

**FOR SALE**

# 133RD RETAIL PAD

10711 W. 133rd Ave., Cedar Lake, IN 46303



## OFFERING SUMMARY

Sale Price:	\$9.50 / SF
Zoning:	B-3 & R-2 Mixed Zoning
Market:	Chicago - Naperville - Elgin
Submarket:	Northwest Indiana
Traffic Count:	9,415

## PROPERTY OVERVIEW

Highly desirable retail parcel being offered along 133rd Ave., the main east/west thoroughfare into Cedar Lake. Flexibility from 1.02 Acres up to 1.62 acres to be demised from owner's larger parcel. From 150' to 240' of frontage and depth up to 295', the site can be tailored to the purchaser's needs and budget. All utilities and municipal services at the site with curb cuts in place. Current mixed zoning would allow for up to B-3 zoning along 133rd concurrent with adjacent parcels.

Co-listed with Traci Van Gundy 219-765-4457/ [tracivangundyre@gmail.com](mailto:tracivangundyre@gmail.com)

## PROPERTY HIGHLIGHTS

- All Utilities & Municipal Services at Site
- Multiple Curb Cuts off 133rd Ave.
- B-3 Zoning Along 133rd Ave.
- Flexibility of Site Dimensions 1.02 to 1.62 Acres
- 0.3 Mile to Rt. 41 Intersection / 0.2 Mile to High School

**MCCOLLY BENNETT  
COMMERCIAL ADVANTAGE**

2107 N Calumet Ave  
Valparaiso, IN 46383  
P: 219.462.2411  
[mccollycre.com](http://mccollycre.com)

**MICHAEL SIWIETZ**  
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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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For Demonstration Purpose - Subject to Survey



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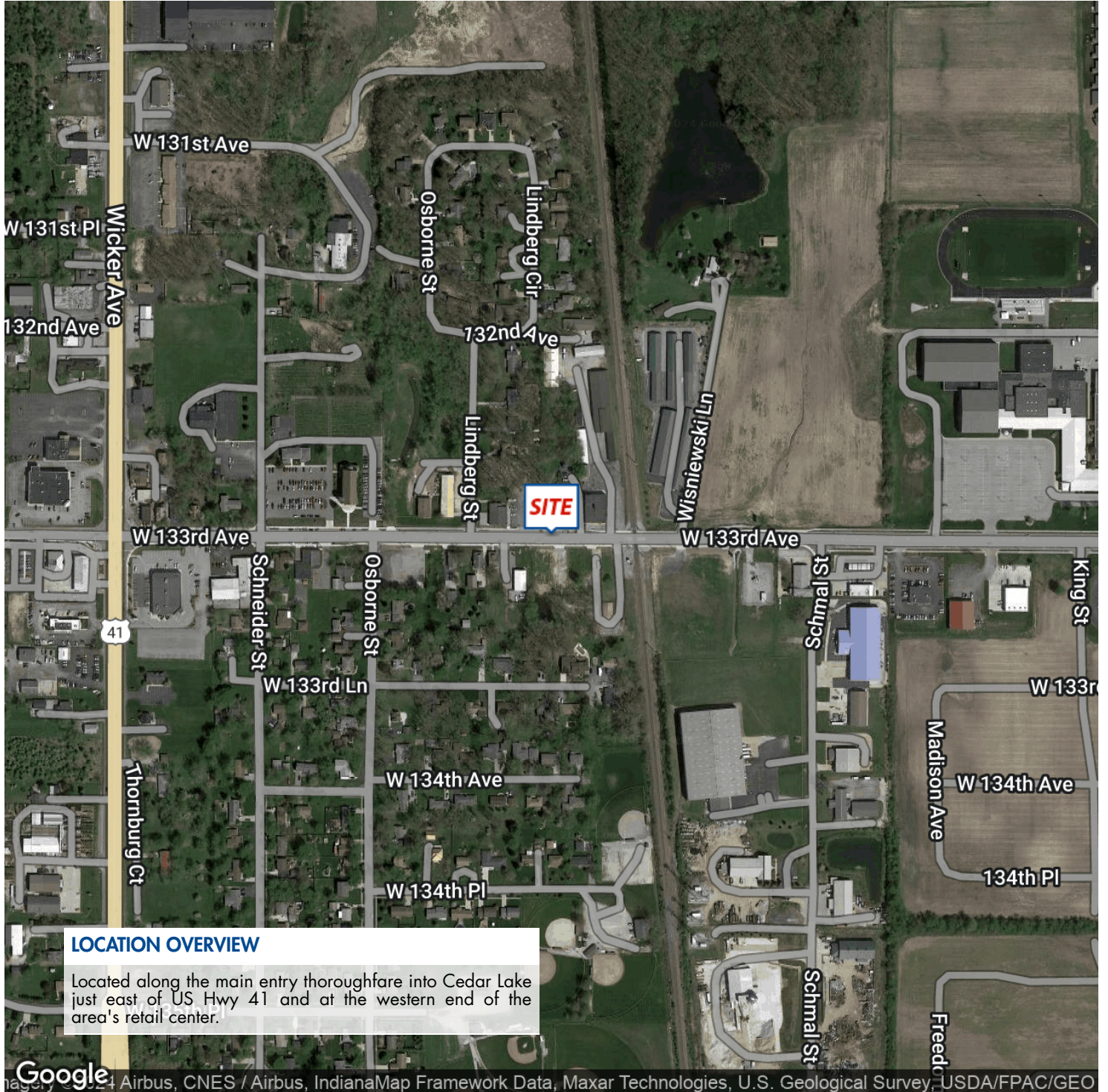
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## LOCATION OVERVIEW

