

FOR SALE

2301 BROADWAY

Gary, IN 46407



OFFERING SUMMARY

Sale Price:	Subject To Offer
Acres:	0.36 AC
Zoning:	B5-1
Taxes:	2021 Payable Taxes \$295.62

PROPERTY OVERVIEW

This parcel is located on the SE corner of Broadway and 23rd Ave. 3 Lots with a total of 127 FT of frontage on Broadway. INDOT: 12,724 cars per day.

LOCATION OVERVIEW

0.6 Miles from I-80/94
2.2 Miles from I-65
3 Miles from I-90
4.7 Miles from Hard Rock Casino
10.6 Miles from IN/IL Border

PROPERTY HIGHLIGHTS

- Amenities nearby: Gary South Shore Train Station, Amazon Warehouse, Gary SouthShore Rail Cats, and Indiana University Northwest.

McCOLLY BENNETT COMMERCIAL ADVANTAGE

850 Deer Creek Drive, 2nd Floor
Schererville, IN 46375
P: 219.736.0014
mccollycre.com

LORI TUBBS

PARTNER

312.446.7059

lori.tubbs@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

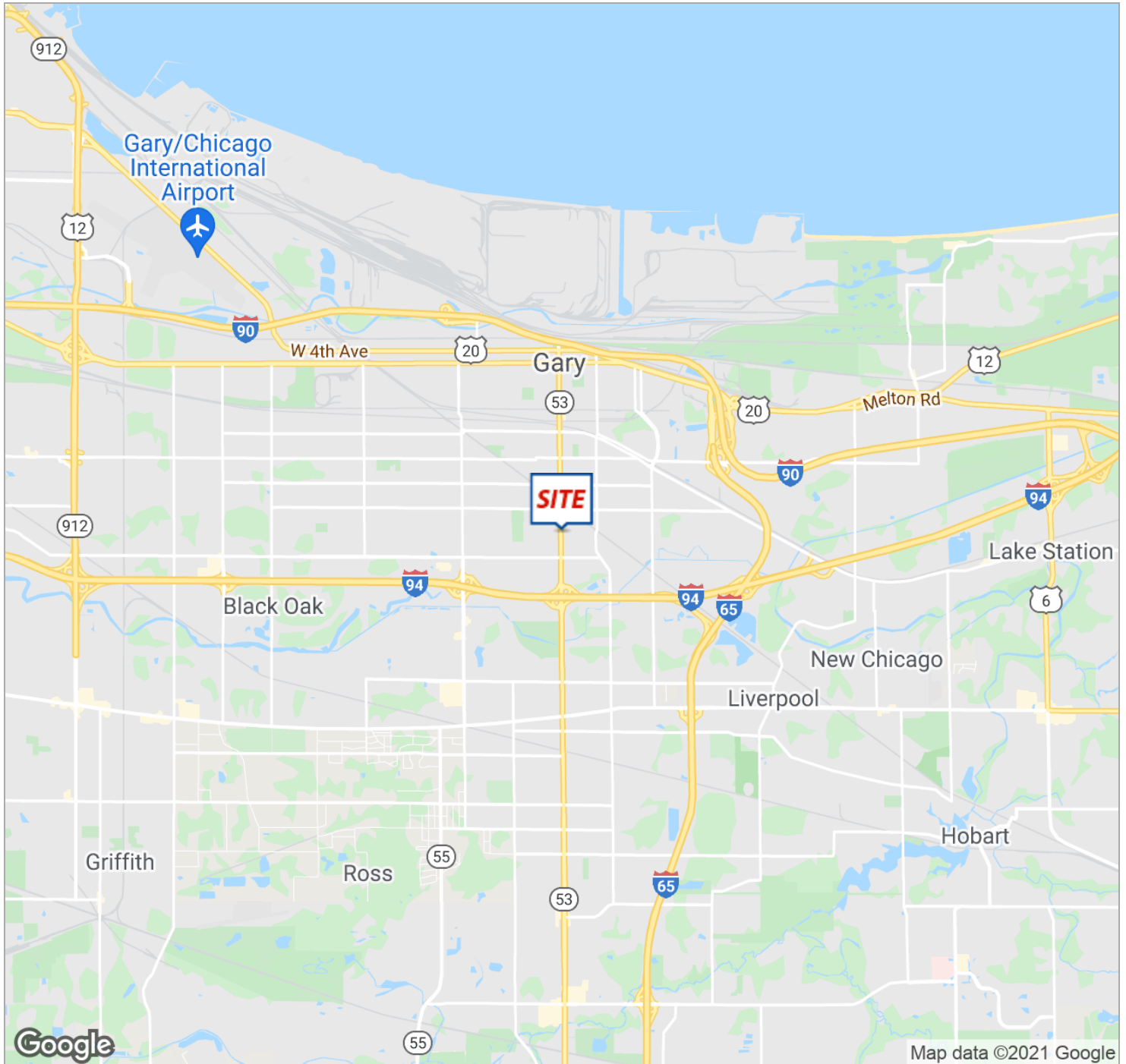
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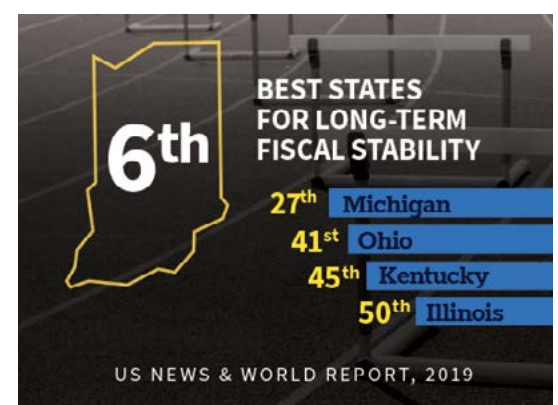
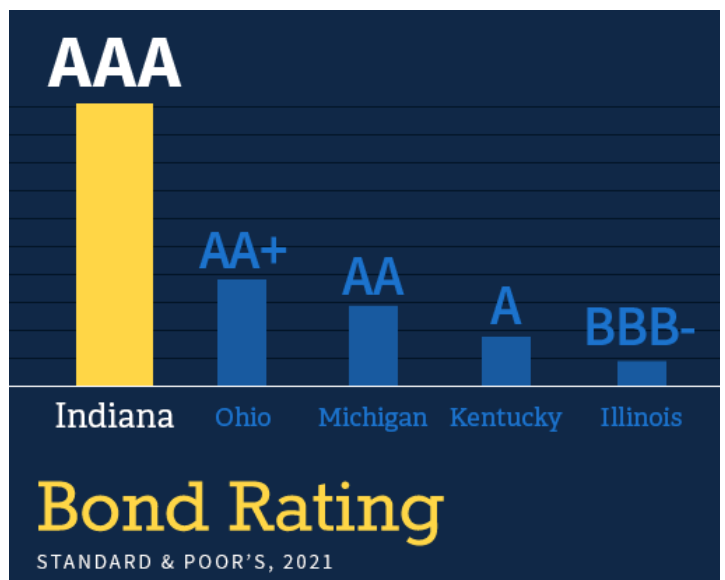
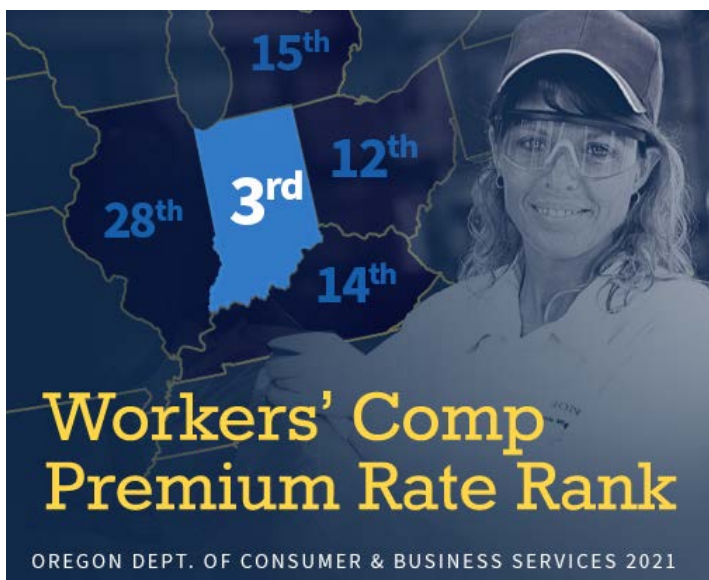
