

Price Reduction



SALE / LEASE

±8,000 SF Freestanding Building in Kennedy Business Park

7925 NEVADA AVE

Hammond, IN 46323

PRESENTED BY:

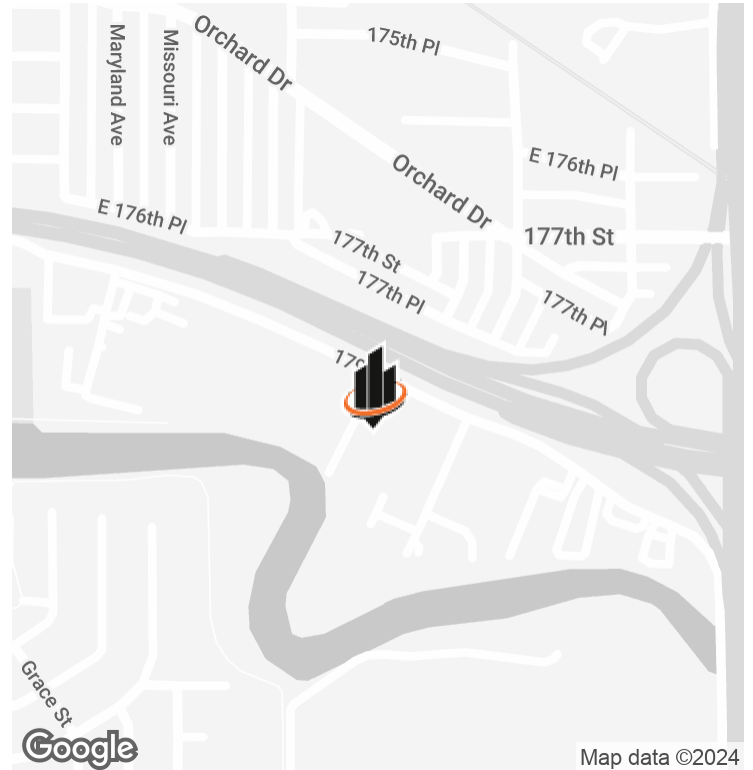
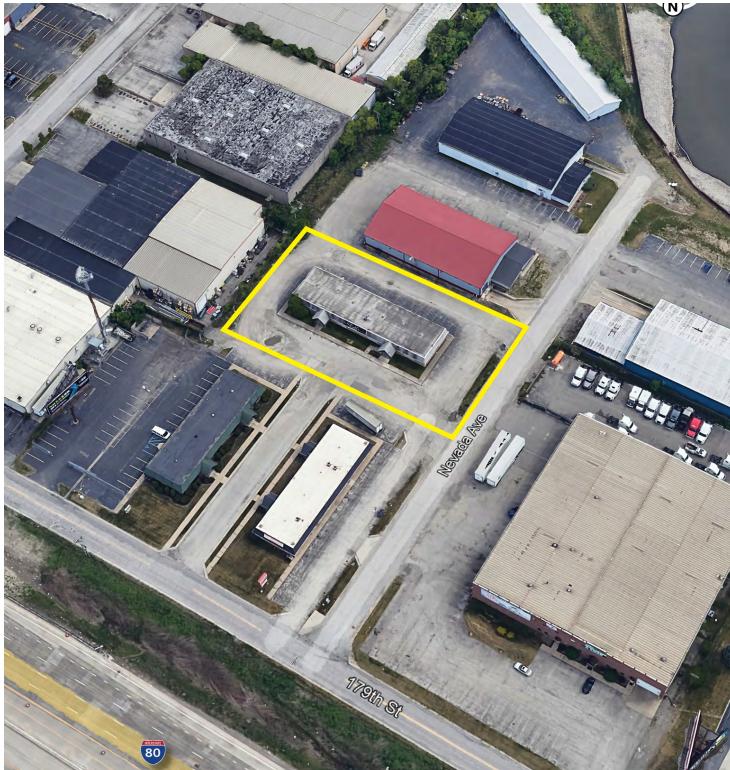
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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$499,000
LEASE RATE:	\$5,500.00 per month (MG)
BUILDING SIZE:	8,000 SF
LOT SIZE:	0.83 Acres
PRICE / SF:	\$62.38
YEAR BUILT:	1978
ZONING:	C4 HS-2 District
MARKET:	Chicago
SUBMARKET:	Indiana
APN:	45-07-15-451-008.000-023

