



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$7.00
Available SF:	2,098 SF
Zoning:	Commercial
Traffic Count:	32,000 VPD
Market:	NW Indiana
Cross Streets:	Calumet & Broadmoor
Parking:	477 Spaces

Property Overview

Excellent opportunity to lease an end cap unit at The Calumet Shopping Center in Munster, Indiana. Shadow-Anchored by Target, the highly visible center is well located along Calumet Avenue with an average daily traffic counts of 32,000 VPD. The former GameStop space, located next to Target, features a versatile and open layout that can be easily customized to suit a wide range of tenant requirements. The Property boasts a large onsite parking lot, with access to 477 spaces. Additionally, the location is less than 2-blocks from Interstate 94 (I-94) providing commuters convenient access to the Property. The center also has a strong mix of co-tenants including Target, Staples, Dollar Tree, Great Clips, Sally Beauty Supply, Athletico, and Eva Nail's & Eyelashes.

Property Highlights

- Excellent opportunity to lease endcap space with co-tenants featuring Target, Staples, Dollar Tree, Great Clips, Sally Beauty Supply, Athletico, and Eva Nail's & Eyelashes
- Highly trafficked location in Target anchored center, with Tenant signage facing Calumet Avenue providing visibility and exposure to approximately 32,000 VPD
- Located less than 2-blocks from Interstate 94 (I-94) providing local customers and commuters convenient access to the property

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Principal

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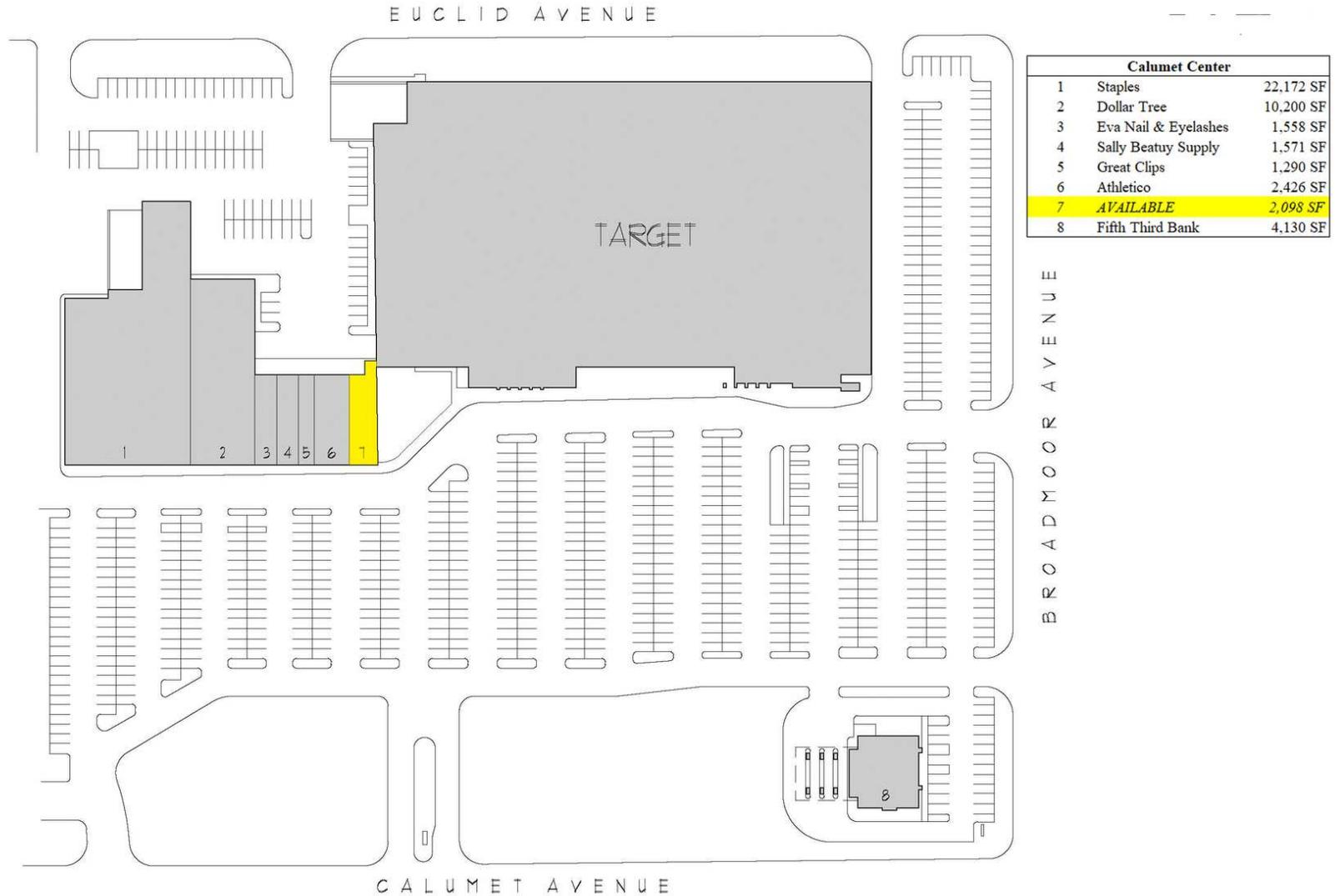
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Calumet Center
 NEC Calumet Ave. & Broadmoor Ave. - Munster, IN 46321



