

EXCLUSIVE OFFERING

SOUTHLAKE MALL

Retail Anchor Box | Merrillville, Indiana

1995 Southlake Mall, Merrillville, IN 46410

PROPERTY HIGHLIGHTS

BUILDING SIZE	SITE SIZE	CEILING HEIGHT	ASKING PRICE
144,123 SF	11 Acres	17-22 FT	\$3,500,000

INVESTMENT SUMMARY

1995 Southlake Mall in Merrillville, Indiana is a 144,123-square-foot, two-story retail department store space within the Southlake Mall, classified as a 3-Star Super Regional Mall asset. This large-format retail anchor box offers exceptional redevelopment potential in one of Northwest Indiana's busiest shopping markets.

The building features 72,062 SF typical floor plates, 17-foot ceiling heights, masonry construction, and vertical transportation including two passenger elevators and one freight elevator. The property offers excellent loading capabilities with three exterior dock positions and one interior dock, making it ideal for large-format retail, showroom, warehouse conversion, or mixed-use redevelopment.

PROPERTY DETAILS

Address	1995 Southlake Mall, Merrillville, IN 46410
Building Type	Retail Anchor Box / Department Store
Total Building Area	144,123 SF
Typical Floor Plate	72,062 SF (Two Stories)
Site Size	11 Acres
Ceiling Height	17-22 Feet
Year Built	1976
Construction	Masonry
Street Frontage	291 Feet on Southlake Mall Drive

BUILDING FEATURES

Loading & Access <ul style="list-style-type: none">• 3 Exterior Dock Positions• 1 Interior Loading Dock• 24/7 Property Access	Vertical Transportation <ul style="list-style-type: none">• 2 Passenger Elevators• 1 Freight Elevator• Multi-Story Accessibility
Infrastructure <ul style="list-style-type: none">• HVAC Systems• Fire Protection System• Standard Mall Utilities	Parking <ul style="list-style-type: none">• Approx. 950 Surface Spaces• 6.59 Spaces per 1,000 SF• Excellent Parking Ratio

LOCATION HIGHLIGHTS

The property sits in a suburban commercial corridor with strong visibility and excellent regional access. Southlake Mall is one of Northwest Indiana's busiest shopping destinations, providing outstanding exposure and traffic counts.

Highway Access	US-30 and I-65 Interchange
Trade Area	Hobart/Merrillville Retail Corridor
Mall Classification	3-Star Super Regional Mall
Major Metro Access	Chicago Metro Area (35 Miles)

OFFERED AT

\$3,500,000

FOR MORE INFORMATION, PLEASE CONTACT:

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