

# 1409-14 119TH STREET, WHITING, IN 46394



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# WHITING BREWERY

1409-14 119th Street, Whiting, IN 46394



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$550,000

**Price / SF:** \$92.91

**Year Built:** 1909

**Building Size:** 5920 SF

**Renovated:** 1995

### PROPERTY HIGHLIGHTS

- Turnkey brewery with full restaurant and brewing equipment on the first floor with outdoor patio
- 5,920 SF two-story building in the heart of downtown Whiting, IN
- Second floor in vanilla shell condition, ideal for private dining, office, or multifamily conversion
- Excellent location with strong foot traffic and redevelopment potential



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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Huge Price Reduction! An exceptional turnkey brewery opportunity is now available in the heart of downtown Whiting. This two-story property offers a total of 5,920 square feet, with a fully equipped brewery and restaurant build-out on the first floor, including both brewing and kitchen equipment. The second floor is in vanilla shell condition, offering a flexible blank slate for a variety of uses such as private event space, additional dining, office suites, or potential multifamily conversion. Prime location with strong foot traffic and future growth potential.

### OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	5,920 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,550	13,060	53,224
Total Population	10,816	35,867	142,708
Average HH Income	\$76,506	\$79,335	\$65,917

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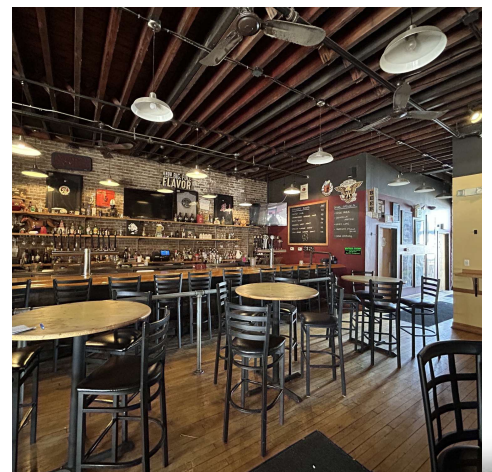
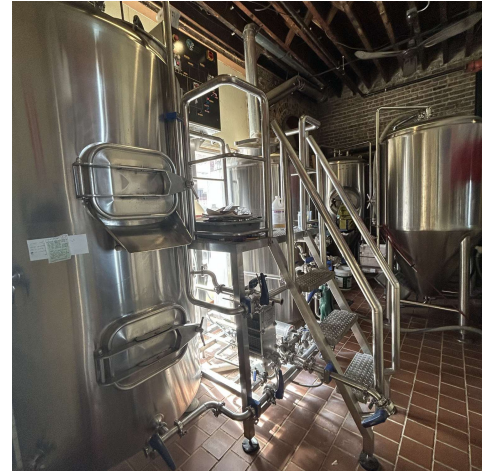
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## ADDITIONAL PHOTOS



