



McCOLLY BENNETT
COMMERCIAL *advantage*

**6340 MELTON RD
FLYER**

**6340 Melton Rd
Portage, IN 46368**

3.93-acre shovel-ready commercial development site along Melton Road (US-20) in one of Northwest Indiana's fastest-growing corridors. Zoned Highway Commercial and located within a TIF District, the property offers excellent visibility and convenient access to I-94, I-90, and IN-249. Ideal for retail, restaurant, hospitality, convenience store, gas station, car wash, and other commercial uses. The area is experiencing significant growth, with a new Marathon under construction and a planned Target-anchored shopping center nearby. Surrounded by national retailers including Bass Pro Shops, Dunkin', McDonald's, and Luke. Traffic counts exceed 14,000 VPD on US-20 and 21,000 VPD on Crisman Road.



SALE

Call for Price

**Land Size: 3.93 Acres
Property Size: 171,191 Sq. Ft.**

Contact:
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Property Available

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