

# 17980-9 BRANDYWINE DRIVE, LOWELL, IN 46356



For more information, please contact:

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# LOWELL COMMONS

17980-9 Brandywine Drive, Lowell, IN 46356



## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

New retail space under construction and coming soon to Lowell, IN. Join Anytime Fitness in their relocation of the successful club in Lowell. The subject property is located on Brandywine Dr with maximum visibility from 181st Avenue. The property is surrounded by national retail with multiple different new projects underway. The property is located just blocks from Lowell High School. Pick up window available on the endcap and both spaces can be combined

### LOCATION DESCRIPTION

Located on Brandywine Drive with visibility and just off 181st in Lowell, IN. Lowell is a town in West Creek and Cedar Creek townships, Lake County, Indiana, United States. The population was 10,680 at the 2020 census.

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,885 - 3,885 SF

**Lease Rate:** Negotiable

**Lot Size:** 1.72 Acres

**Year Built:** 2025

**Building Size:** 11700 SF

### PROPERTY HIGHLIGHTS

- Brand new retail construction currently underway in Lowell, IN
- Estimated completion February 2026
- Join Anytime Fitness
- Endcap space available with pickup window
- Surrounded by national tenants
- Located just blocks from Lowell High School
- High visibility and exposure from 181st Avenue



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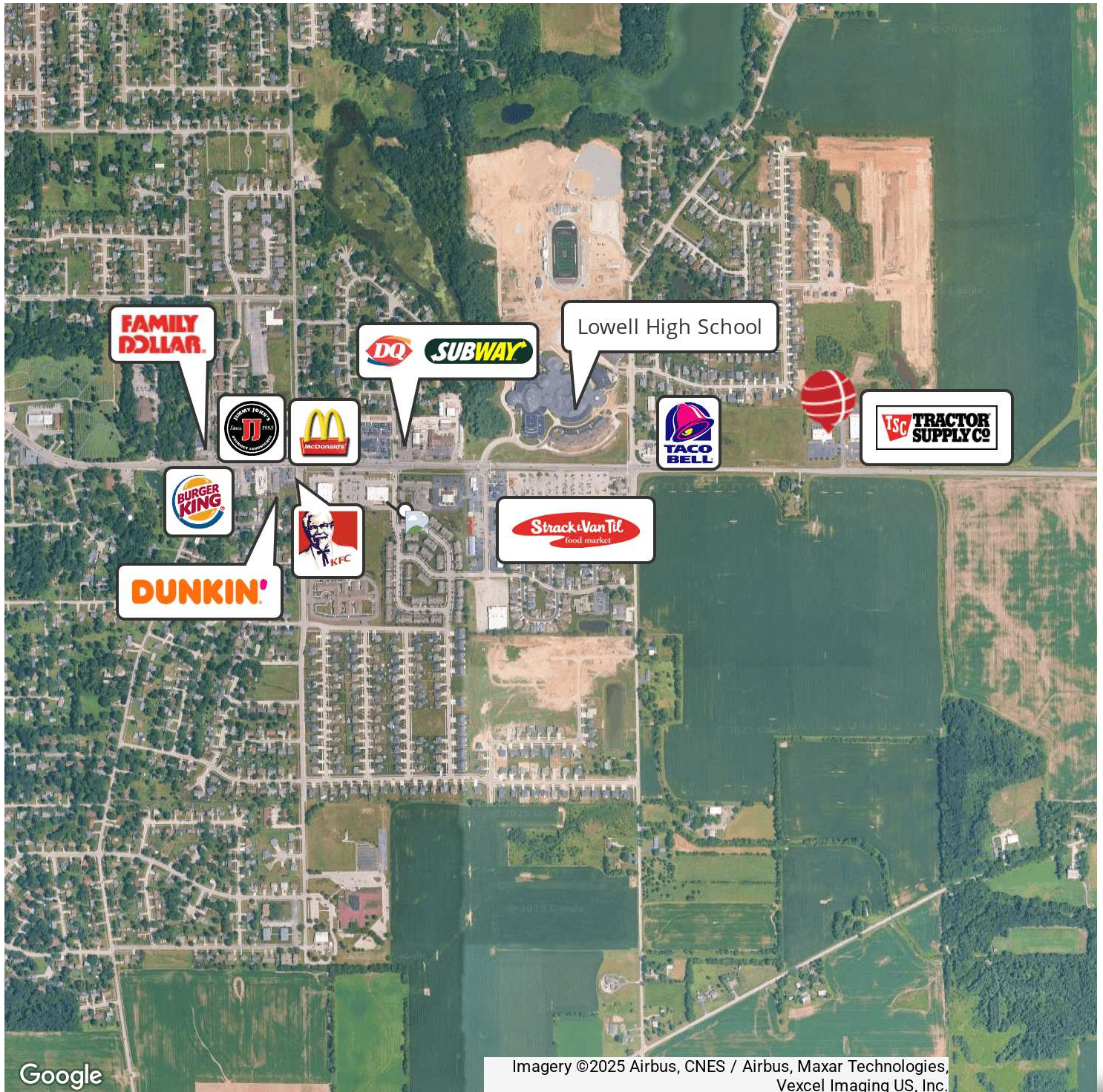