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## RETAILER MAP



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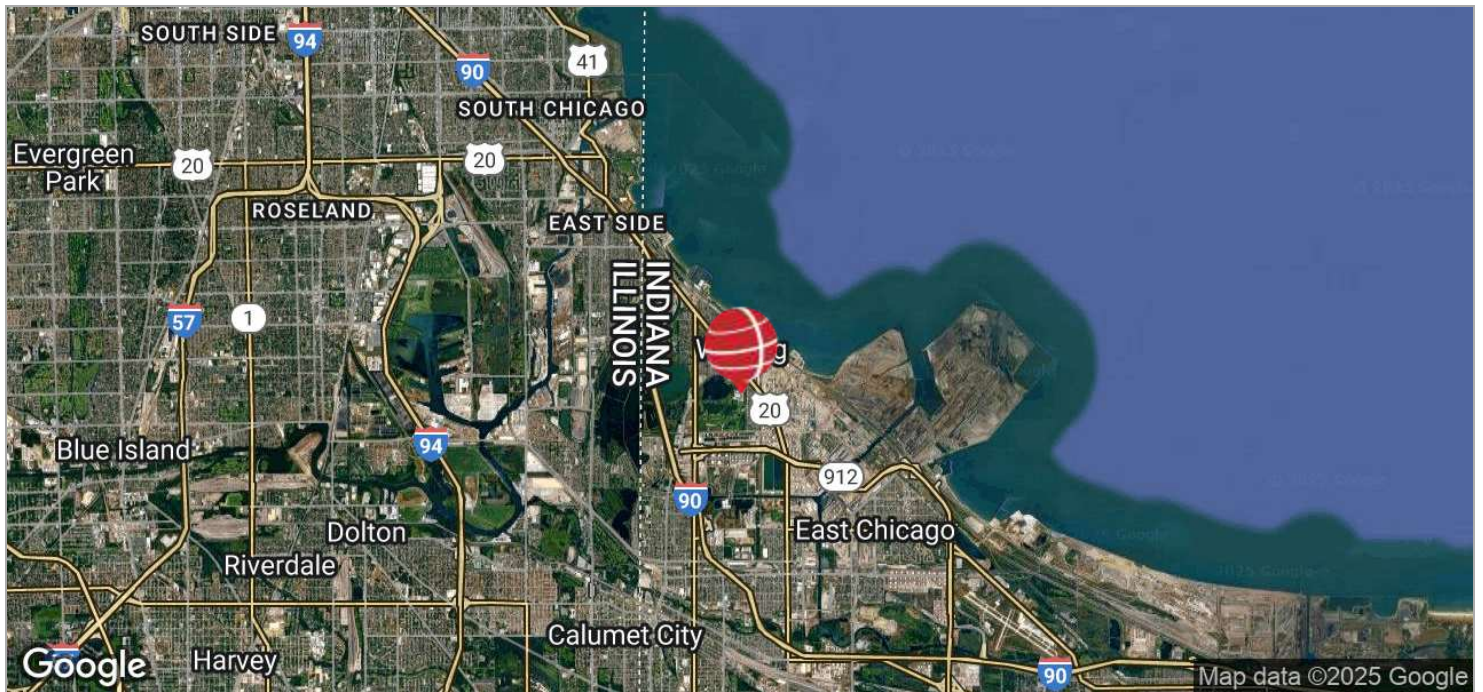
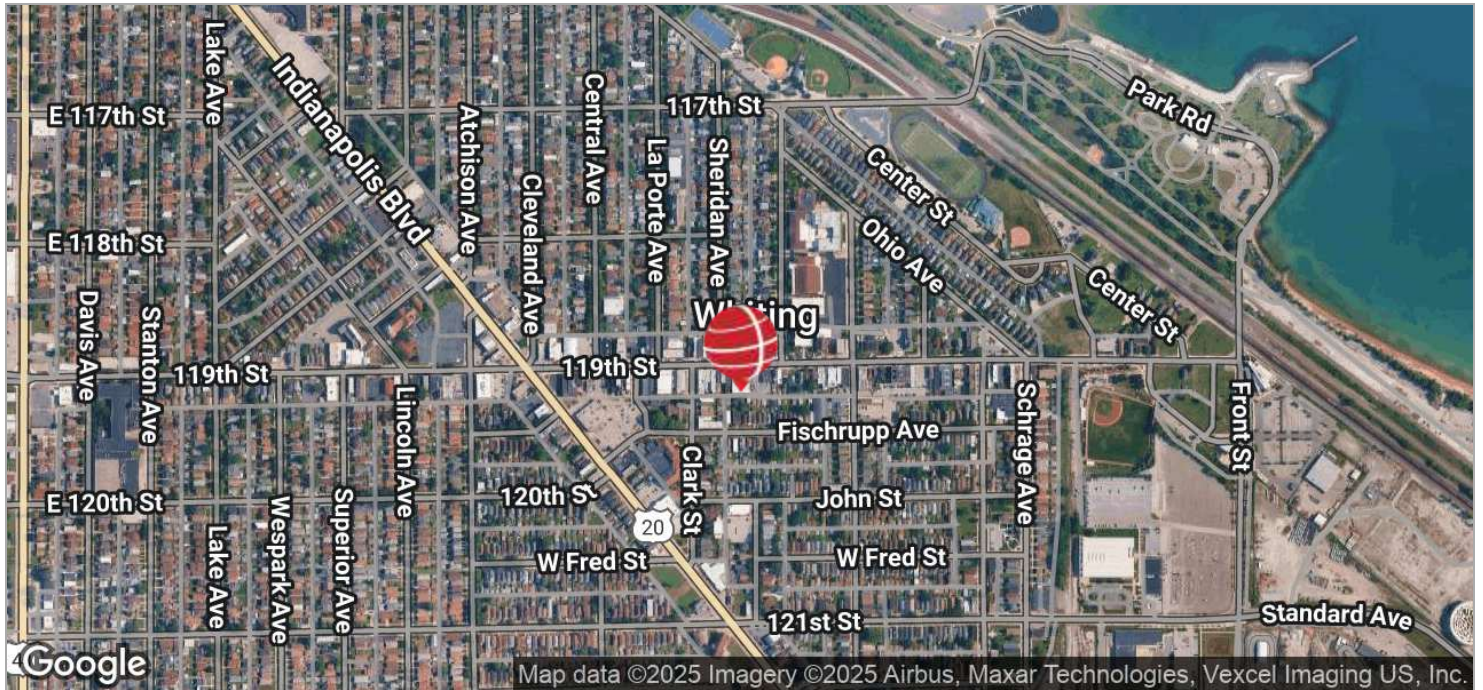
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## LOCATION MAPS



