

FOR SALE

U.S. HWY 41 STOP-LIGHT CORNER ACREAGE

9407-9411 Indianapolis Blvd., Highland, IN 46322



OFFERING SUMMARY

Sale Price: \$1,900,000

Lot Size: 1.559 Acres

Zoning: B3

Traffic Count: 33,234

PROPERTY OVERVIEW

Highly sought after ~1.6 acre retail site. Structures on the property include an all brick, 2200 sq. ft., accessible, two story sales office and a 3000 sq. ft. building for shop and storage. Seller estimates parking for 120 cars on this B-3 zoned corner acreage. Located at the stop light intersection of Indianapolis Blvd. and Hart Road benefiting from a daily traffic volume in excess of 36,000 vehicles. Located ~2 miles from I-80/94 on the east side of the Boulevard featuring 200 feet of U.S.Highway 41 frontage(a 4-lane primary artery)and Hart Road frontage of 288 feet. Surrounded by local and national retailers, not limited to: Soon to be completed BP and Convenience, AutoZone, McDonalds, Goodyear, O'Reilly Auto Parts, and Walgreens as well as New Car Dealers including Chevrolet, Chrysler, Ford, Honda, Hyundai, Toyota and Volkswagen. The area within a five-mile radius, has an estimated population over 216,000 residents with 83,000 households.

LOCATION OVERVIEW

Located at the Corner of Indianapolis Blvd. and Hart Rd. in Highland, Indiana. 2.3 miles from Interstate 80/94. Stop Light Corner, Daily Traffic Count 33,000.

McCOLLY BENNETT COMMERCIAL ADVANTAGE

850 Deer Creek Drive, 2nd Floor
Schererville, IN 46375

P: 219.736.0014
mccollycre.com

BILL LOY
REALTOR-ABR, AHWD, ASP, C2EX
219.670.2864
bill.loy@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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PROPERTY HIGHLIGHTS

- Located on NW Indiana's primary commercial artery in Highland
- 1.6 Acres - 200' Frontage X 288' Depth
- Lighted Corner w/ quick access to I 80/94
- ~33,000 Traffic Count
- Surrounded by Local & National Retailers as well as Service & Food Businesses
- 83,000 plus households W/ population over 216,000 within 5-mile radius
- Zoned B-3 Highland, Indiana