PROPERTY OVERVIEW

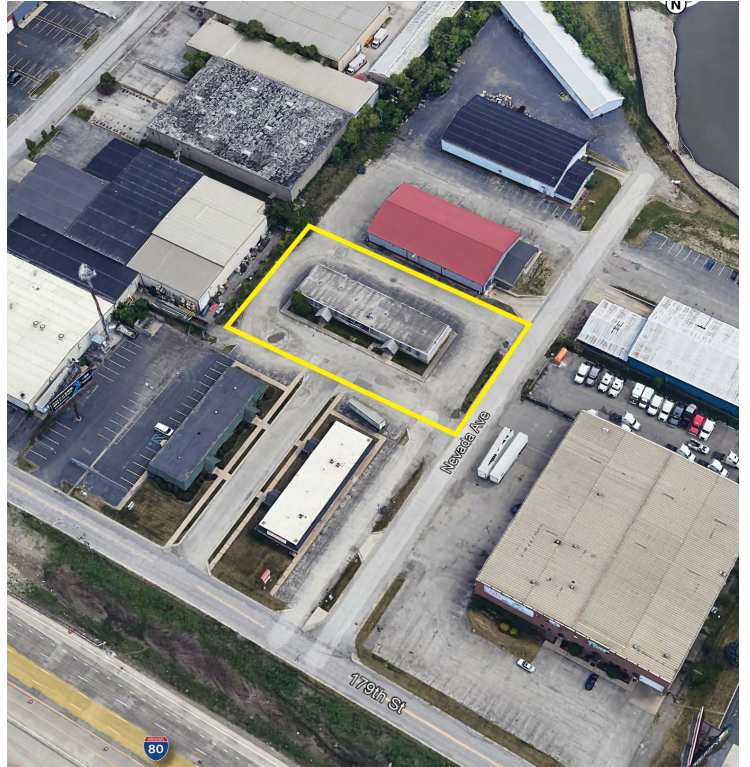
SVN Chicago Commercial is pleased to present 7925 Nevada Avenue, an approximately ±8,000 SF Free-standing Building in Hammond, Indiana. Formerly known as Doll's Bar, in the Kennedy Business Park. This is a perfect owner/user redevelopment opportunity. Multiple offices, restrooms, storage, bar, lounge areas, breakroom, front and rear parking. Minutes to I-80. Lake County Economic Incentives (Revolving Loan Fund) and Hammond Incentives (Business Facade Rebate).

PROPERTY HIGHLIGHTS

- ±8,000 SF Freestanding Building on 0.83 AC
- Incentives | Lease "as-is"
- Former Bar | Club | Front & Rear Parking
- Offices | Locker room | Breakroom
- Minutes to I-94 Interchange
- ±8,000 SF Freestanding Building on 0.83 AC
- Redevelopment Opportunity
- Former Bar | Club | Front & Rear Parking

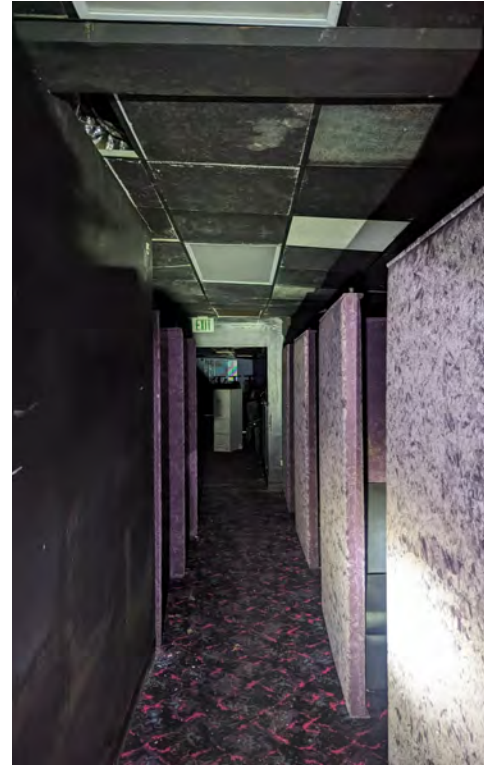
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EXTERIOR PHOTOS



