

# 7026 KENNEDY AVE, HAMMOND, IN 46323



For more information, please contact:

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**LATITUDE**  
COMMERCIAL  
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Available SF:</b>	2,000 SF
<b>Lease Rate:</b>	\$12.00 SF/yr (MG)
<b>Lot Size:</b>	0.07 Acres
<b>Year Built:</b>	1946
<b>Building Size:</b>	4482 SF
<b>Zoning:</b>	C4

### PROPERTY HIGHLIGHTS

- Office space located on Kennedy Ave
- Great visibility
- About 10,000 vehicles per day
- Located mile north of I 80/94
- Close proximity to Chicago
- Aggressive leasing rate.



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## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Office space located on Kennedy Ave. Great visibility with about 10,000 vehicles per day. Located just 1 mile north of I 80/94. Close proximity to Chicago. Aggressive leasing rates.

### LOCATION DESCRIPTION

This property is located on Kennedy Avenue in Hammond, IN Hammond is part of the Chicago metropolitan area, and the only city in Indiana to border Chicago. The 2020 population was 77,879. From north to south, Hammond runs from Lake Michigan down to the Little Calumet River; from east to west along its southern border, it runs from the Illinois state line to Cline Avenue. The city is traversed by numerous railroads and expressways, including the South Shore Line, Borman Expressway, and Indiana Toll Road. Notable local landmarks include the parkland around Wolf Lake and the Horseshoe Hammond riverboat casino. Hammond is also home to a Purdue University campus and numerous historic districts that showcase the residential and commercial architecture of the early 20th century.

