

1,050 SF AVAILABLE  
Hammond, IN 46323

FOR LEASE



6823-6837  
S. Grand Ave.

## CONTACT

**Frank Riegner**

Leasing Representative  
317.755.9977

Frank@arnoldmeyer.com

Arnold Meyer Commercial Real Estate  
8777 Purdue Rd., Ste. 107,  
Indianapolis, IN 46268

[arnoldmeyer.com](http://arnoldmeyer.com)

- Modern amenities
- Strategic location and the perfect environment to establish your business and thrive
- Close to I-90 and I-94
- Ample parking
- Only one (1) unit left



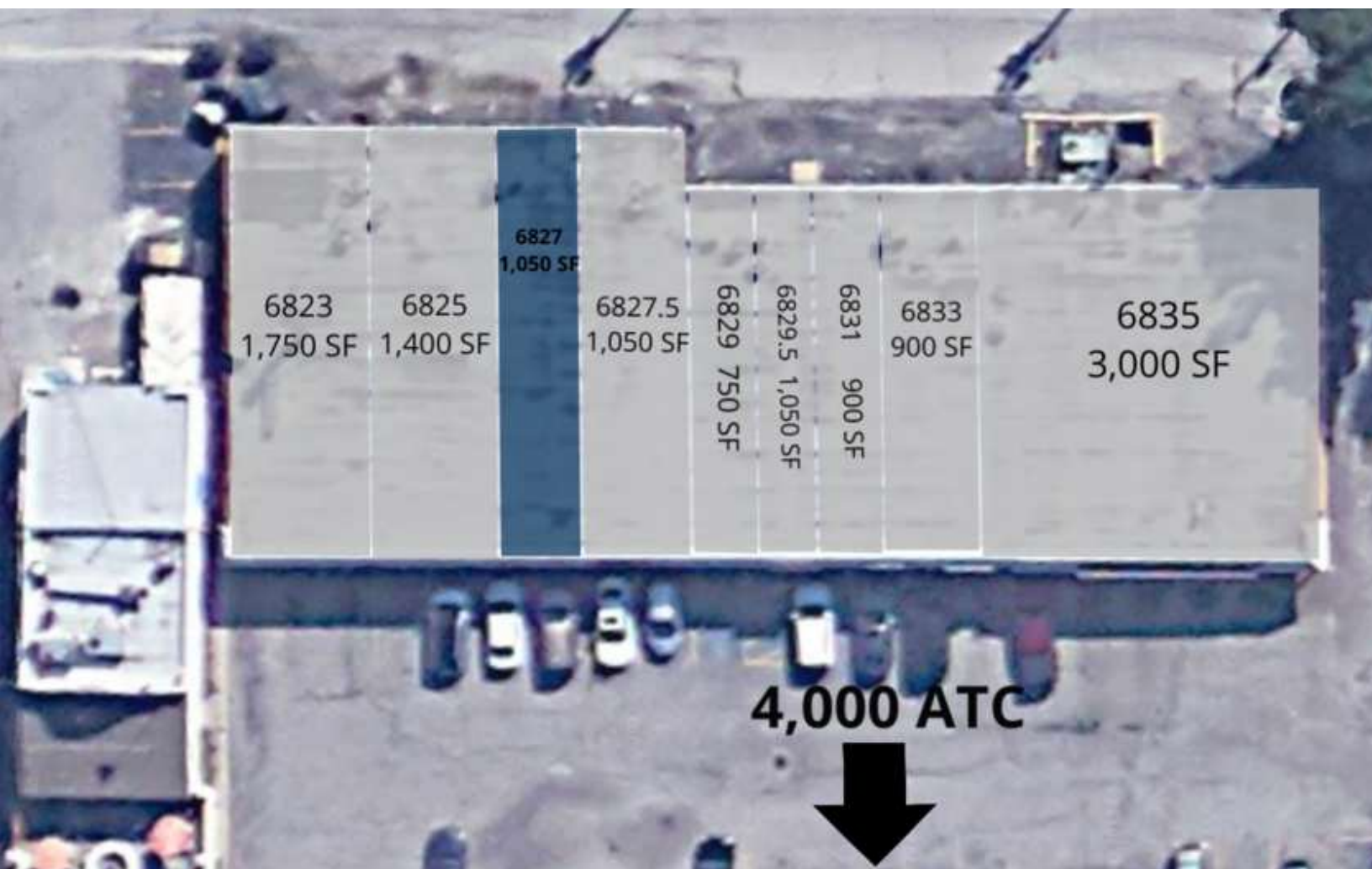
**ONE**REGION

### Property Description

Prime commercial real estate in a convenience grocery-anchored shopping center. Vibrant residential neighborhood with service and retail tenants. Built-in customer base and high foot traffic.

