

5740 US-6 // Portage, IN 46368



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Prime Opportunity for Retail Expansion

Portage is experiencing explosive growth, with a **surge in residential development** poised to rapidly expand the city's residential base.

This population boom is driving retail expansion and attracting significant investment to the area. The city's rapid expansion, combined with its strategic location and robust transportation network, makes it an **ideal opportunity for forward-thinking investors**.

Jenny's Landing is ideally positioned to become a major retail hub along the booming US-6 corridor.

Portage, Indiana



STRATEGIC LOCATION
45 minutes to Chicago
with easy access to major highways



HOME TO THE
Largest port on the Great Lakes
(International Port of Indiana)



WELL CONNECTED BY RAIL
South Shore Commuter Train
plus commercial rail lines (CSX, Norfolk Southern, and Indiana Harbor Belt)

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JENNY'S LANDING

26-acre commercial land development along US-6 in high-growth Portage, IN

- + **1 to 12 acre lots** available
- + Development features **±1,245 feet of frontage along US-6** offering visibility to over **20K VPD**
- + Opportunity for a **Big Box back parcel** with monument signage
- + Strong retail demand driven by **explosive residential growth** in the area with **18 major residential developments planned or under construction** within 5 miles of the site

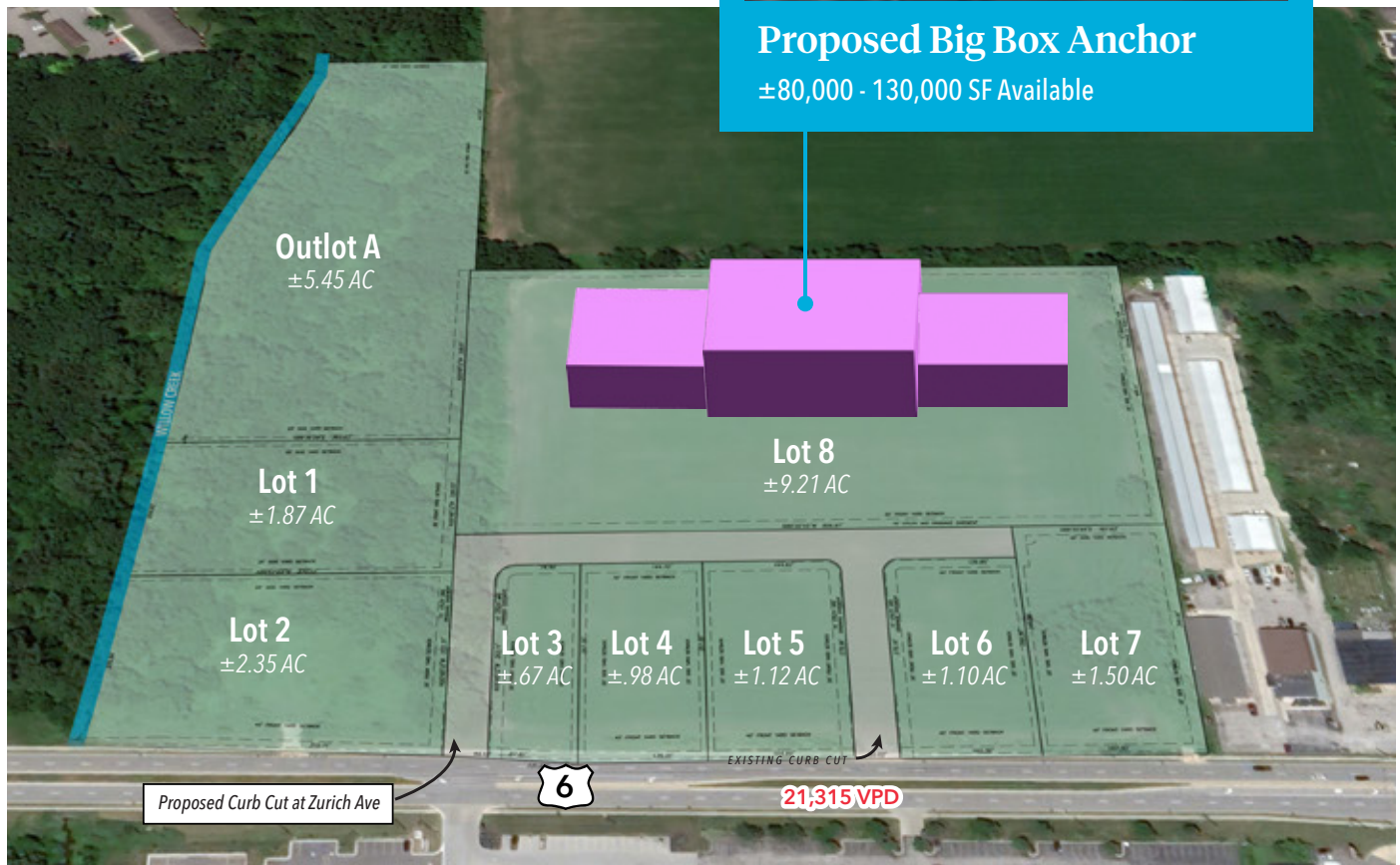
DEMOGRAPHIC SUMMARY

	1 MI	3 MI	5 MI
Est. Population	6,933	45,353	95,596
Adj. Daytime Population	9,090	38,825	80,047
Est. Households	2,896	17,763	37,792
Est. Average Household Income	\$81,599	\$87,902	\$86,442