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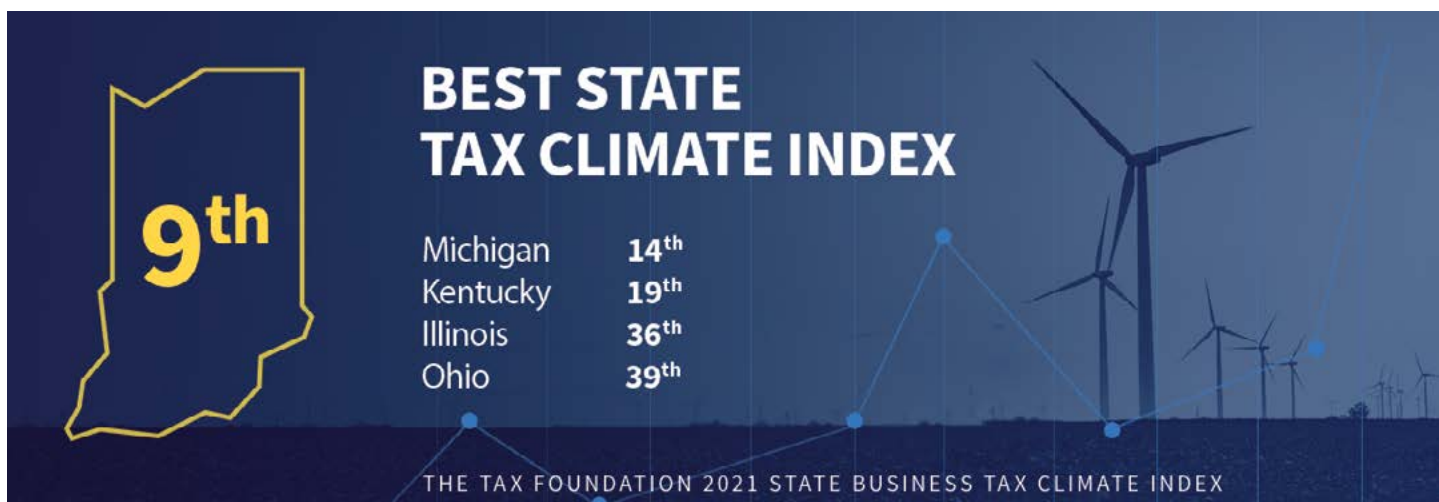
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TAXES & FACTORS	INDIANA	Illinois	Kentucky	Michigan	Ohio
Corporate Income Tax Rate (a)	5.25%	9.50%	5.0%	6.0%	None
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Single Sales Factor	Single Sales Factor	No State Income Tax
Individual Income Tax Rate	3.23%	4.95%	5%	4.25%	0% - 4.797%
Local Average Individual Income Tax Rate (b)	1.56%	NONE	2.08%	1.7%	2.5%
Local Average & Sales Tax Rate (c)	7.00%	6.25%	6.00%	6.00%	5.75%
Unemployment Insurance Tax-New Employer (d)	\$238	\$398	\$292	\$243	\$243
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$0.77	\$1.46	\$1.13	\$1.14	\$1.11
Mean Hourly Wage (e)	\$23.57	\$29.87	\$22.94	\$26.35	\$24.80
Cost of Living Index	95.3	99.9	92.6	90.5	92.3
Right To Work	Yes	No	Yes	Yes	No

(a) The corporate income tax rate decreases are effective July 1 of each year noted.

(b) The effective local income tax rate is calculated by taking the mean of the income tax rate in the most populous city and the capital city.

(c) City, county and municipal rates vary. These rates are weighted by population to compute an average local tax rate.

(d) Highest new employer (non-construction/mining) rate multiplied by highest new employer wage base

(e) QCEW 2019 - Statewide, Total-all industries, Private, All establishment sizes, Average Annual Pay/2080

Source: Tax Foundation (1/2021). Federation of Tax Administrators (State Apportionment of Corporate Income, 1/2020). Oregon Dept. of Consumer & Business Services (Oregon Workers' Compensation Premium Rate Ranking, 10/2018). Various state unemployment insurance agencies. ADP 2020 FastFacts. Bureau of Labor Statistics - Quarterly Census of Employment & Wages (9/2020). Emsi 2020.3 (using C2ER Cost of Living data). National Right To Work Legal Defense Foundation. Area Development (9/2020). Chief Executive (5/2020). CNBC (7/2019). Forbes (12/2019). US News (5/2019). S&P Global Rating (1/2020). Forbes (12/2019). US News (5/2019). S&P Global Rating (1/2020).