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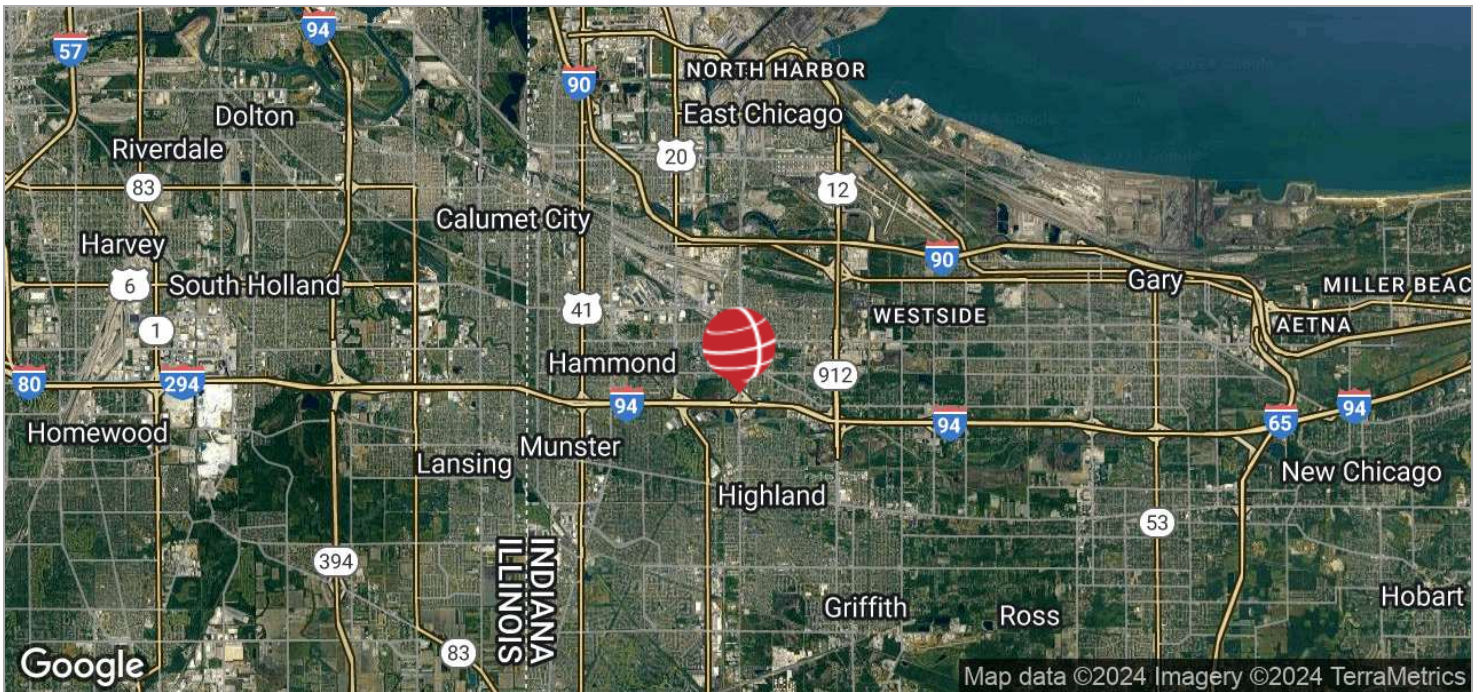
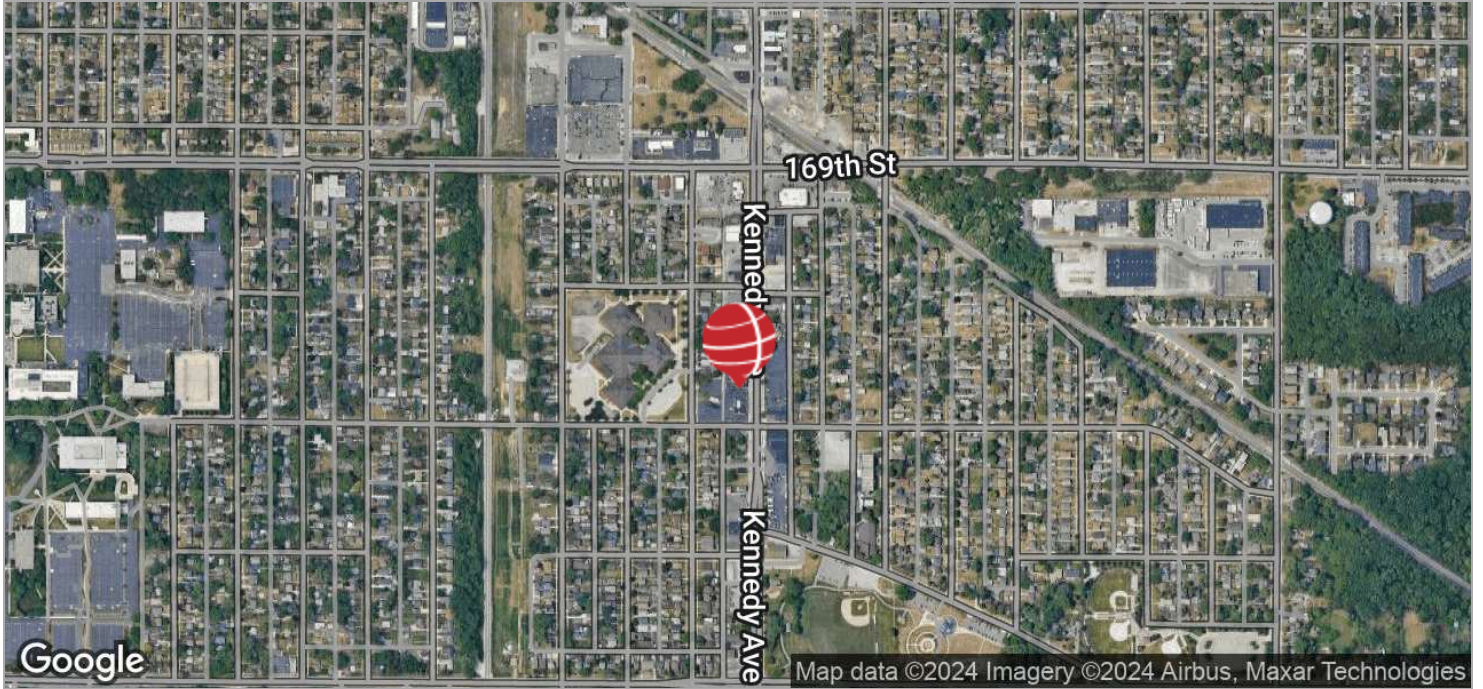
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## LOCATION MAPS