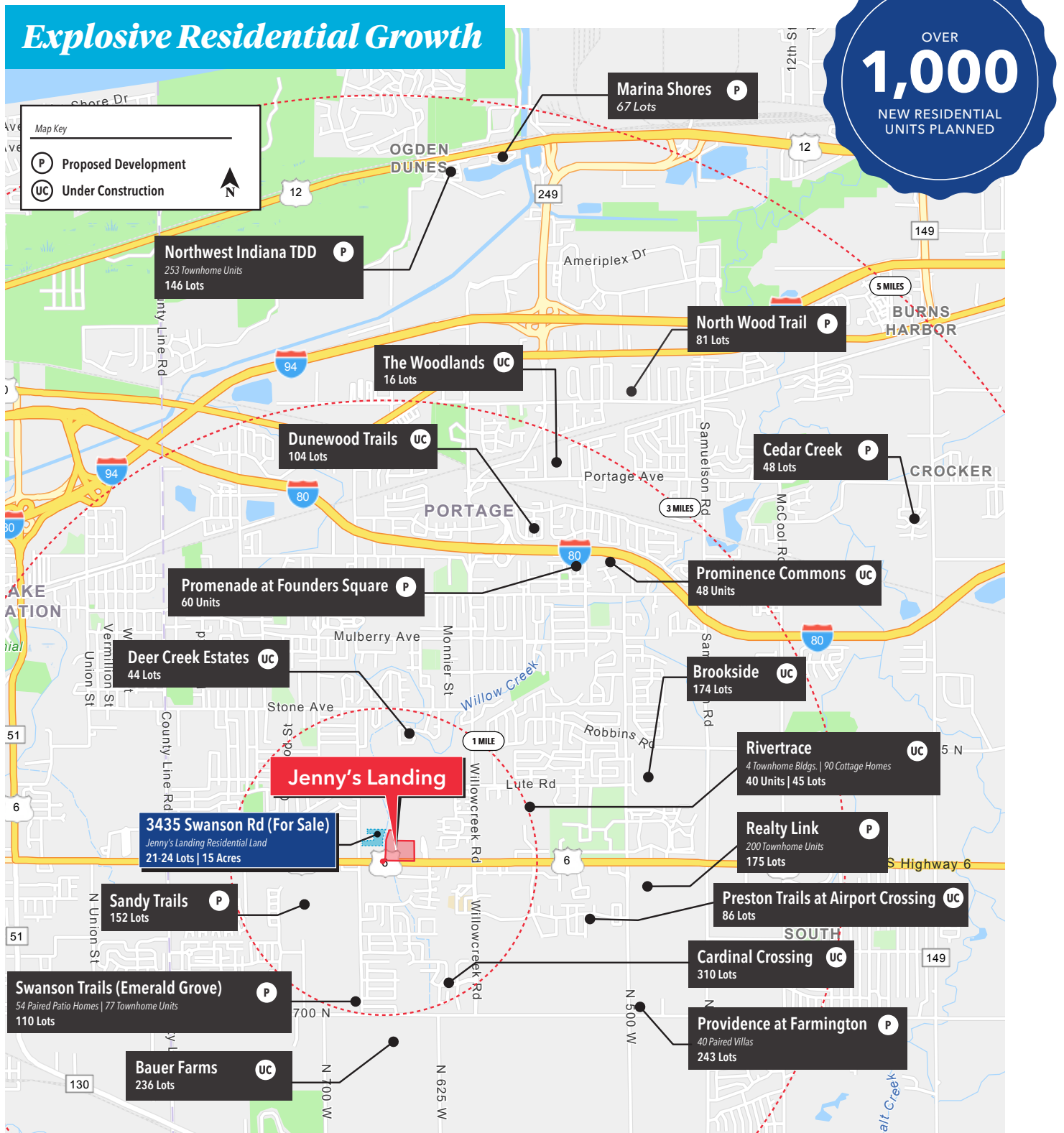
Proposed Big Box Anchor

±80,000 - 130,000 SF Available



