



Crossroads Plaza

6110 Broadway | Merrillville, IN 46410

\$4,750,000 | 8.43% CAP (Projected Cap Rate 11.34%)

📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
📞 (516) 864.8000
🌐 www.SilberProperties.com



FINANCIAL INFORMATION

Tenant	Monthly Rent	Base Rent	Sq Ft	\$/SF	Lease Start	Lease Expiration	Reimbursement
Ruler Foods	\$7,916.67	\$95,000.04	17,230	\$5.51	4/1/15	12/31/30	\$11,693.28
Vacant	\$8,720.00	\$104,640	52,320	\$2.00	-	-	-
Vacant	\$2,000.00	\$24,000	12,000	\$2.00	-	-	-
Leonard White	\$1,000.00	\$12,000.00	2,000	\$6.00	2/1/23	3/31/26	-
Rent-A-Center	\$1,333.33	\$15,999.96	4,000	\$4.00	3/1/95	4/30/30	\$5,443.80
Papa Johns	\$1,615.83	\$19,389.96	2,000	\$9.69	6/1/08	2/28/27	\$2,774.04
Kingdom Life	\$1,508.31	\$18,099.72	2,000	\$9.05	11/1/23	2/28/27	\$3,499.92
Gina's Nails	\$1,504.50	\$18,054.00	2,000	\$9.03	6/1/15	8/31/30	\$3,500.00
Dance Extreme All Stars	\$1,416.67	\$17,000.04	4,000	\$4.25	3/1/26	3/31/31	\$6,999.96
Ace Beauty Supply	\$2,150.00	\$25,800.00	4,000	\$6.45	6/1/94	11/30/33	\$5,459.40
Merrillville Flea Market	\$4,518.42	\$54,221.04	37,588	\$1.44	11/29/23	1/31/31	\$65,778.96
Family Dollar	\$3,831.67	\$45,980.04	15,167	\$3.03	12/29/05	6/30/26	\$7,890.36
Aeunoia Minks LLC	\$1,375.00	\$16,500.00	2,000	\$8.25	10/1/23	1/31/27	\$3,500.00
Only Bangs Fireworks	\$1,581.25	\$18,975.00	6,300	\$3.01	4/1/2026	7/31/2029	\$11,025.00
Vacant	\$816.66	\$9,800.00	4,900	\$2.00	-	-	-
Spinning Vinyl	\$1,164.58	\$13,974.96	2,300	\$6.08	4/15/26	5/31/29	\$4,025.04
IJump Chicago	\$1,000.00	\$12,000.00	4,416	\$2.72	11/1/23	8/31/27	-
Simply Extravagant Rentals	\$1,697.92	\$20,375.04	5,500	\$3.70	2/15/26	5/31/31	\$9,624.96
Subway	\$1,639.23	\$19,670.76	2,000	\$9.84	6/3/93	1/6/29	\$2,371.80
C&J Restaurant	\$1,090.00	\$13,080.00	2,400	\$5.45	6/1/09	7/31/28	\$3,285.36
Freeway Insurance	\$900.00	\$10,800.00	600	\$18.00	10/31/10	2/28/29	\$775.08
Recycling Bins	\$450.00	\$5,400.00	-	-	2/1/24	1/31/30	-
Total	\$49,230	\$590,760.56	184,721				\$147,646.96

Income

Base Rent	\$590,760.56
Reimbursement	\$147,646.96
Total	\$738,407.52

Expenses

Insurance	\$39,000
Taxes	\$77,000
Repairs & Maintenance	\$23,500
Management Fees	\$18,000
Utilities	\$16,980
Snow Removal	\$11,600
Landscaping	\$6,000
Fire & Safety	\$3,755
Water	\$2,340
Admin	\$1,350
Total	\$199,525

Actual Net Income	\$400,442.52
Projected Net Income	\$538,882.52

Price	\$4,750,000
Actual Cap Rate	8.43%
Projected Cap Rate	11.34%

Strategic Location & Access:

- Positioned on Broadway (State Road 53), a major north-south commercial corridor in Merrillville. Broadway provides strong regional connectivity, including quick access to U.S. 30 and I-65.
- The property is part of a well-established retail node in Northwest Indiana, within a dense retail and service market.
- Excellent visibility and triple-corner exposure, leveraging Broadway's role as a heavily traveled retail spine.

Redevelopment & Upside Potential:

- The property is well-suited for value-add repositioning: given its location and scale, there is upside to re-tenant to higher-end retailers, QSRs, or mixed-use service.
- **Strong redevelopment thesis:** potential for re-tenanting with national credit users or redeveloping as part of a retail-service “hub” given the site’s visibility and lot size.
- Given Broadway’s continued retail momentum and Merrillville’s role as a regional shopping node, the property is a candidate for long-term asset appreciation.

53



W 61st Ave - 20,781 VPD



Fieler
Elementary School

Broadway - 17,270 VPD



53



DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	7,636	46,156	118,090
2024 POPULATION	7,283	49,448	122,596
2029 POPULATION PROJECTION	7,260	50,372	124,184
ANNUAL GROWTH 2020-2024	-1.20%	1.80%	1.00%
ANNUAL GROWTH 2024-2029	-0.10%	0.40%	0.30%

WHITE	2,179	15,644	58,160
BLACK	3,653	25,078	41,834
AMERICAN INDIAN/ALASKAN NATIVE	55	322	647
ASIAN	76	427	1,626
HAWAIIAN & PACIFIC ISLANDER	0	0	0
TWO OR MORE RACES	1,321	7,976	20,330
HISPANIC ORIGIN	1,244	7,506	20,274

2020 HOUSEHOLDS	2,915	17,734	47,128
2024 HOUSEHOLDS	2,771	18,898	48,827
2029 HOUSEHOLD PROJECTION	2,759	19,234	49,443
ANNUAL GROWTH 2020-2024	-0.40%	1.00%	0.70%
ANNUAL GROWTH 2024-2029	-0.10%	0.40%	0.30%
OWNER OCCUPIED HOUSEHOLDS	1,807	11,889	31,438
RENTER OCCUPIED HOUSEHOLDS	952	7,345	18,005
AVG HOUSEHOLD INCOME	\$63,763	\$65,541	\$71,738
MEDIAN HOUSEHOLD INCOME	\$52,567	\$51,834	\$56,543

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice











FOR MORE INFORMATION

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