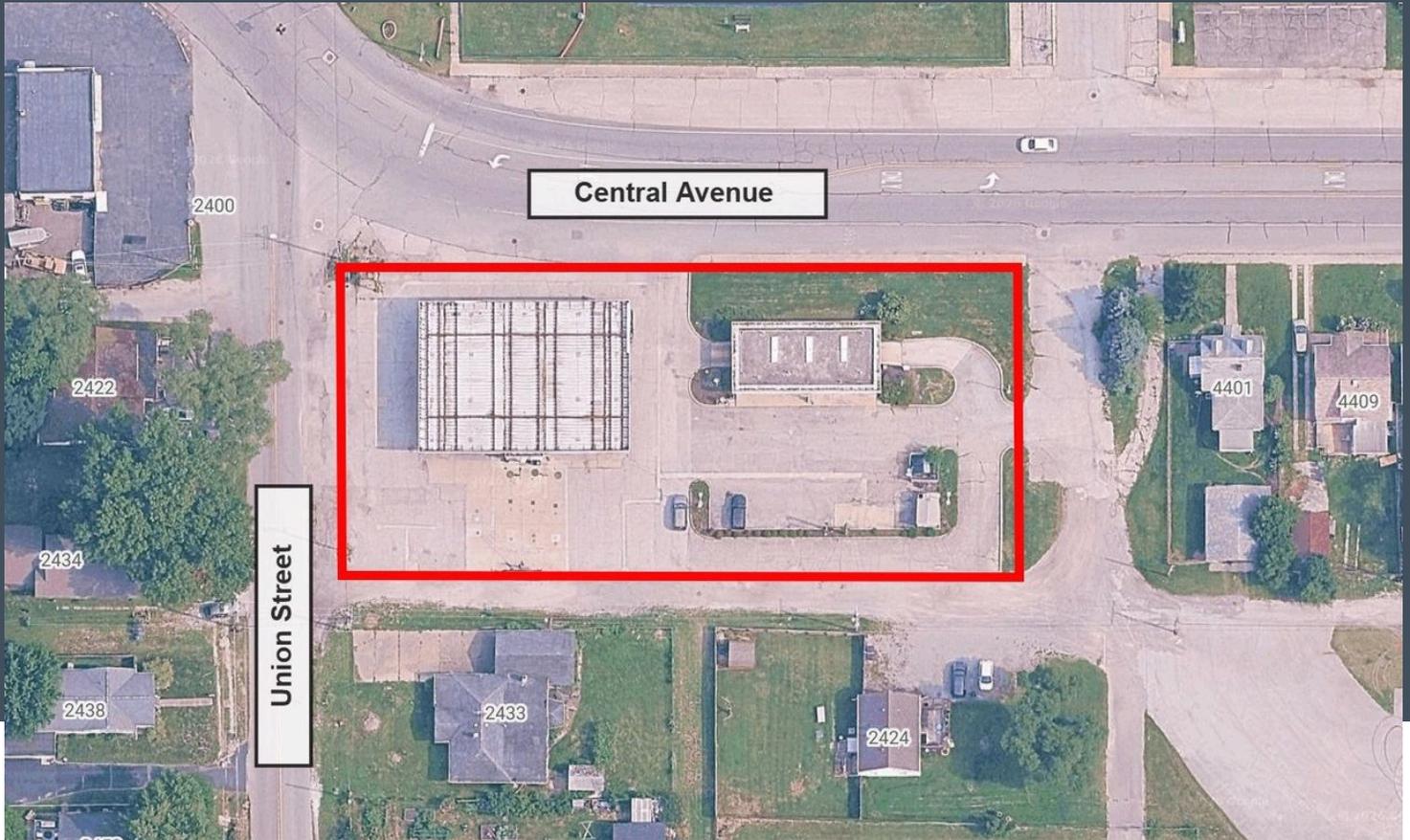


For Sale

Former Gas Station Redevelopment Opportunity



4301 Central Avenue

Lake Station, IN, 46405

Prime redevelopment opportunity of a former Speedway gas station. Owners (7-Eleven / Speedway) have removed the fuel tanks and will place a deed restriction on the property at the time of sale restricting the sale of fuel. Property features a +/-645 SF convenience store along with a +/- 1,320 SF detached car wash. This property is located closely to the Boys & Girls Clubs of Greater Northwest Indiana - Lake Station Club.