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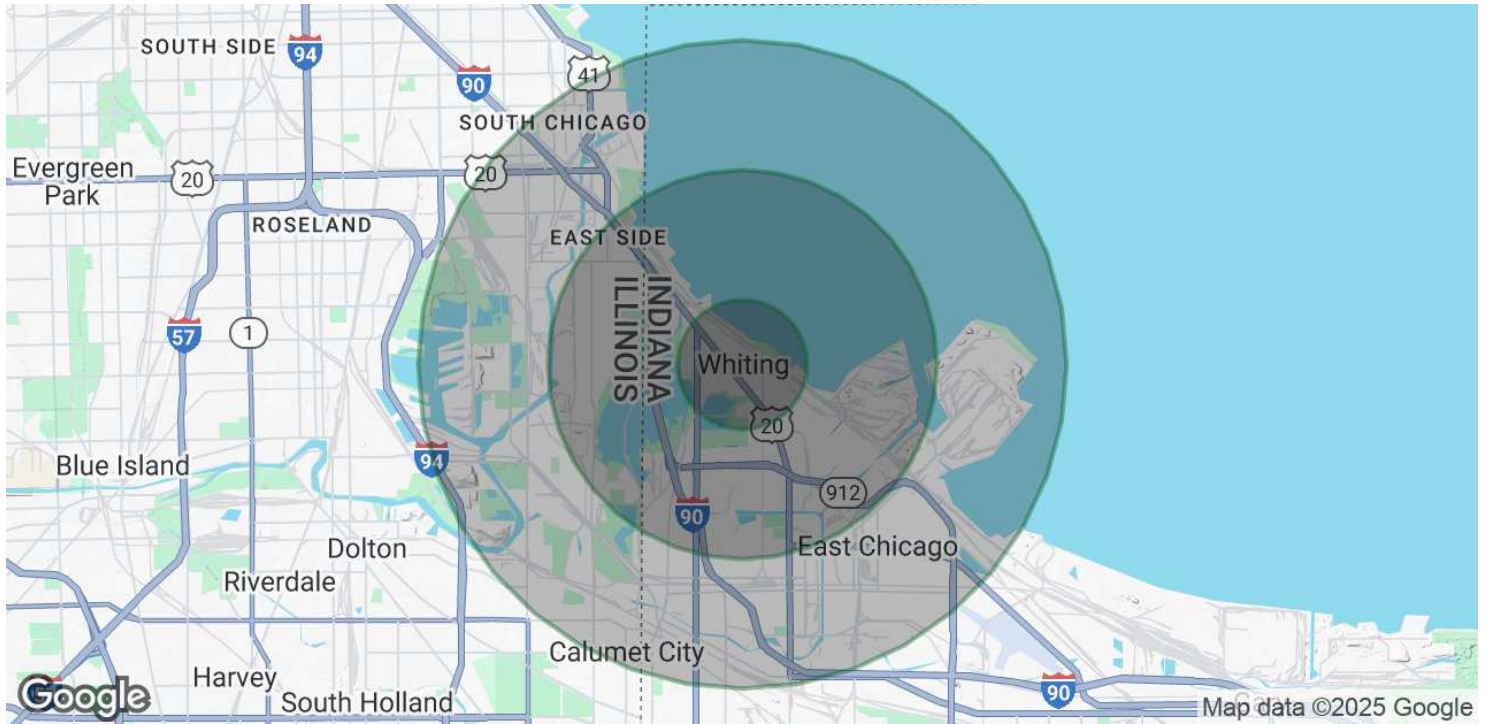
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,816	35,867	142,708
Average Age	41	39	39
Average Age (Male)	41	39	38
Average Age (Female)	42	40	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,550	13,060	53,224
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$76,506	\$79,335	\$65,917
Average House Value	\$204,526	\$185,999	\$177,200