### Location Description

Located in Northwest Indiana - The Region, this property is situated in a heavily trafficked neighborhood with 4,000 ADT, surrounded by popular retailers like McDonald's, Family Dollar, O'Reilly's Auto Parts, and Save a Lot; our space offers unbeatable visibility and exposure for your business.



### Lease Information

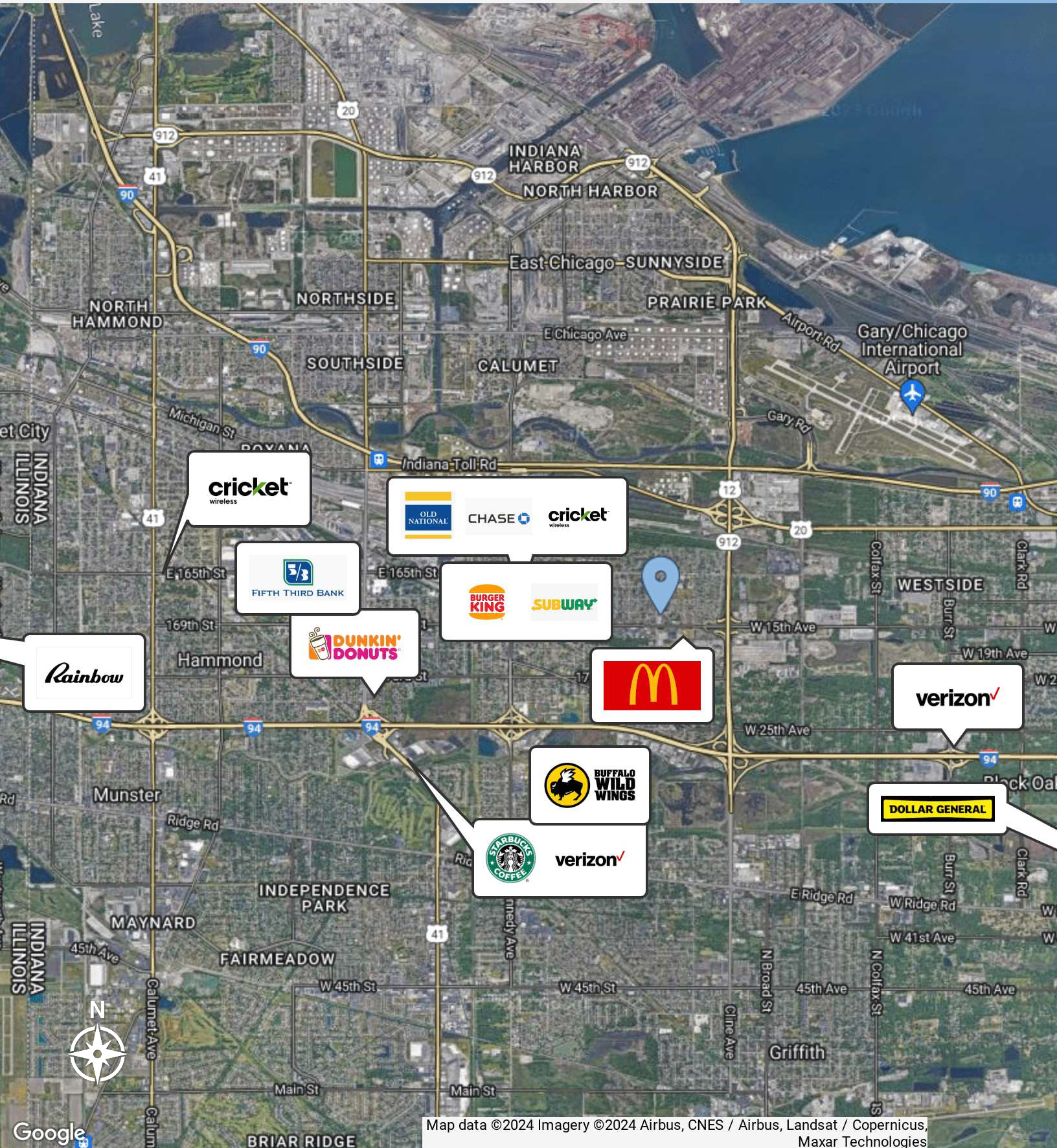
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,050 SF	Lease Rate:	\$12.00 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
6827 S. Grand Ave.	Available	1,050 SF	NNN	\$12.00 SF/yr
6831 S. Grand Ave.	-	900 SF	NNN	Negotiable