Highlights

- Former Speedway Gas Station for sale
- Property is zoned B-2 (Community Commercial District)
- Property features a small free standing Car Wash
- Traffic counts at the intersection of Central Ave and Union Street combine to approximatley 10,000 AADT

Sale Price

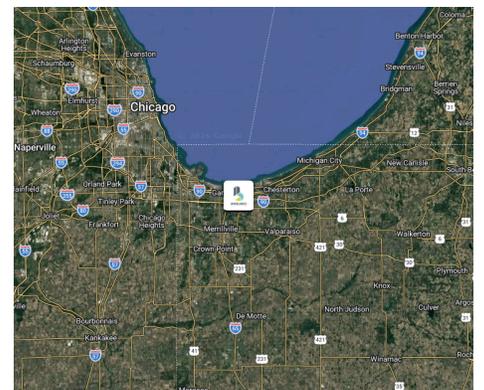
Contact Broker

Parcel Size

+/- 0.76 AC

Property Type

Retail

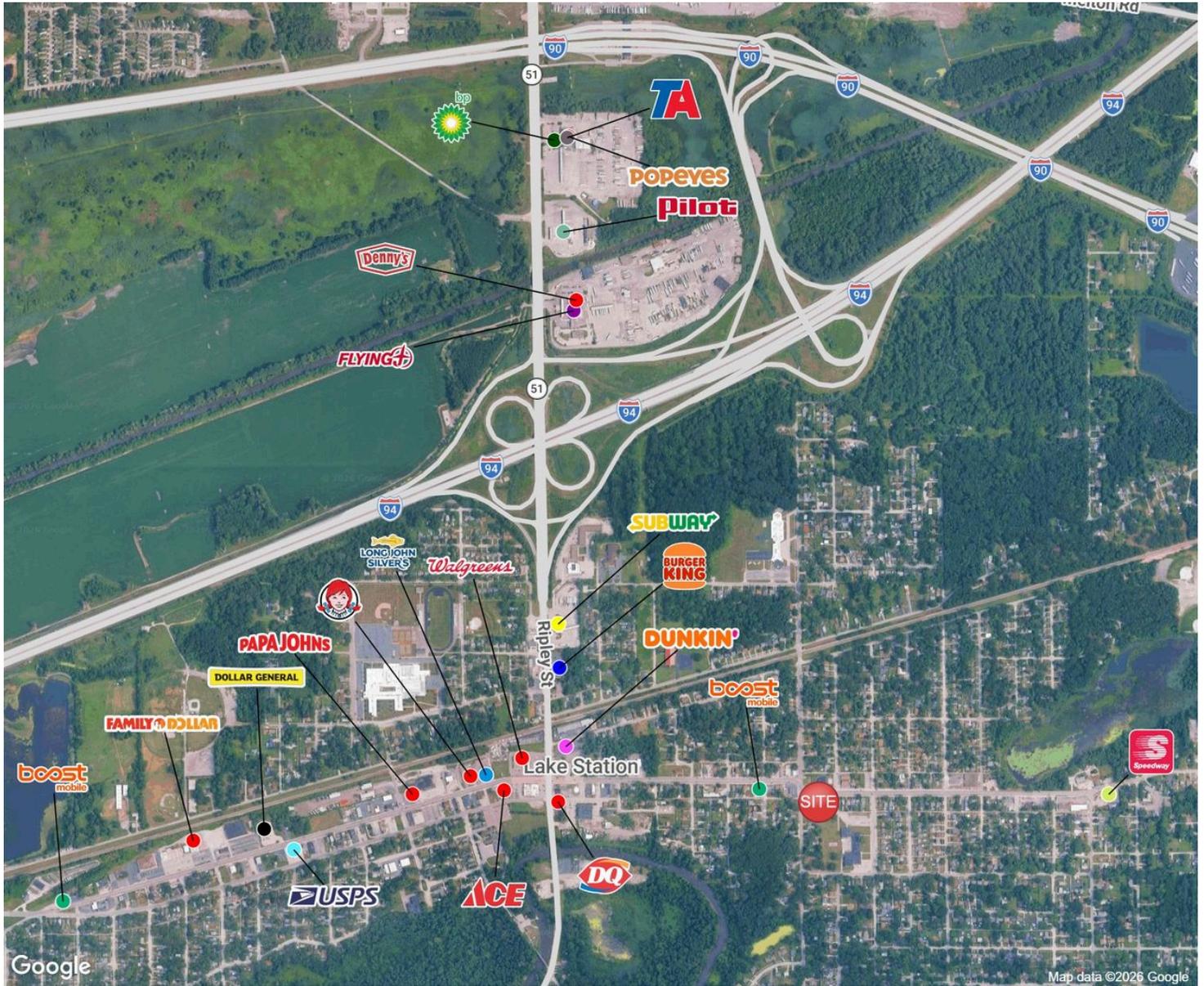


Nathan Robinson
Broker
nrobinson@bradleyco.com
248.721.1409

www.bradleyco.com