Demographics data derived from AlphaMap

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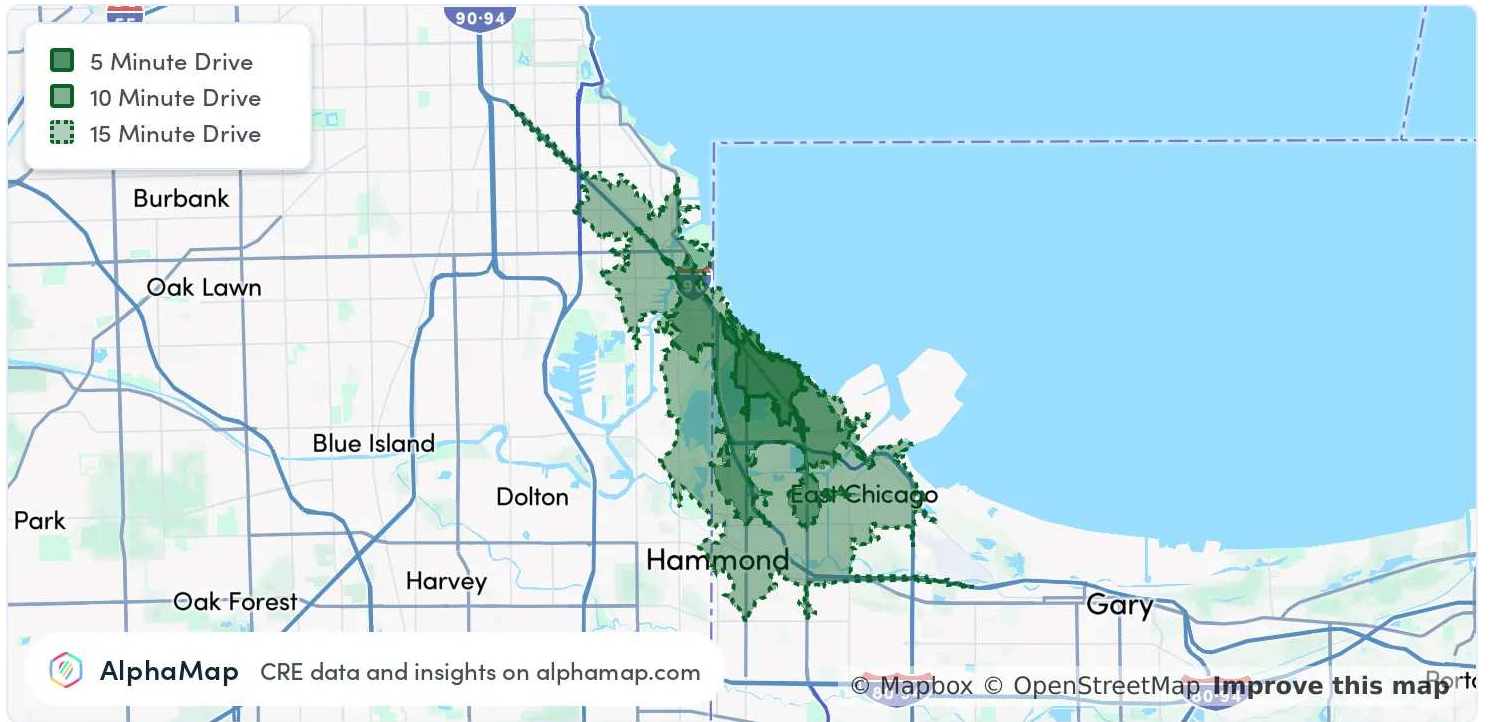
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## AREA ANALYTICS



### ETHNICITY

	5 MINUTES	10 MINUTES	15 MINUTES
Population Hispanic	4,653	11,677	48,269
Population Non-Hispanic	4,550	7,384	27,561

### RACE

	5 MINUTES	10 MINUTES	15 MINUTES
Population White	4,990	8,012	21,171
Population Black	428	1,413	14,463
Population American Indian	173	402	1,604
Population Asian	78	118	327
Population Pacific Islander	3	8	52
Population Other	1,853	5,374	23,334

Map and demographics data derived from AlphaMap

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