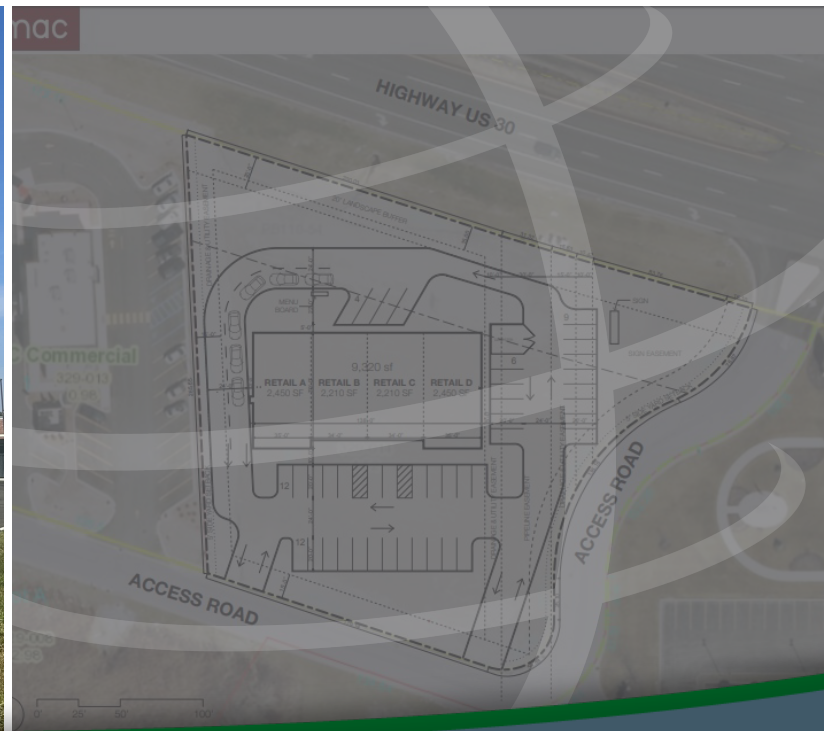


# 275 US 30, SCHERERVILLE, IN 46375



For more information, please contact:

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# SCHERERVILLE COMMONS

275 US 30, Schererville, IN 46375



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,979 - 4,451 SF

**Lease Rate:** Negotiable

**Lot Size:** 1.51 Acres

**Year Built:** 2024

**Building Size:** 8776 SF

### PROPERTY HIGHLIGHTS

- New retail center located in Schererville, IN
- Join Dunkin in their newest location
- Jersey Mike's now open with The Joint Chiropractic Coming Soon
- Space ranges from 1,979 SF and up
- Endcap space available
- Monument signage available directly on US 30



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## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Now leasing Schererville Commons located on US 30 in Schererville, IN. Join Dunkin and Jersey Mikes in their newest locations along with The Joint Chiropractic. The subject property is located on the south side of US 30 just east of Austin Avenue next to Dairy Queen. The property sits in front of a 130 unit Senior Living Community. Great opportunity to locate in one of the strongest retail trade areas in Northwest, IN. Spaces ranges from 1,979 SF and up with both inline and endcap space available.

### LOCATION DESCRIPTION

The subject property is located on highly traveled US 30 in Schererville, IN

Schererville is a town in St. John Township, Lake County, Indiana. It is part of the Chicago MSA. Long before Indiana became a state, long before the founding of Schererville, people called this place the "Crossroads." Many residents of Schererville commute to work in downtown Chicago due to the city's proximity. Schererville is home to one of Northwest Indiana's premiere retail trade areas.