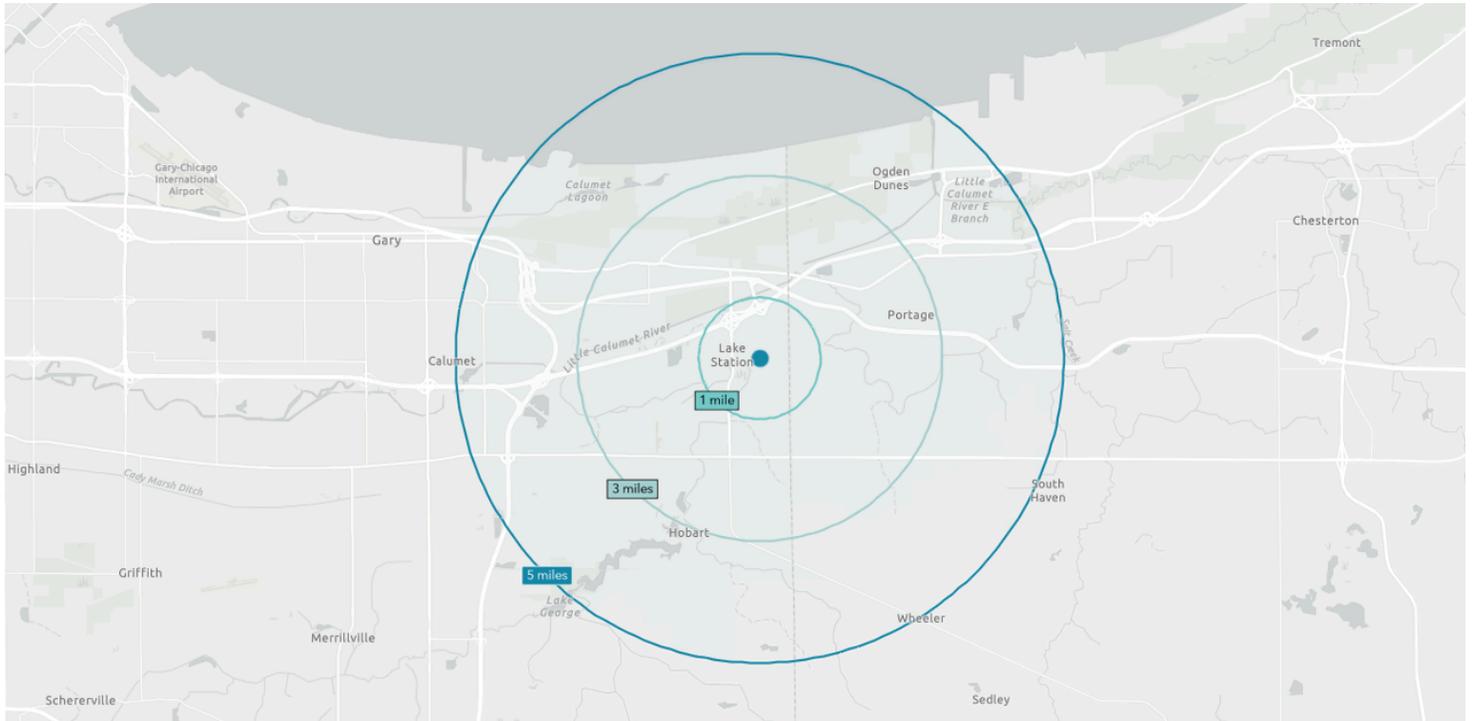
Surrounding Retailers

4301 Central Avenue, Lake Station, IN 46405



Demographics

4301 Central Avenue, Lake Station, IN 46405



Demographics

	1 Miles	3 Miles	5 Miles
Total Population	5,748	49,710	96,261
Average Age	39.0	38.9	40.1
Average Age (Male)	38.2	37.9	38.9
Average Age (Female)	40.0	39.9	41.2
Total Households	2,122	20,078	39,120
# of Persons per HH	2.66	2.46	2.45
Average HH Income	\$81,092	\$79,960	\$83,786
Average House Value	\$247,088	\$246,424	\$264,603