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## RETAILER MAP



Google

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Vexcel Imaging US, Inc.

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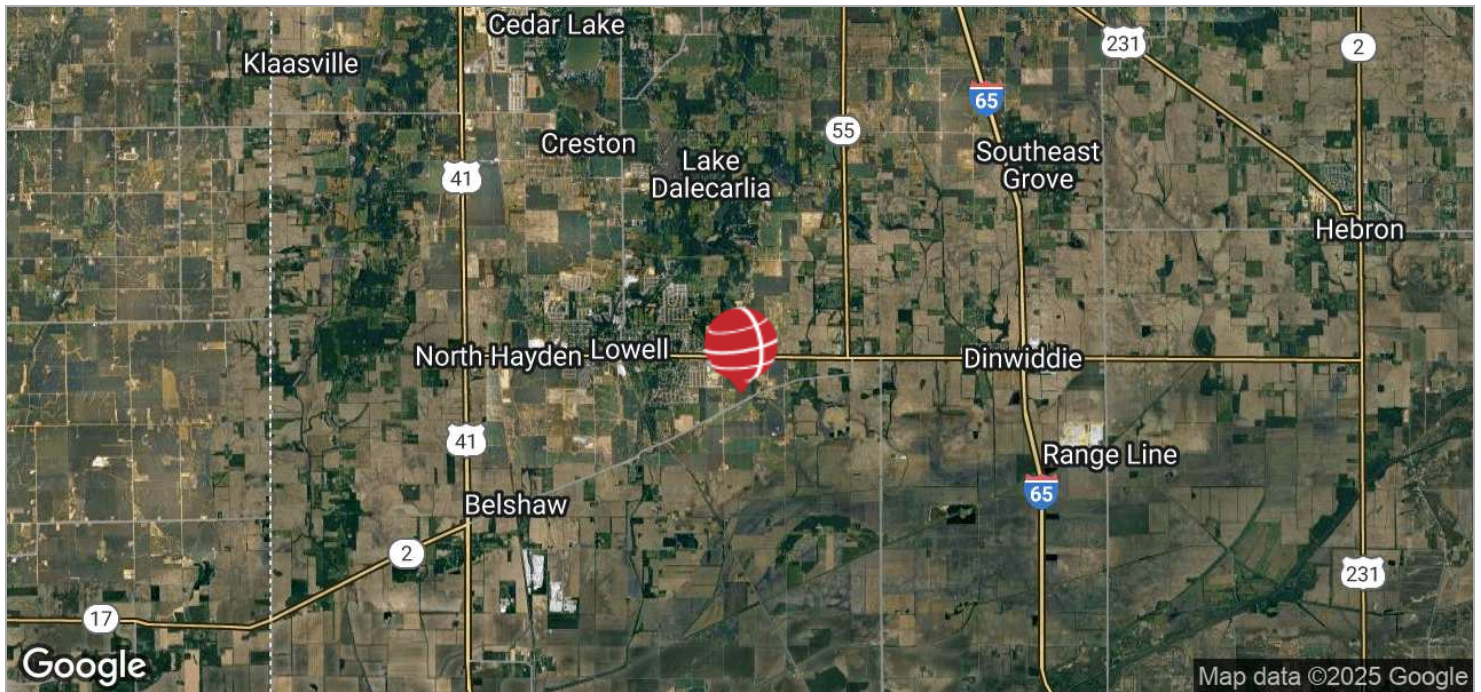