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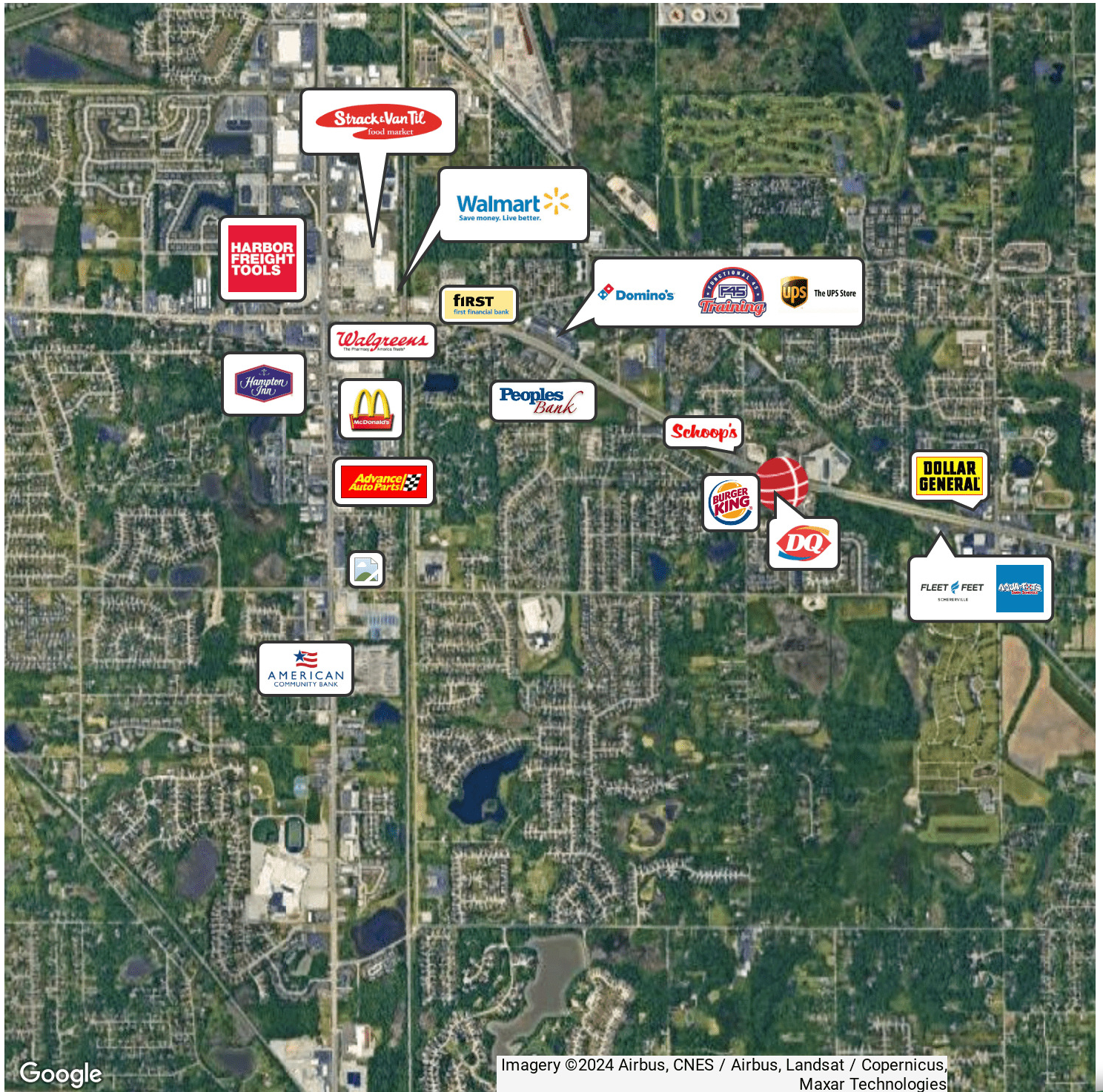
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# SCHERERVILLE COMMONS