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RETAILER MAP



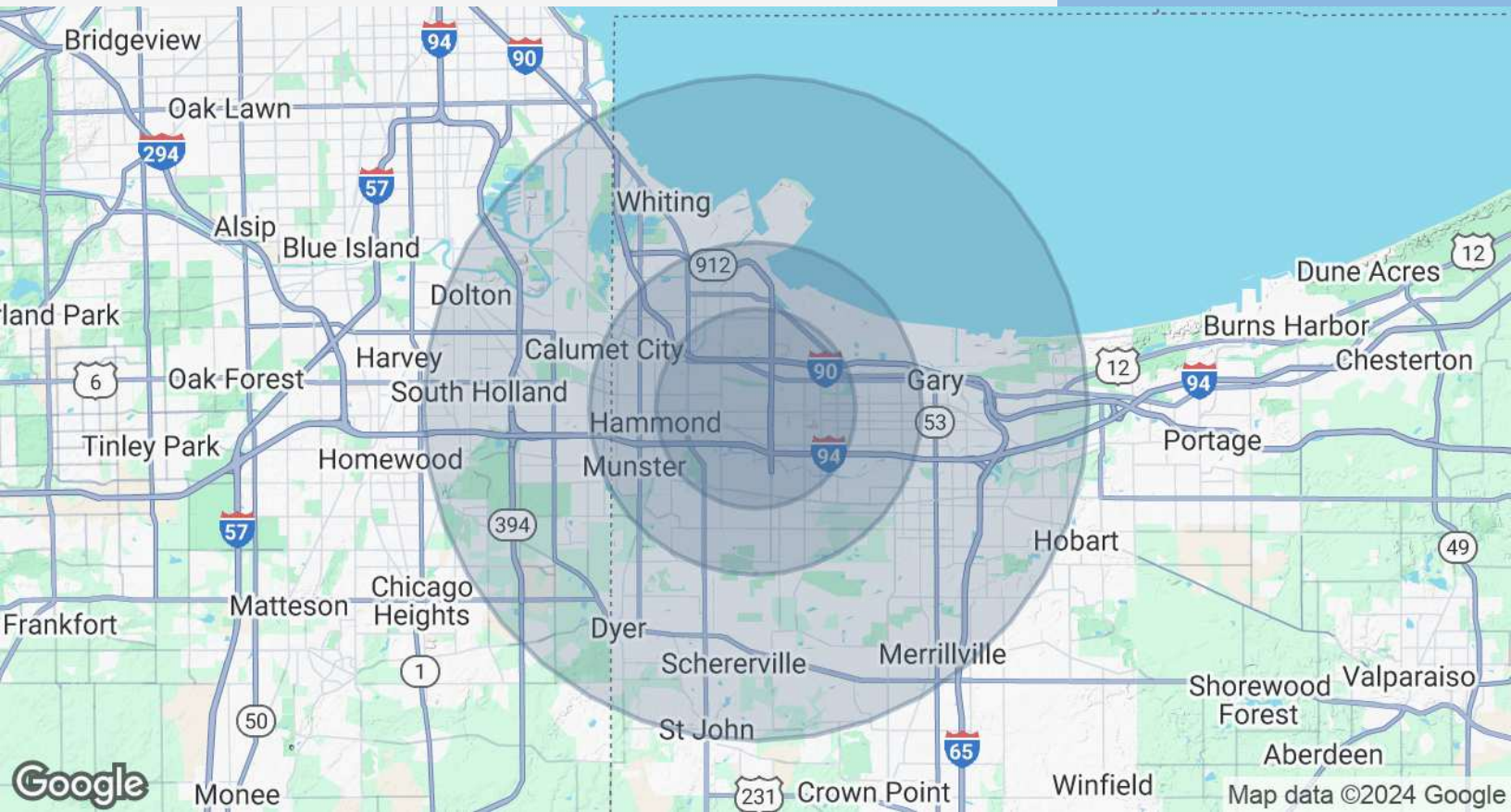
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**DEMOGRAPHICS  
 MAP & REPORT**



Population	3 Miles	5 Miles	10 Miles
Total Population	59,627	199,756	550,684
Average Age	35.7	37.9	38.9
Average Age (Male)	33.3	35.8	36.6
Average Age (Female)	37.8	39.9	40.7

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	25,144	88,674	241,074
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$56,609	\$55,941	\$59,949
Average House Value	\$110,383	\$115,496	\$130,825

2020 American Community Survey (ACS)

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