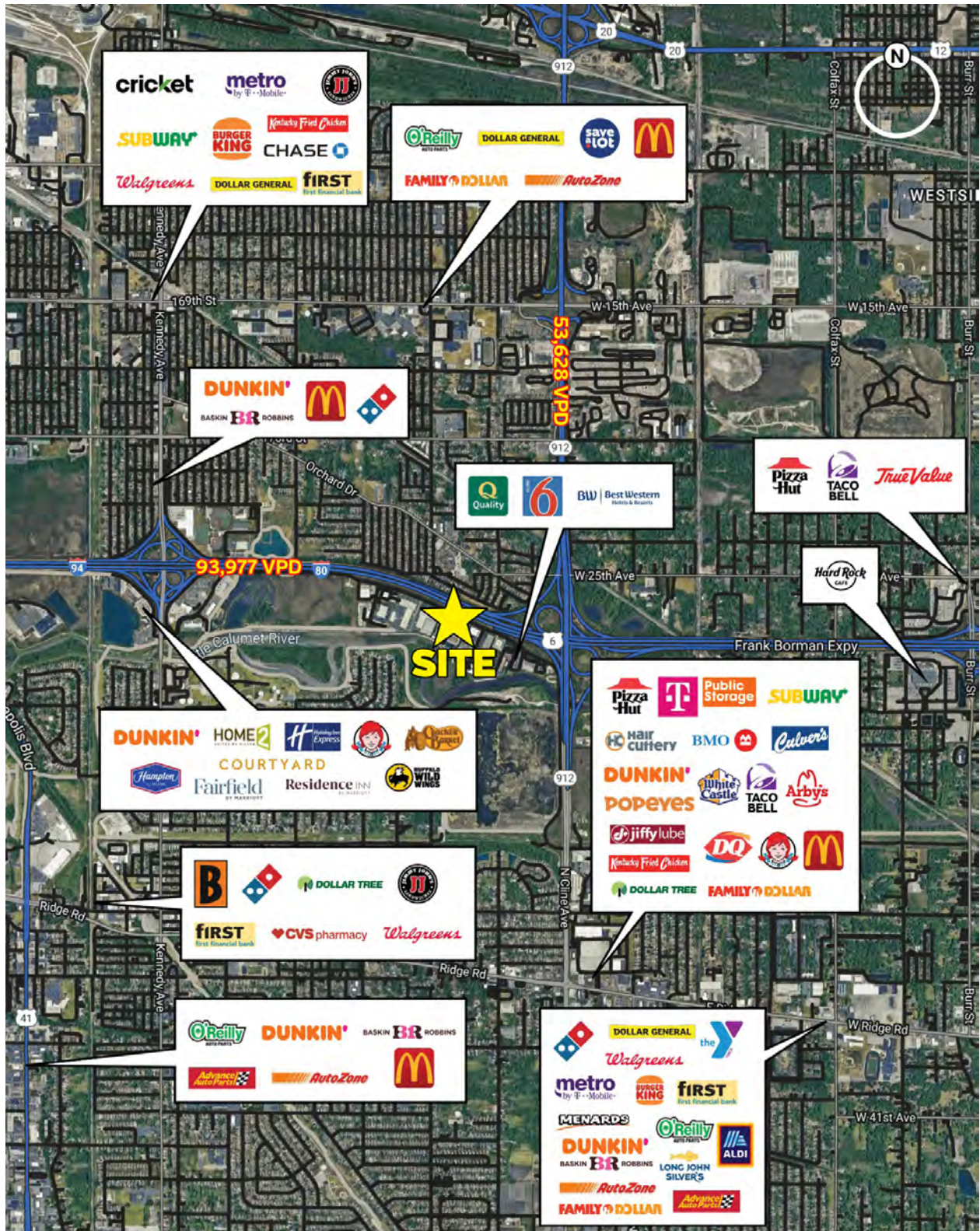
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INTERIOR PHOTOS