SITE PLAN

SCALE: 1" = 100'-0"

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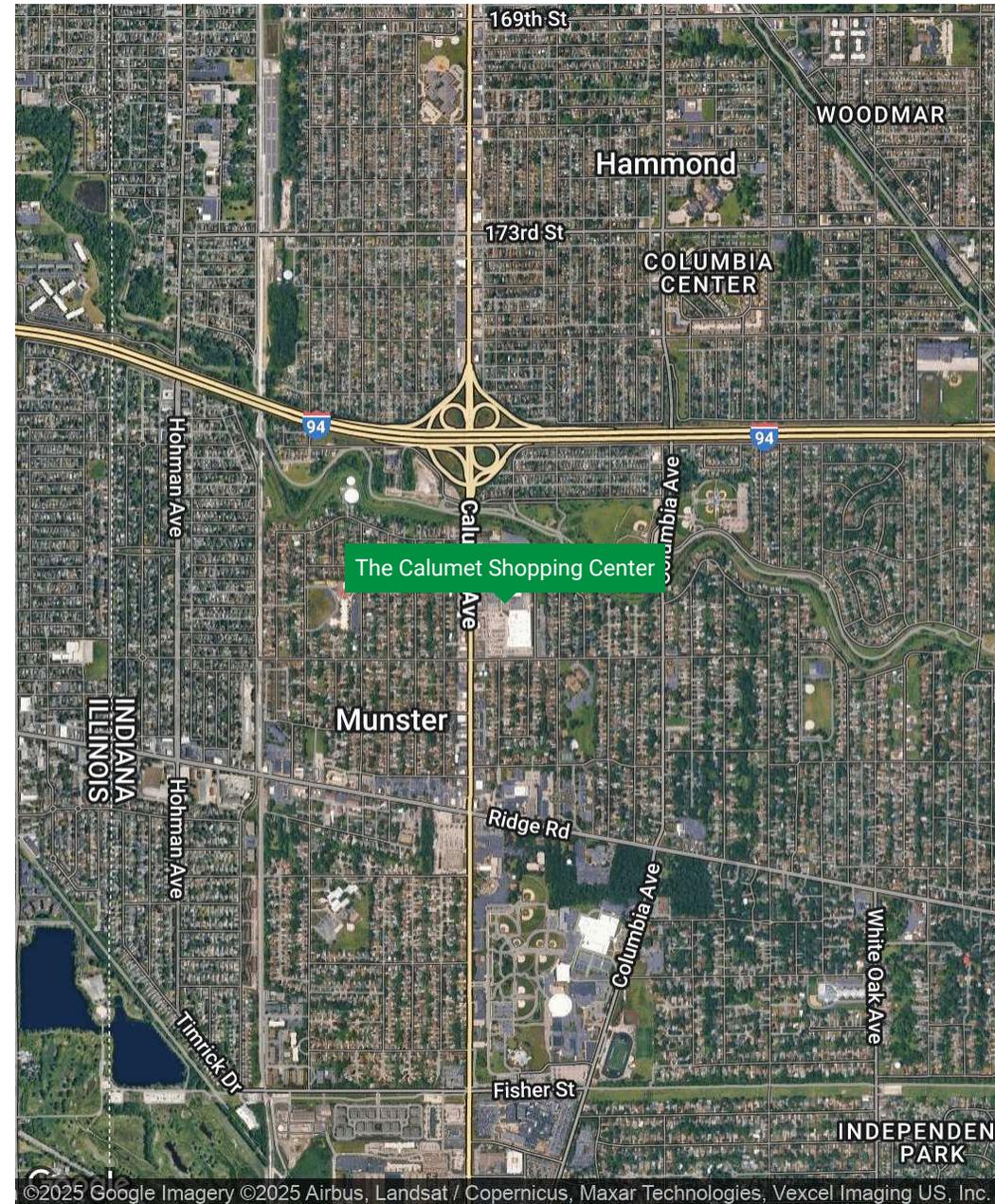