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## RETAILER MAP



Google

Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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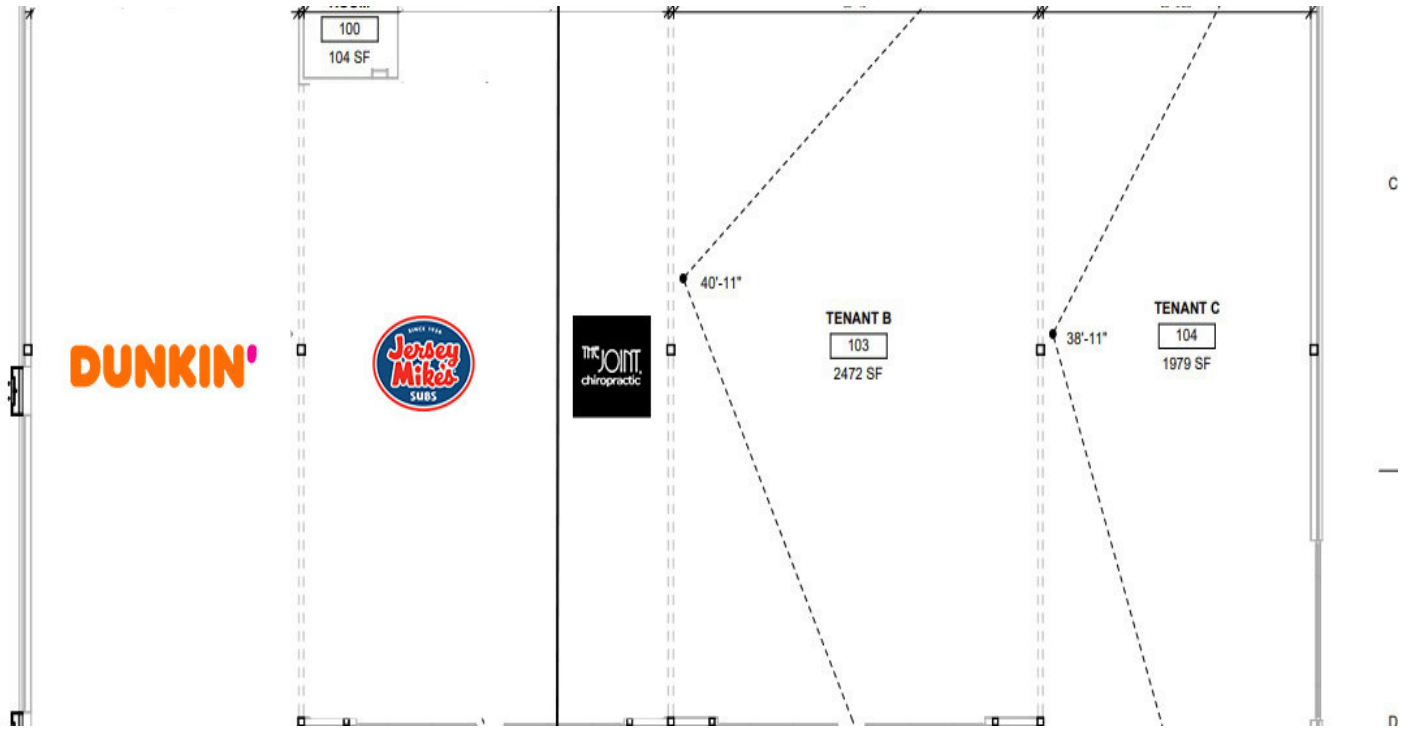
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## LEASE SPACES



### LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
 Total Space: 1,979 - 4,451 SF Lease Rate: Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
275 US 30 Tenant C (Endcap)	Available	1,979 - 4,451 SF	NNN	Negotiable	-
275 US 30 Tenant B (Inline)	Available	2,472 - 4,451 SF	NNN	Negotiable	-

