

Downtown Whiting, Indiana Mixed Use Property
1329 – 1335 119th Street Whiting, Indiana

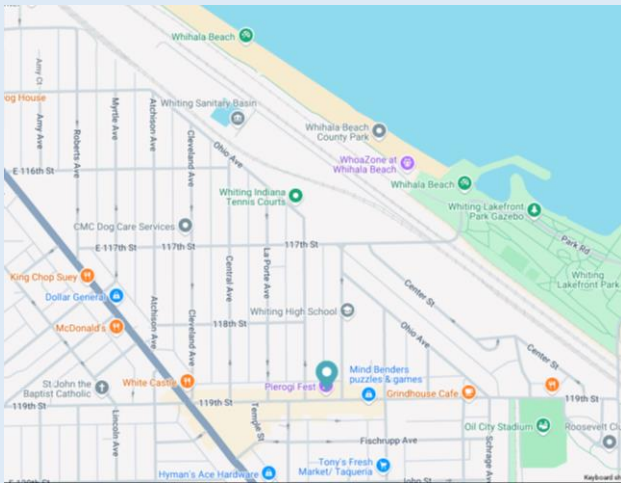


1329-1335 119th St
Whiting, Indiana

Shepherd Group  LLC

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Downtown Whiting, Indiana Mixed Use Property 1329 – 1335 119th Street Whiting, Indiana



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Neighborhood

The property is located in the heart of downtown Whiting on 119th Street. Nestled along Lake Michigan, Whiting is the Gem of Northwest Indiana with a vibrant community centered in the Downtown business district.

Offering \$4,850,000

A longstanding fixture in the Whiting community, an opportunity to acquire a mixed-use property. Come explore this one of a kind building. The location couldn't be better with all that surrounds it in this Gem of a town.



Property Highlights

- 17,900 Sf mixed-use property in Downtown Whiting
- 8,000 SF, 700 seat "Theatre Palace"
- 2,700 SF Retail space along 119th ST
- 10 residential apartments
 - (6) 2 bedrooms 875 SF
 - (4) studios 500 SF
- 3,125 SF vacant land site
- 20 minutes to downtown Chicago
- Great potential for live entertainment, concerts and theatrical shows



Zoning The property is zoned Retail / Mixed Use

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Hoosier Theatre

- 8,000 SF
- 700 seat theater that can accommodate movies, concerts and live performances
- Dressing rooms, make-up rooms, staging rooms, loading area
- Hoosier Theatre is also available for lease - \$14,000 / month (Net)



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Hoosier Theatre Interior Pictures



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Apartments & Retail

- (3) Retail units (500 SF – 1,300 SF)
- 10 residential apartments (rents are \$750 to \$1,200 / month)
 - (6) 2 bedrooms with approximately 875 SF
 - (4) studios with approximately 500 SF
- 3,185 SF vacant lot can be developed as retail / multi family



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Demographics

Population			
	2 miles	5 miles	10 miles
2020 Population	14,130	129,549	823,658
2024 Population	12,795	122,663	819,061
2029 Population Projection	12,547	119,788	801,637
Annual Growth 2020-2024	-2.4%	-1.3%	-0.1%
Annual Growth 2024-2029	-0.4%	-0.5%	-0.4%
Median Age	41.1	36.7	39
Bachelor's Degree or Hi...	18%	13%	23%
U.S. Armed Forces	0	29	334

Households			
	2 miles	5 miles	10 miles
2020 Households	5,725	47,446	331,707
2024 Households	5,161	44,666	326,538
2029 Household Projection	5,060	43,564	318,659
Annual Growth 2020-2024	-2.0%	-1.2%	-0.5%
Annual Growth 2024-2029	-0.4%	-0.5%	-0.5%
Owner Occupied House...	3,285	22,465	154,041
Renter Occupied House...	1,775	21,099	164,618
Avg Household Size	2.4	2.6	2.4
Avg Household Vehicles	2	2	1
Total Specified Consume...	\$138.2M	\$1B	\$7.5B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$74,248	\$59,585	\$64,944
Median Household Income	\$59,075	\$45,480	\$46,585
< \$25,000	1,111	13,464	97,778
\$25,000 - 50,000	1,110	10,451	73,665
\$50,000 - 75,000	922	8,013	54,733
\$75,000 - 100,000	846	5,090	34,341
\$100,000 - 125,000	474	3,410	26,941
\$125,000 - 150,000	259	1,984	14,893
\$150,000 - 200,000	210	1,436	12,617
\$200,000+	227	818	11,569

Date Source: Costar January 2025

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Offering Summary

- Sale Price \$4,850,000
- Potential Rental Income \$350,000 / year
- Real Estate Taxes \$14,643 / year
PIN: 45-03-07-209-028.000-025
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- Other expenses \$10,000 / year

Offering Guidelines

Please reach out to Frank Sakelaris at Shepherd Group LLC for any questions or interest as it relates to this offering. If interested in acquiring the property, please submit an LOI to fsakelaris@shepherd-grp.com



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