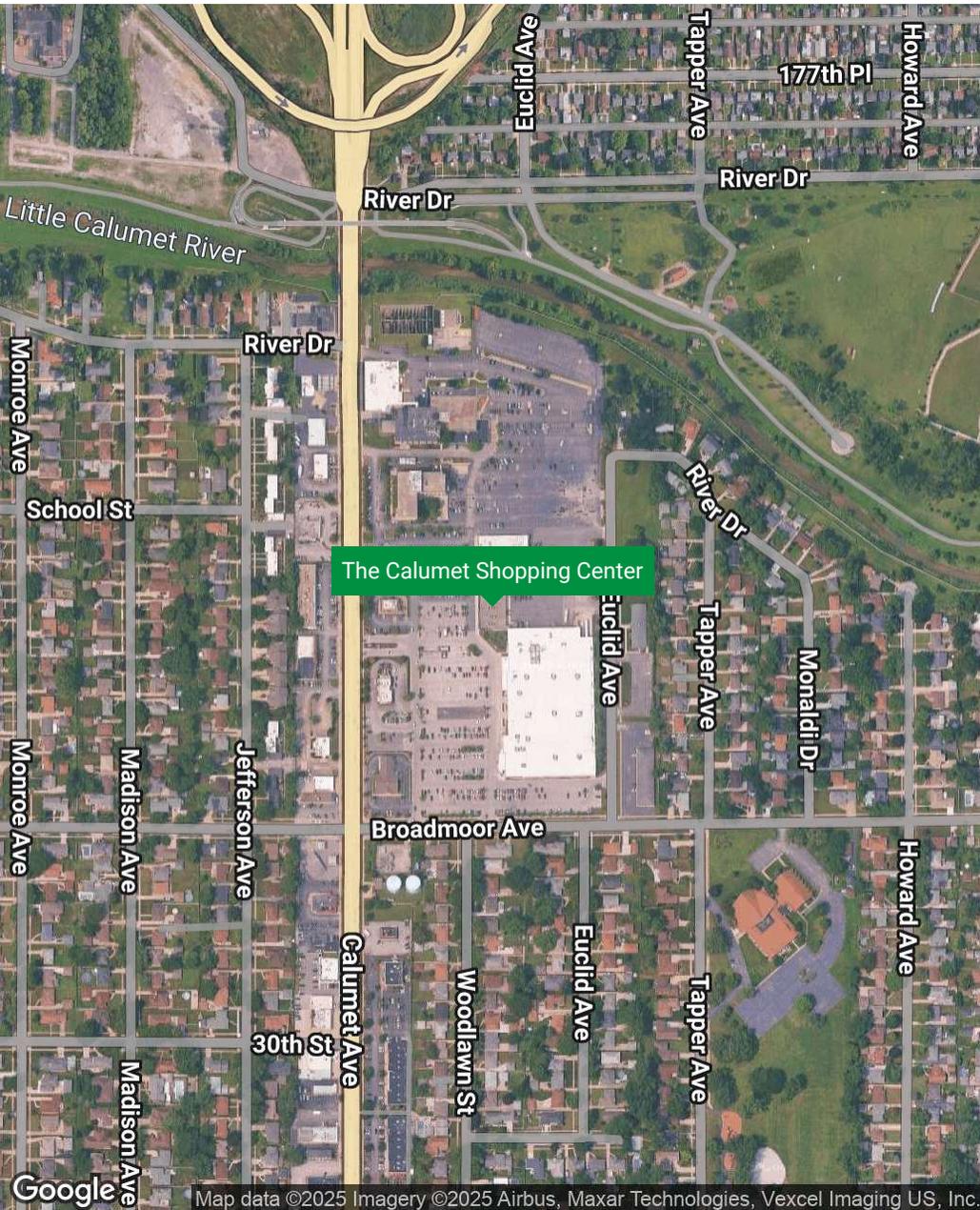
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FOR LEASE | 7959 CALUMET AVE