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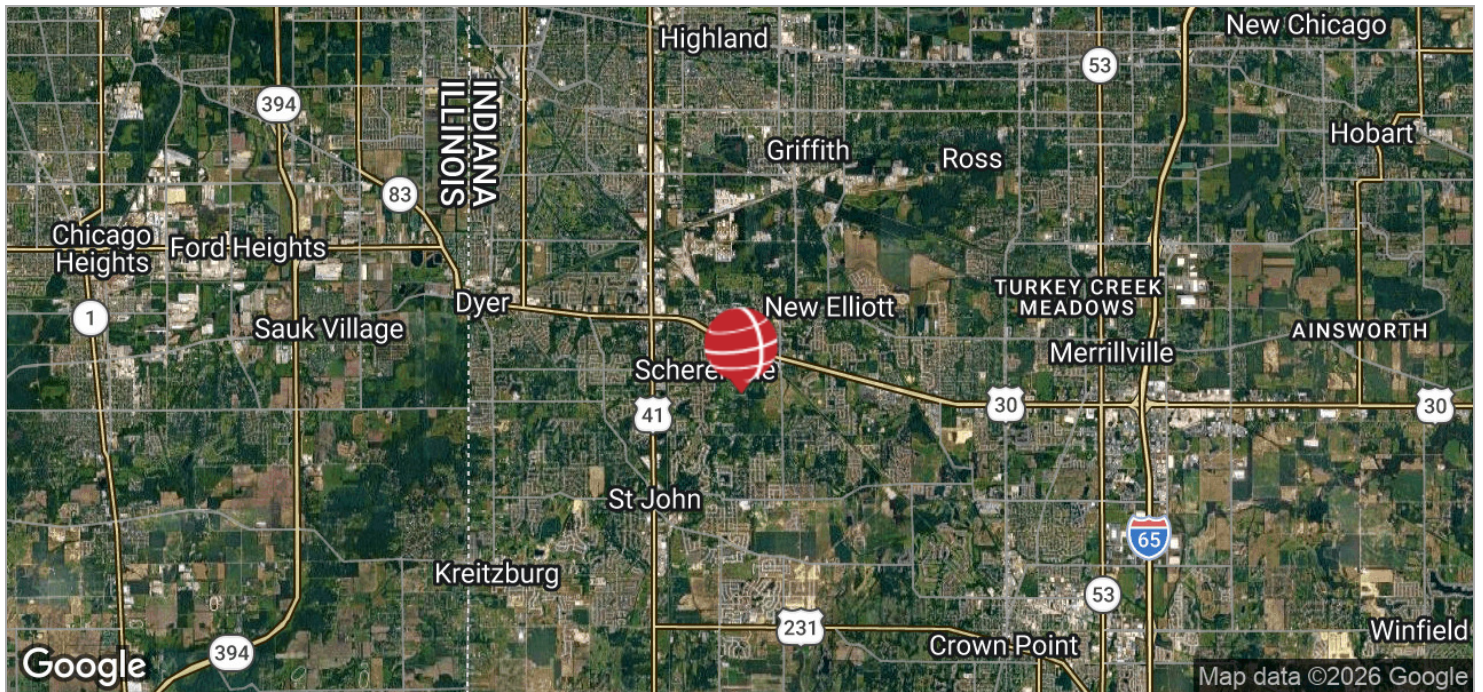
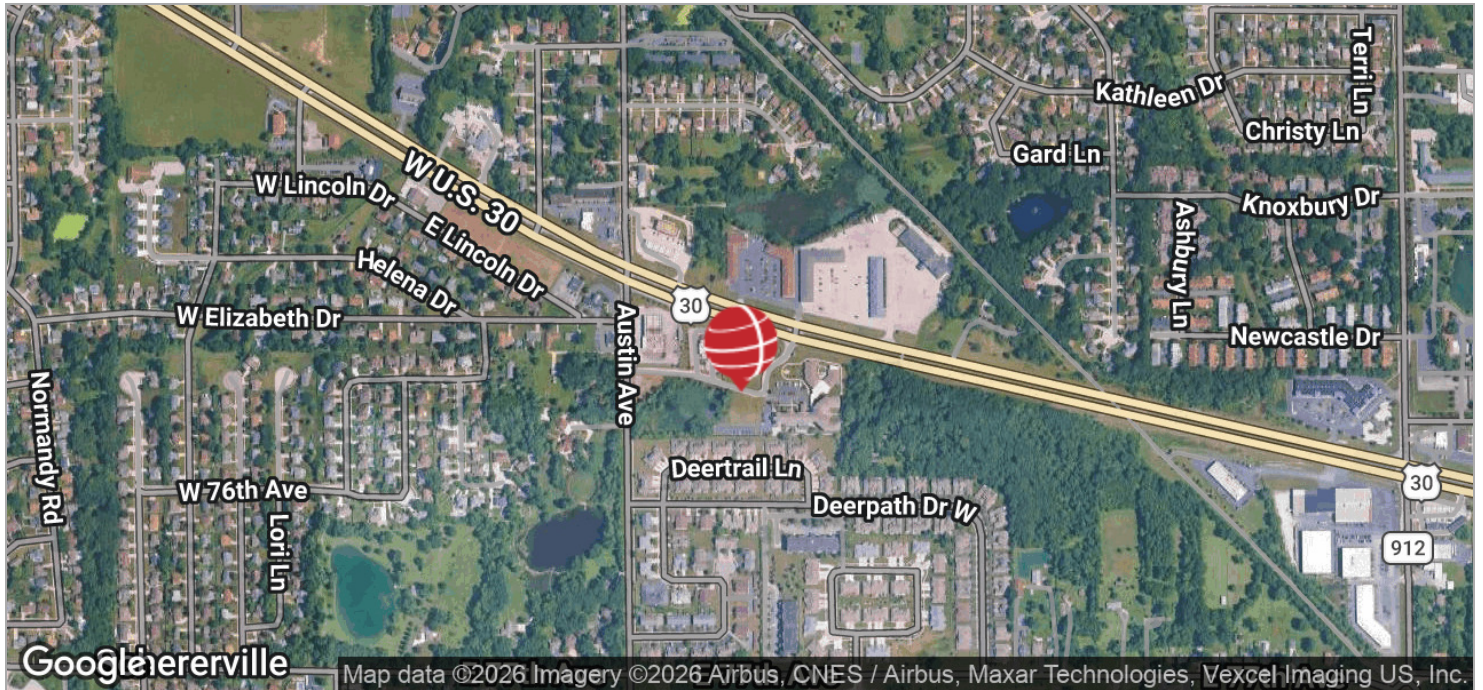
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## LOCATION MAPS