Located along the main entry thoroughfare into Cedar Lake just east of US Hwy 41 and at the western end of the area's retail center.

Google

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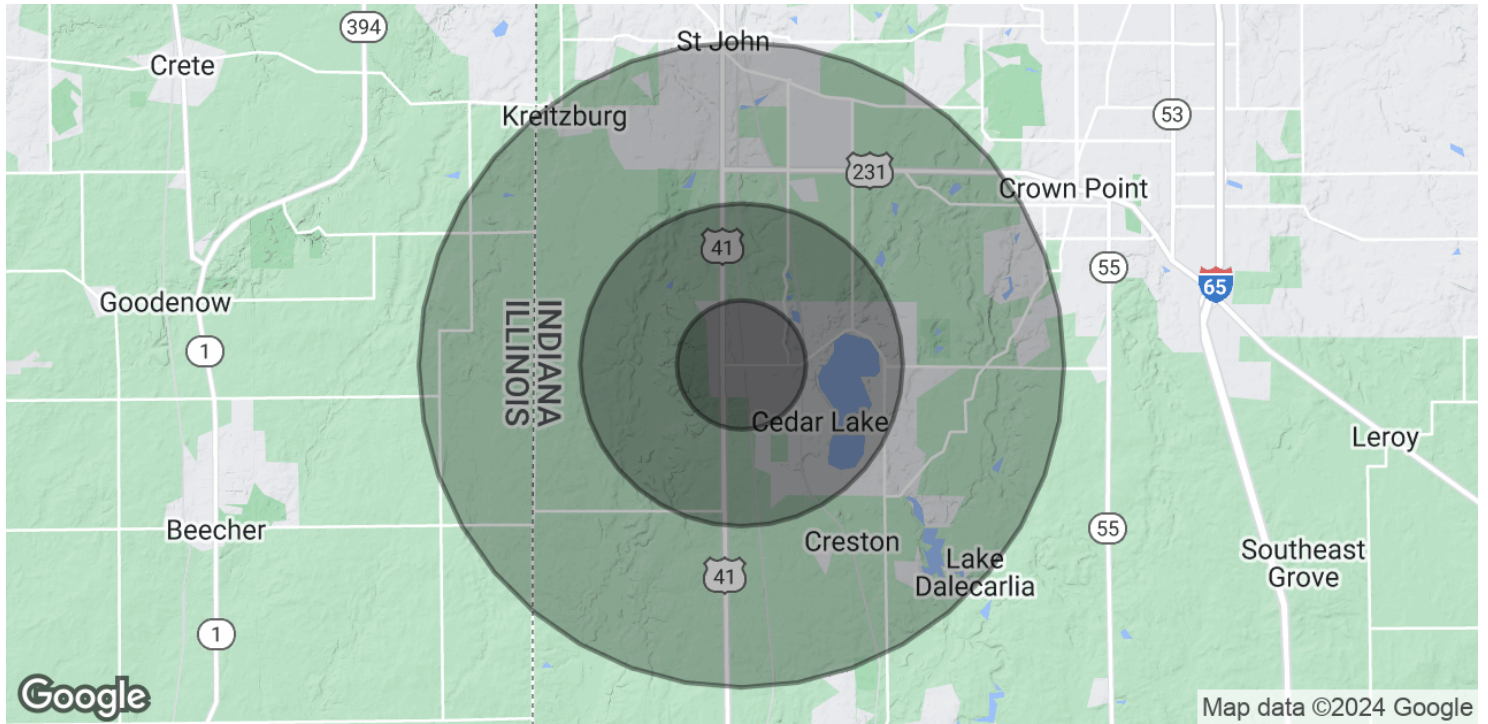
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## POPULATION

	1 MILE	2.5 MILES	5 MILES
Total Population	1,751	11,113	37,115
Average Age	36.5	37.2	40.0
Average Age (Male)	32.4	34.4	38.1
Average Age (Female)	36.5	39.0	40.8

## HOUSEHOLDS & INCOME

	1 MILE	2.5 MILES	5 MILES
Total Households	663	4,636	14,282
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$85,853	\$76,135	\$97,507
Average House Value	\$200,170	\$196,133	\$243,609

\* Demographic data derived from 2020 ACS - US Census

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