LOCATION MAP



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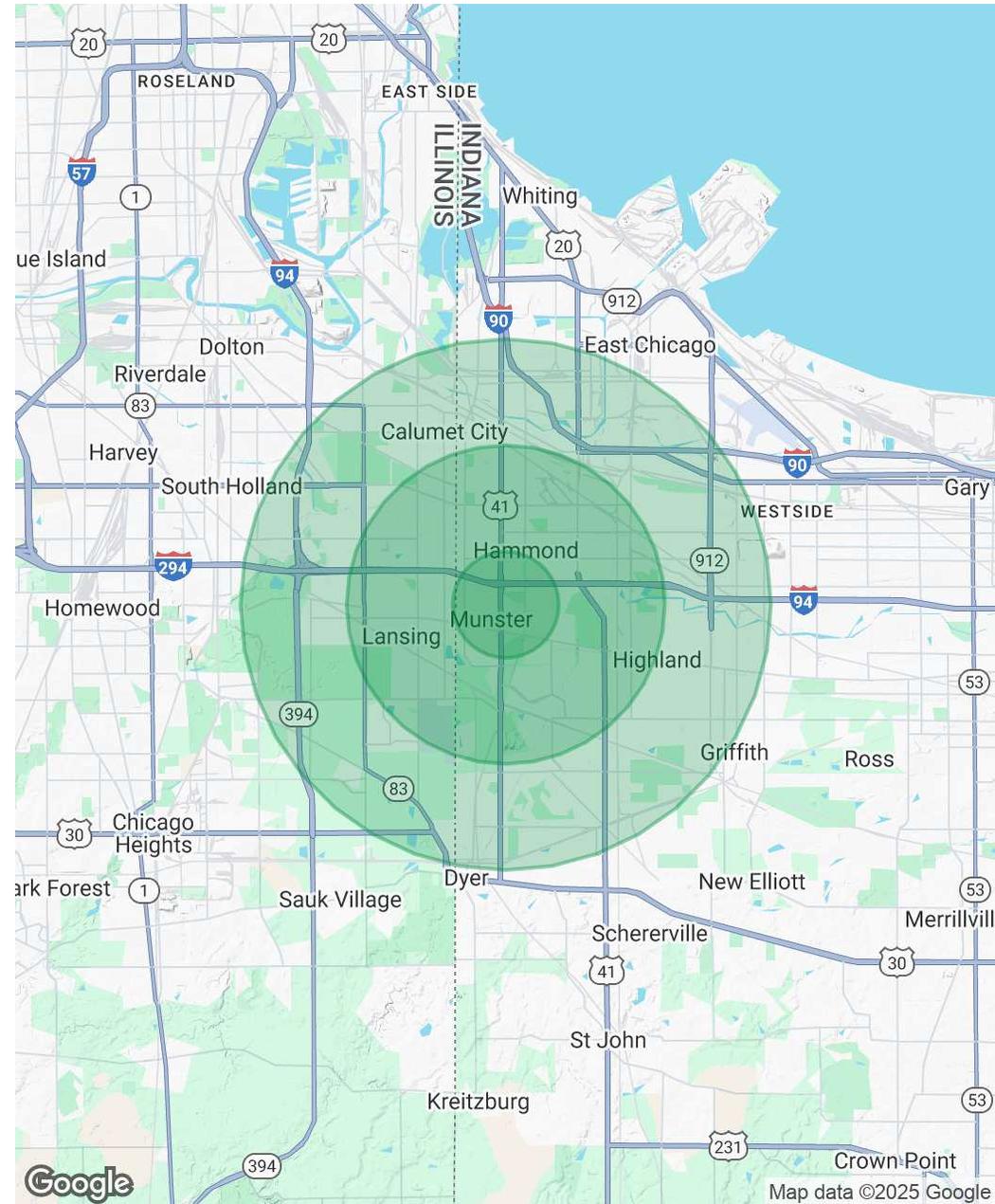
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Population	1 Mile	3 Miles	5 Miles
Total Population	12,363	104,920	255,800
Average Age	38.6	37.6	36.9
Average Age (Male)	35.6	36.1	35.4
Average Age (Female)	41.5	39.0	38.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,642	40,455	96,863
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$64,189	\$62,617	\$60,507
Average House Value	\$158,476	\$164,084	\$164,293

2020 American Community Survey (ACS)



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