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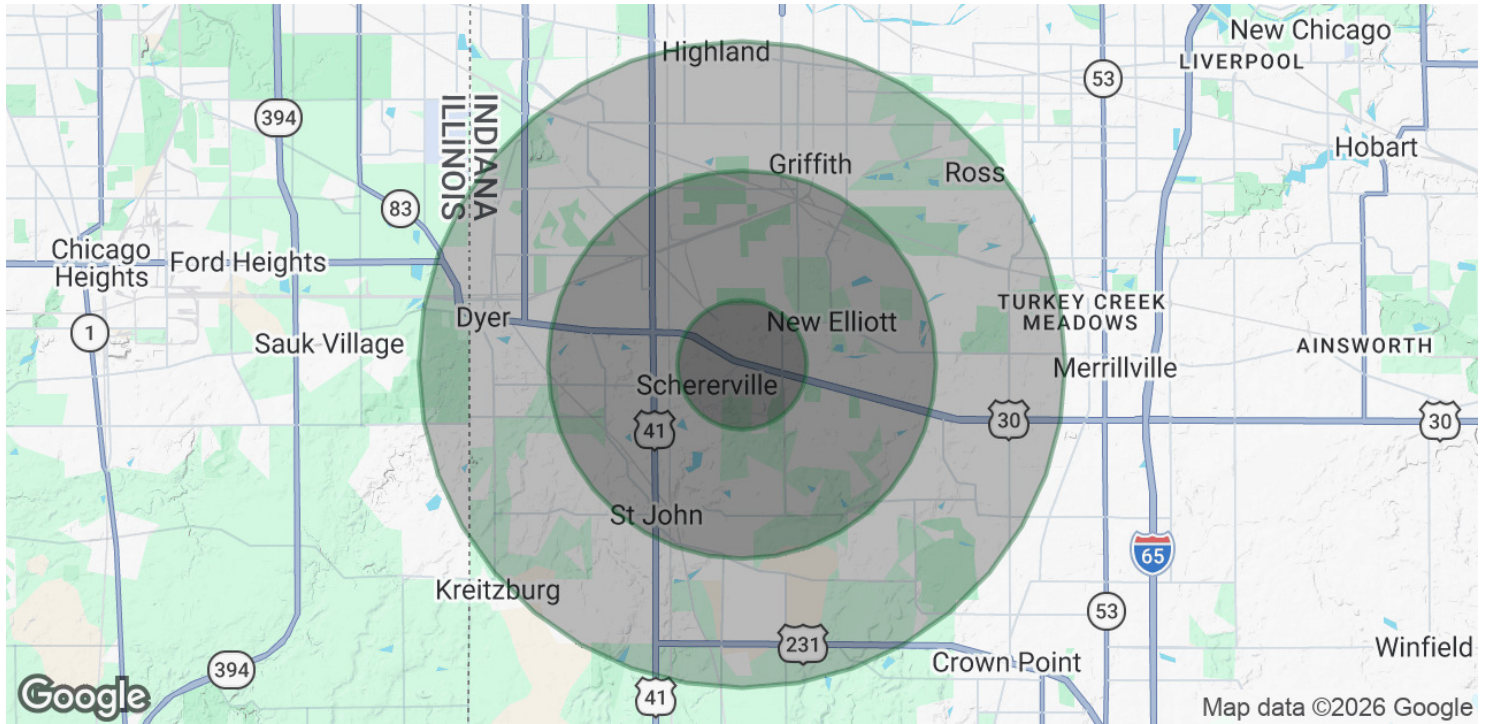
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,832	47,929	134,637
Average Age	45	43	43
Average Age (Male)	44	42	41
Average Age (Female)	47	44	44

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,862	19,046	53,880
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$115,020	\$120,961	\$112,182
Average House Value	\$312,171	\$353,554	\$320,013

\* Demographic data derived from 2020 ACS - US Census

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