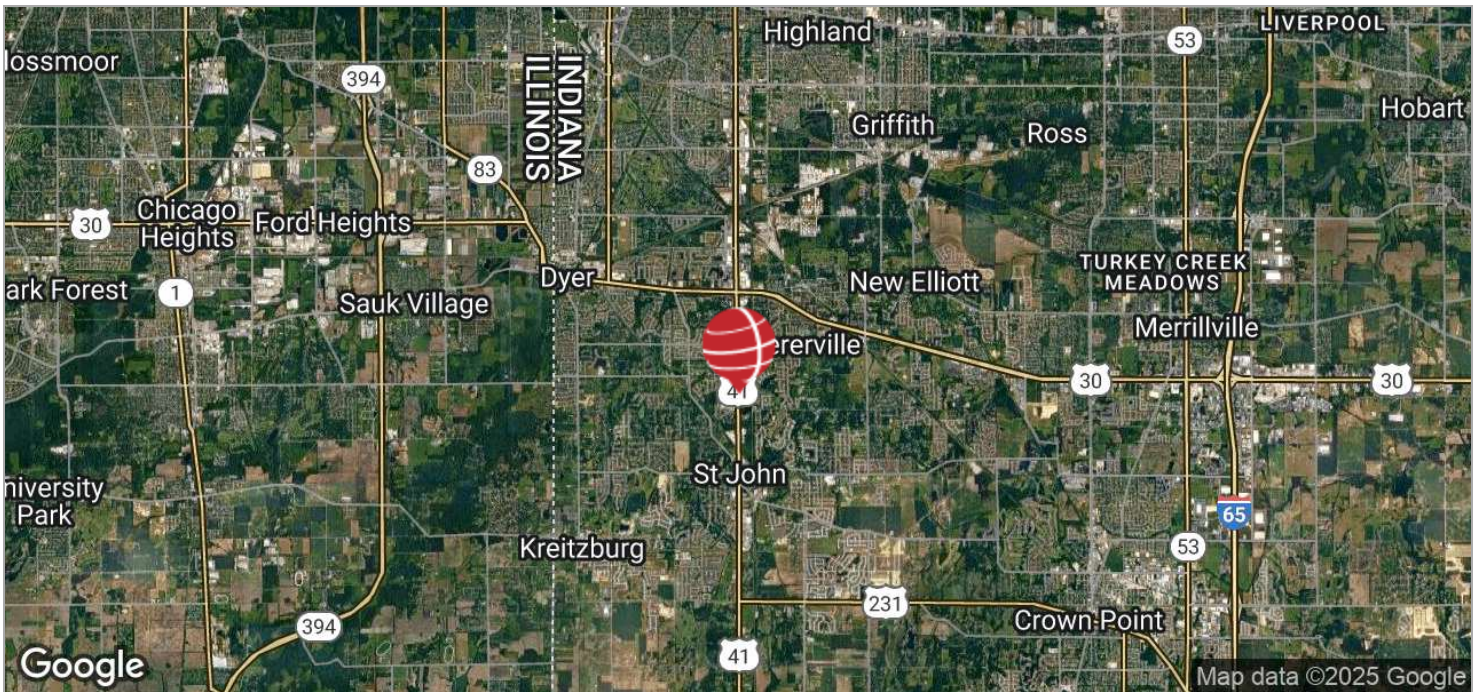
J. & C. Property Holdings, LLC 7920 S.W. Hwy. 41 Seaside, Indiana 46375	03-11-2022 BY: 87293
SHEET C-2.0	A36 NO: 2018-0081/7202-0013 SCALE: 1" = 30' DATE: 03-11-2022

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## LOCATION MAPS



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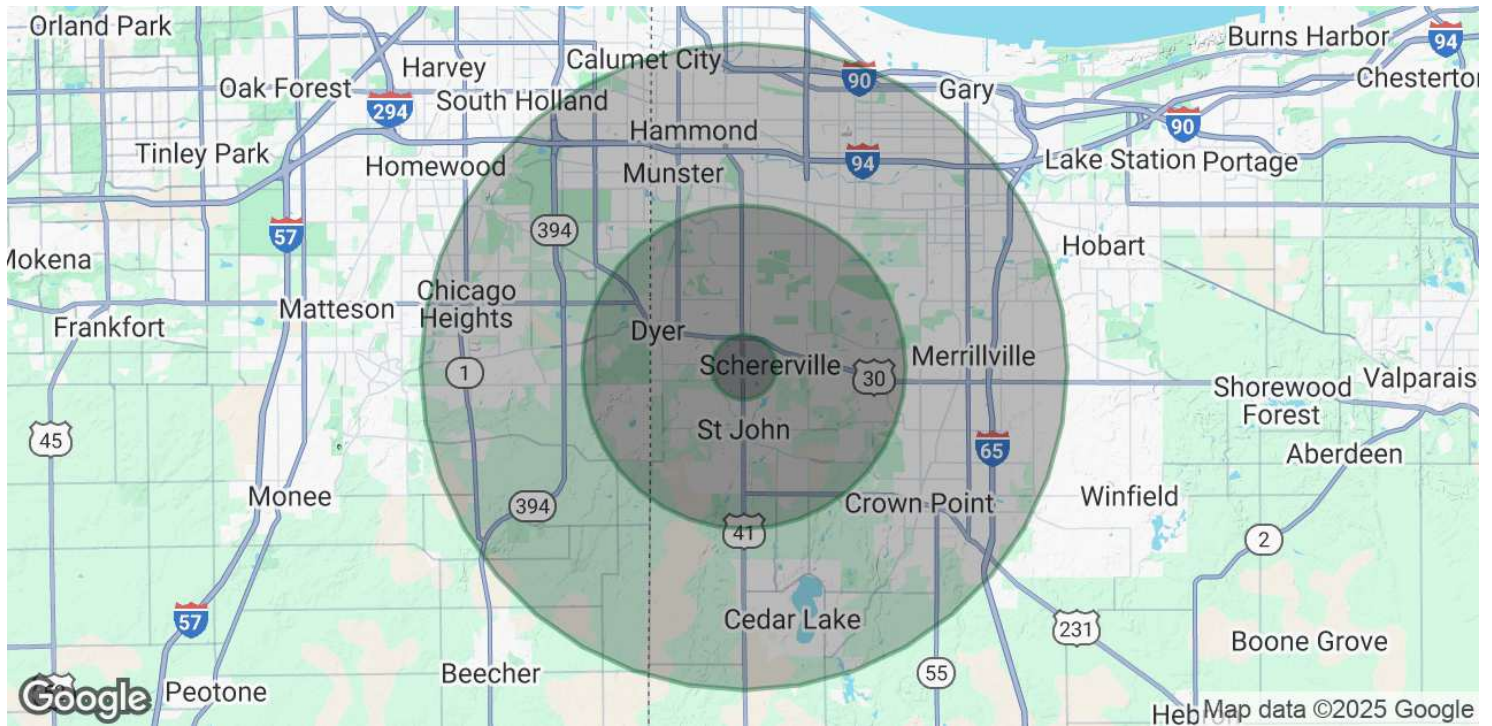
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,212	127,974	494,184
Average age	38.0	40.0	37.7
Average age (Male)	37.0	38.7	35.9
Average age (Female)	39.6	41.6	39.3

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,305	47,682	183,541
# of persons per HH	2.7	2.7	2.7
Average HH income	\$81,186	\$83,085	\$65,748
Average house value	\$244,962	\$220,508	\$190,193

\* Demographic data derived from 2020 ACS - US Census

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