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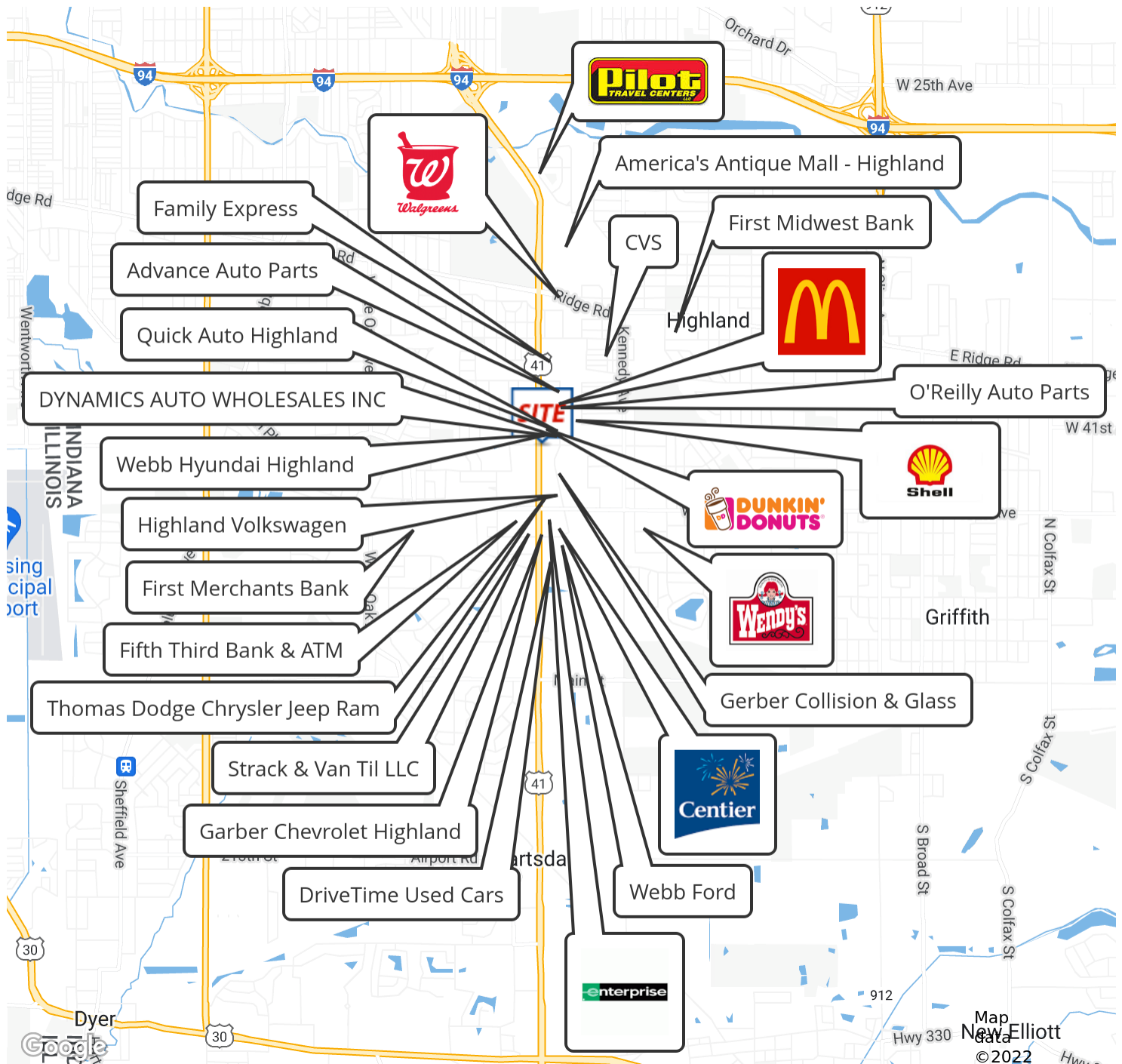
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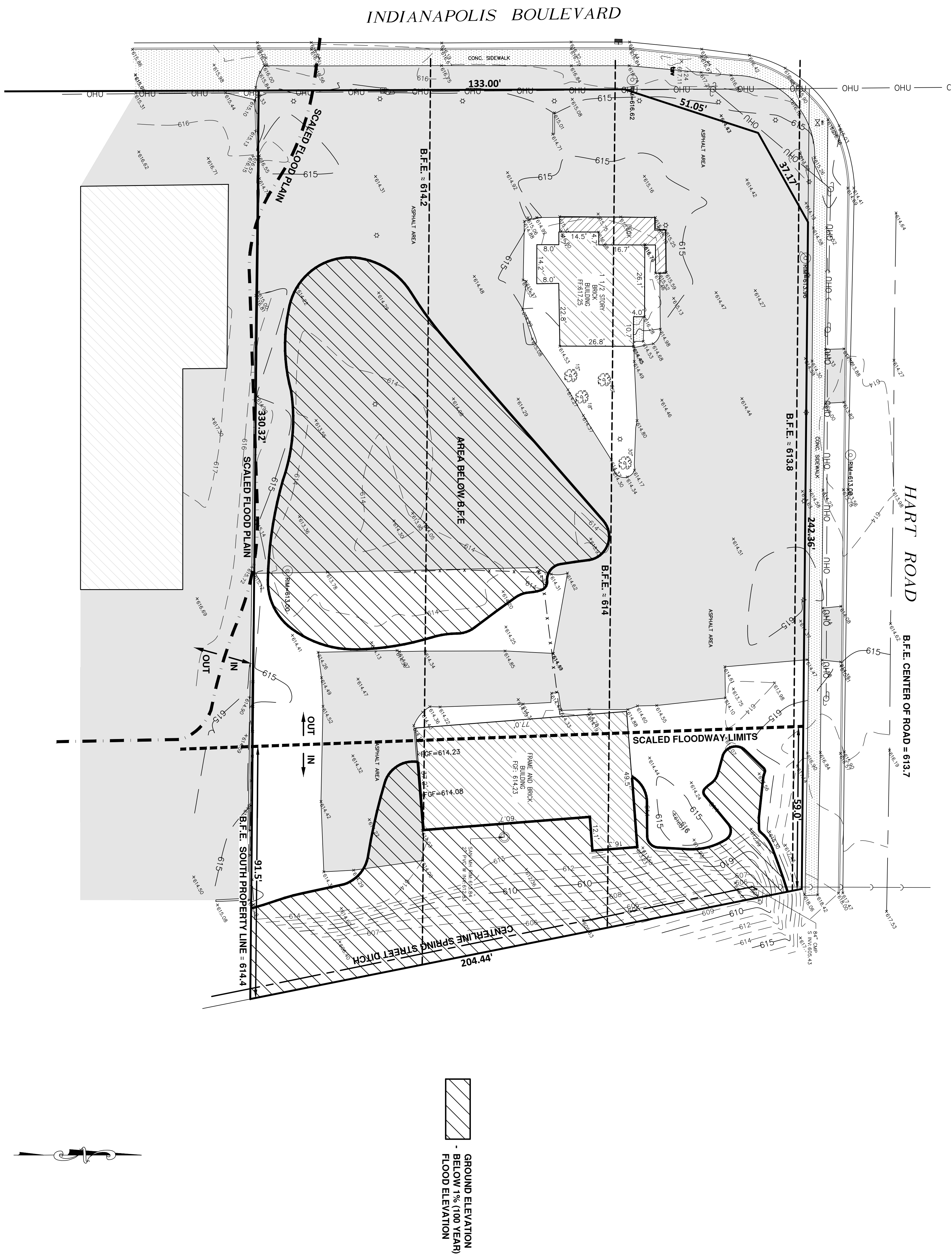
NOTE:

- 1) THE ENTIRE PROPERTY EXCEPT A SMALL PART OF THE SOUTHWEST CORNER IS MAPPED INSIDE THE ZONE AE (FLOOD PLAIN).
- 2) THE EAST 60 - 90 FEET OF THE PROPERTY IS MAPPED INSIDE THE ZONE AE SHRA AND THE REGULATORY FLOODWAY.
- 3) THE HATCHED AREA IS PART OF THE PROPERTY WITH ELEVATIONS BELOW THE BASE FLOOD ELEVATION
- 4) VERTICAL DATUM: NAVD 88

- ## THE ZONE AE SFHA AND THE REGULATORY FLOODWAY.

- THE MAILED AREA IS ALL OF THE PROJECT WITH ELEVATIONS BELOW THE BASE FLOOD ELEVATION

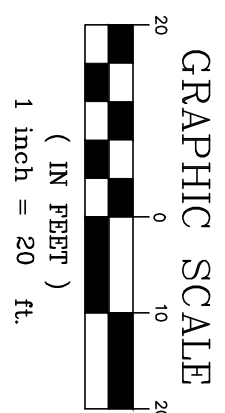
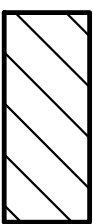
- 4) VERTICAL DATUM: NAVD 88



HART ROAD

B.F.E. CENTER OF ROAD = 613.7

**GROUND ELEVATION
BELOW 1% (100 YEAR
FLOOD ELEVATION**



9407-9411 INDIANAPOLIS BOULEVARD
HIGHLAND, INDIANA

TOPOGRAPHIC SURVEY
WITH FEMA FIRM DATA LAKE COUNTY INDIANA
PANEL 136 OF 480 (No.185176)

NOT A
BOUNDARY
SURVEY

SUBJECT TO
SURVEYOR
REVIEW

CHECKED:	—
APPROVED:	—
DESIGN:	—
DRAWING:	CAG



CIVIL ENGINEERING
SURVEYING

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25620 S. GOUGAR ROAD | MANHATTAN, IL. 60442

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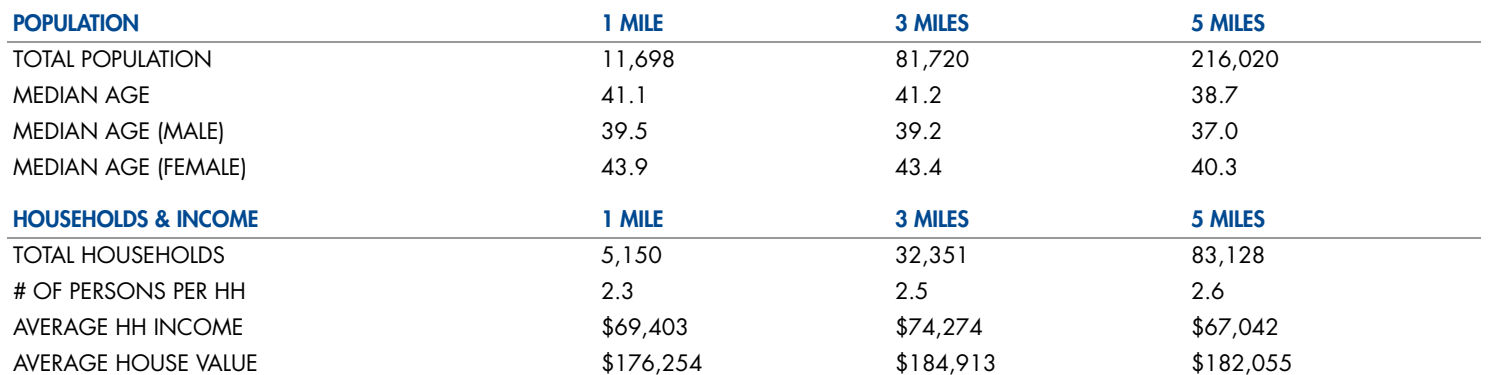
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McCOLLY BENNETT
COMMERCIAL *advantage*



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