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AREA RETAIL



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BUSINESS PARK AERIAL



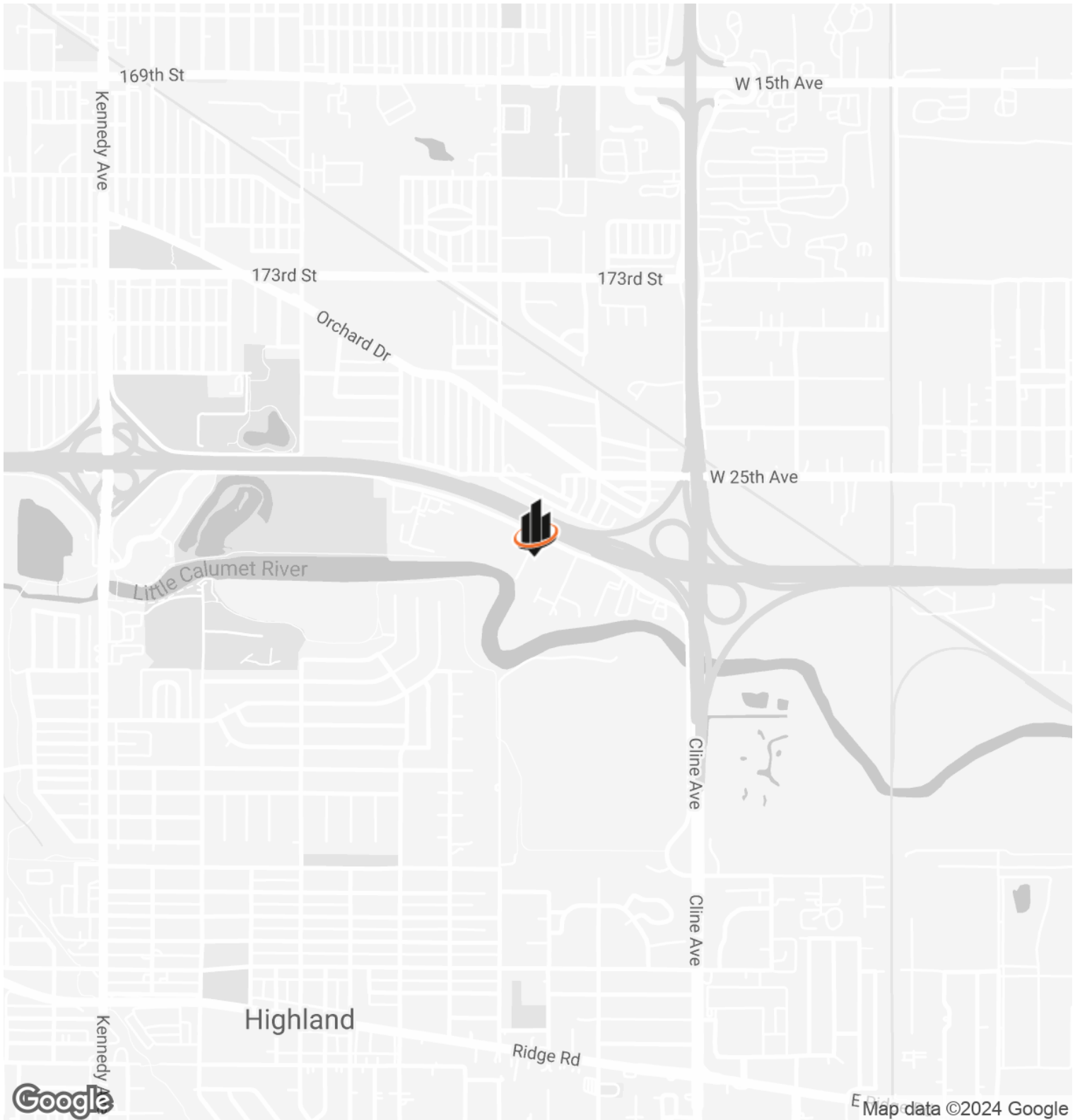
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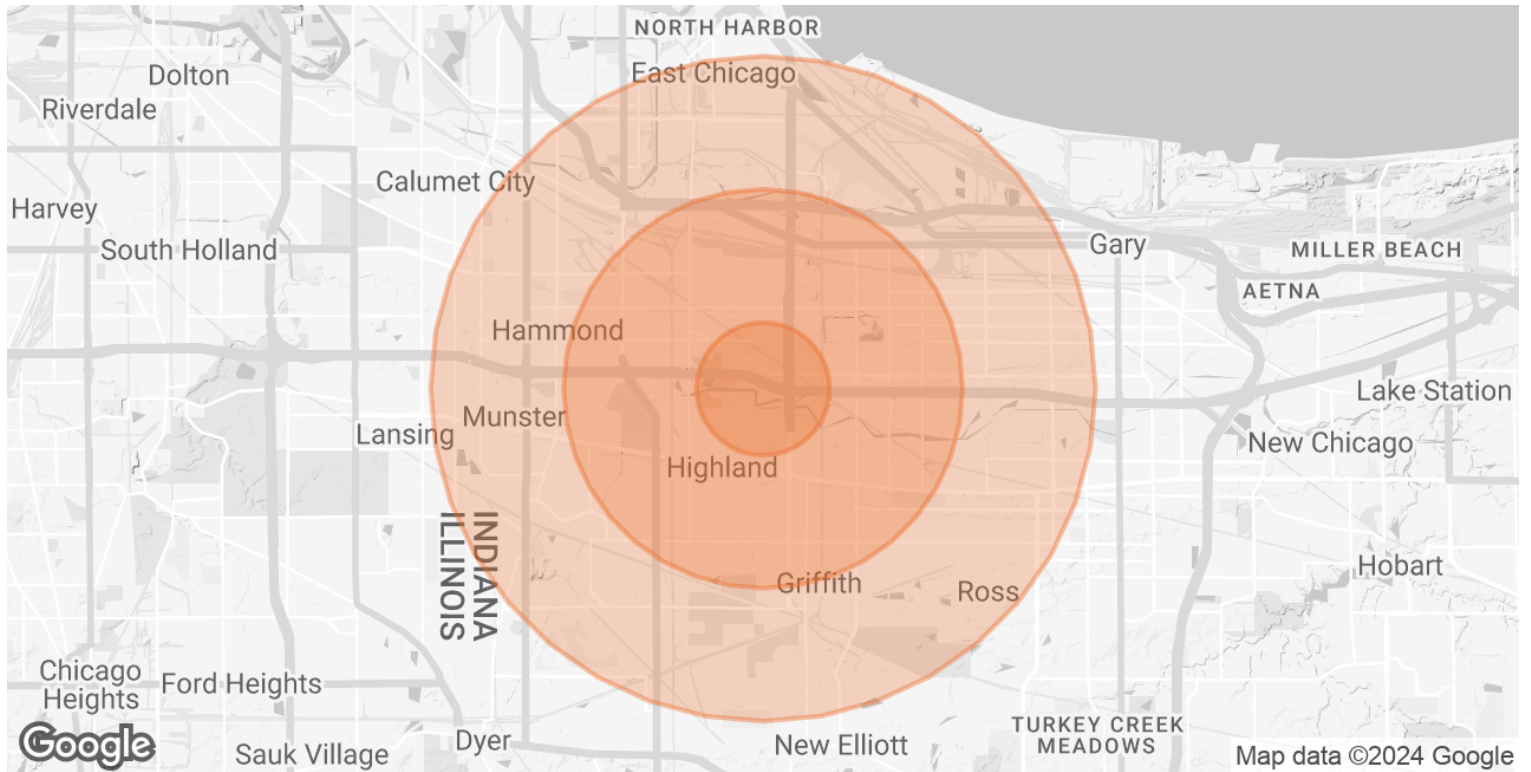
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,344	78,457	193,613
AVERAGE AGE	39.0	37.8	39.1
AVERAGE AGE (MALE)	38.5	35.3	36.7
AVERAGE AGE (FEMALE)	39.3	40.2	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,295	33,051	85,455
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$64,721	\$62,884	\$61,662
AVERAGE HOUSE VALUE	\$157,449	\$129,910	\$130,166

2020 American Community Survey (ACS)

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