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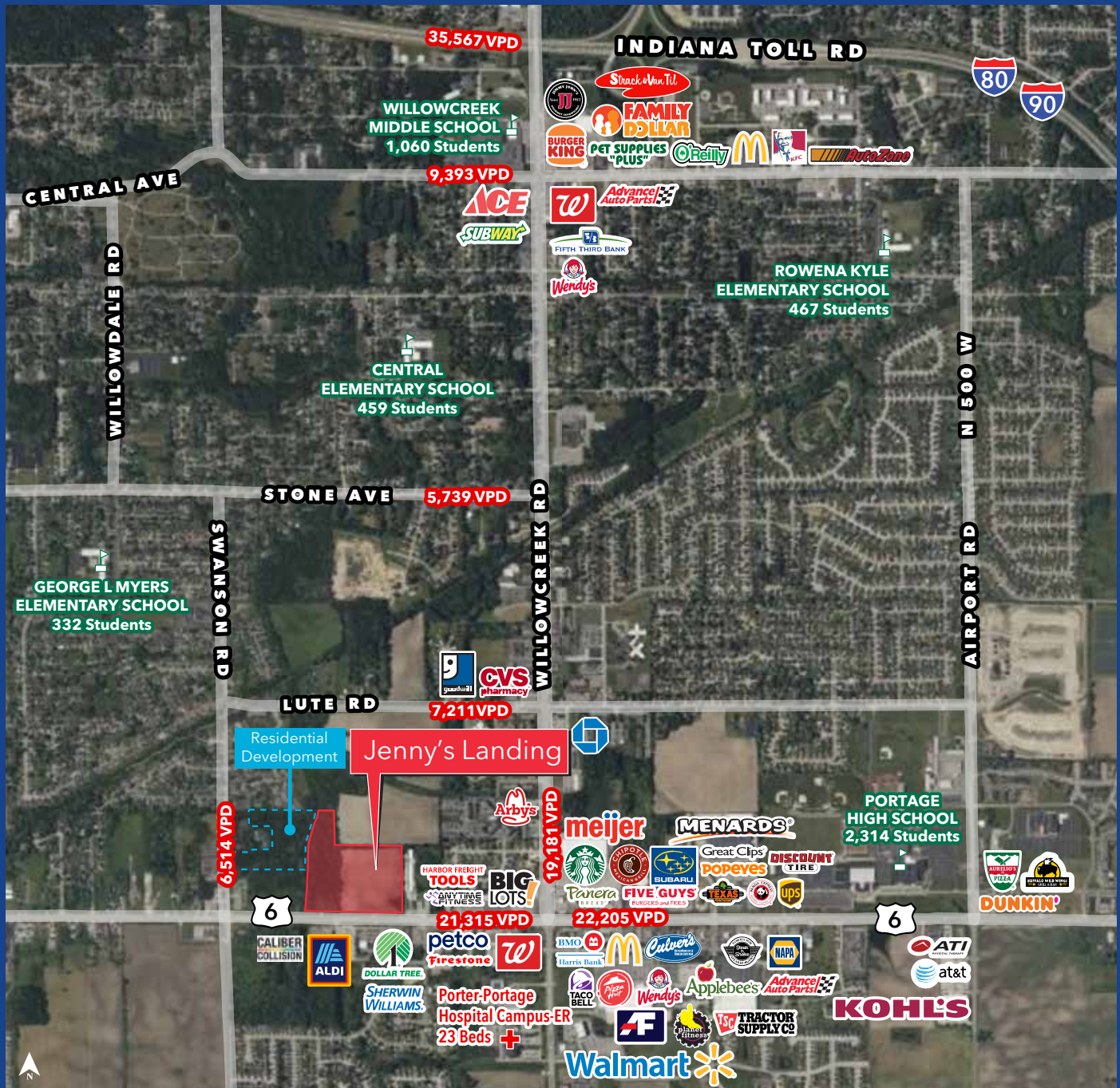


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