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## LOCATION MAPS



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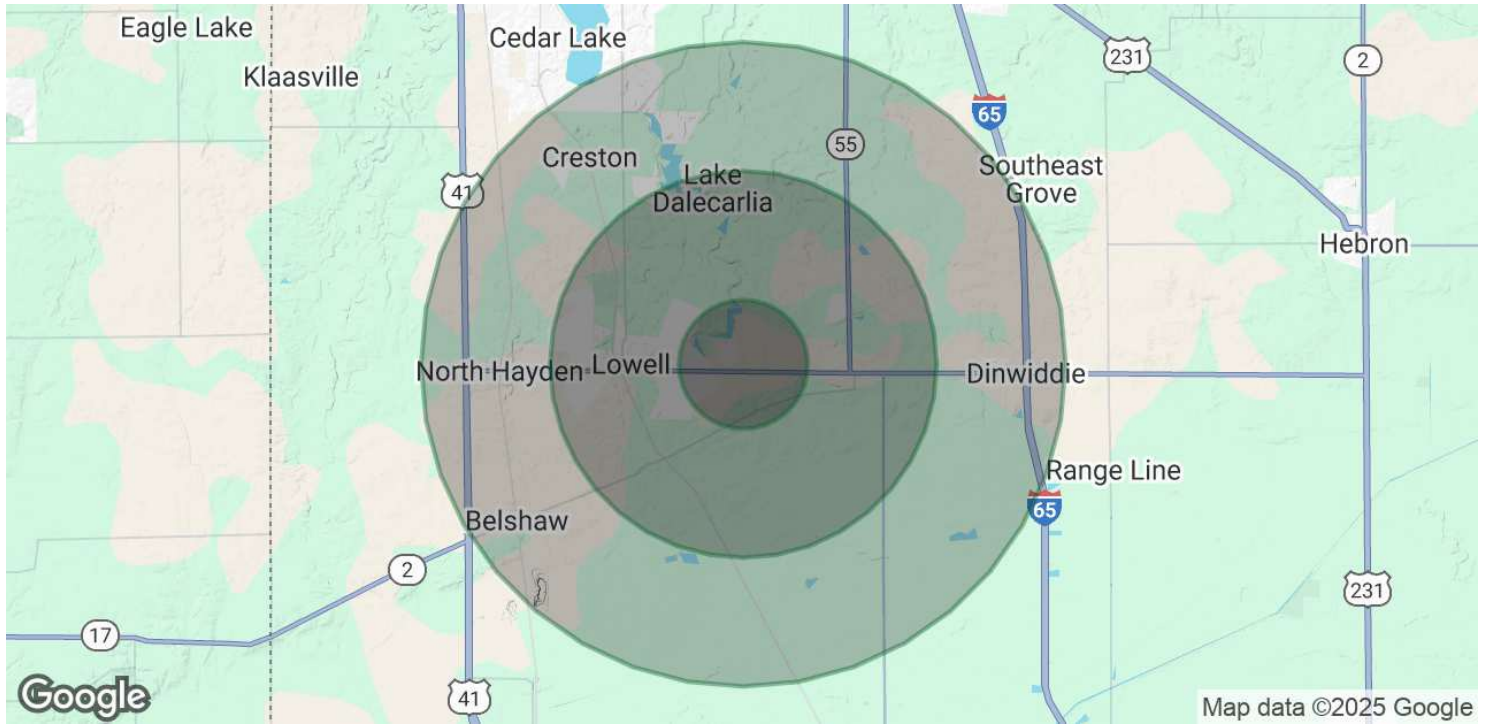
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,920	13,441	20,044
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	43	42	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	720	5,126	7,690
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$80,931	\$101,591	\$106,233
Average House Value	\$284,315	\$296,609	\$313,181

*Demographics data derived from AlphaMap*

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