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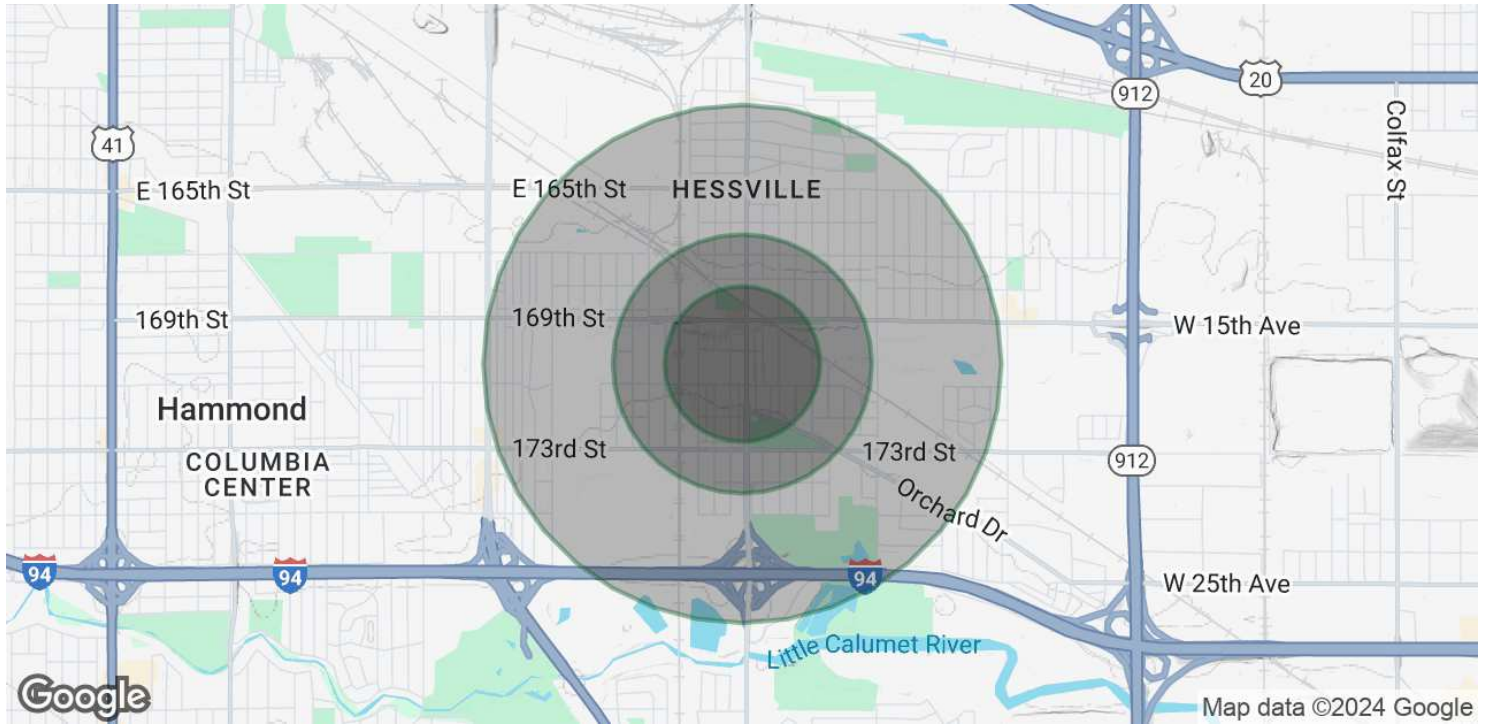
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	996	4,277	14,544
Average Age	38	38	37
Average Age (Male)	37	37	37
Average Age (Female)	38	38	38

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	371	1,616	5,542
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$84,004	\$89,947	\$80,387
Average House Value	\$147,801	\$155,537	\$172,114

Demographics data derived from AlphaMap

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