

# 142-316 W. LINCOLN HIGHWAY, SCHERERVILLE, IN 46375



For more information, please contact:

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# LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Available SF:</b>	750 - 4,948 SF
<b>Lease Rate:</b>	\$12 - 22 SF/yr (NNN)
<b>Lot Size:</b>	5.1 Acres
<b>Year Built:</b>	1978
<b>Building Size:</b>	51253 SF
<b>Renovated:</b>	2017
<b>Zoning:</b>	C-3

### PROPERTY HIGHLIGHTS

- 750-4,948 SF units available including an endcap at stoplight entrance
- Strong mix of national and local tenants
- 270 Parking spaces available
- Located in one of the strongest retail markets in Northwest, IN
- Great visibility with a large Pylon for signage
- Full signalized access



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## PROPERTY DESCRIPTION

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Now leasing Lincoln Ridge Plaza in Schererville, IN with spaces ranging from 750-4,948 SF with multiple entrances to the center including at the stoplight entrance. Join a strong lineup of tenants that include F45 Fitness, Dominos, Cost Cutters, Chicago Title Smoochie Pooch and many others. This site sits along heavily traveled US 30, just East of the intersection of US 30 & 41 ("Crossroads of America") with full signalized access. The center has undergone significant renovations and updates in the last few years. Spaces range from 750 SF to 4,948 SF with visibility to over 41,000 vehicles per day and access to a large pylon sign. 270 Parking spaces for use by employees and customers with many opportunities to eat and shop within the center.

### LOCATION DESCRIPTION

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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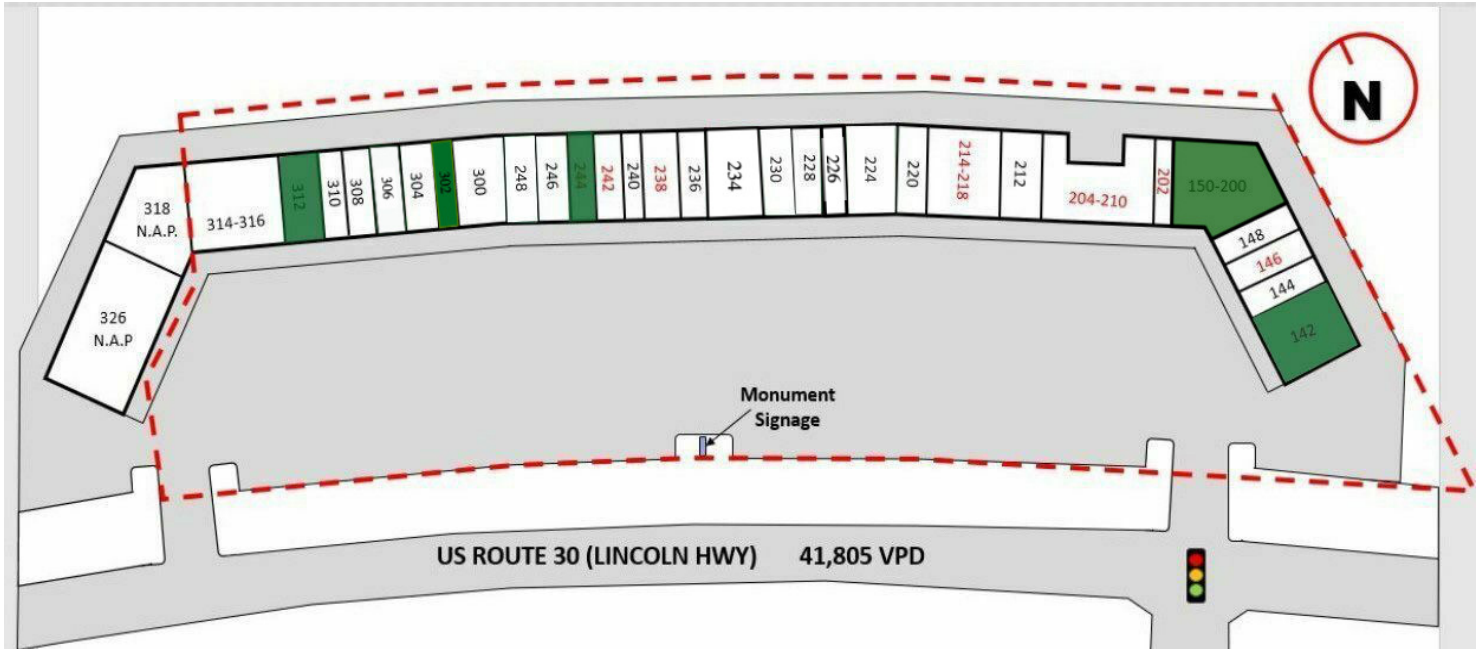
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## LEASE SPACES



## LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
 Total Space: 750 - 4,948 SF Lease Rate: \$12 - \$22 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 142	Available	2,400 SF	NNN	\$22.00 SF/yr	-
Suite 150	Available	4,948 SF	NNN	\$12.00 SF/yr	-
Suite 244	Available	1,200 SF	NNN	\$18.00 SF/yr	-
Suite 302	Available	750 SF	NNN	\$18.00 SF/yr	-
Suite 312	Available	1,500 SF	NNN	\$18.00 SF/yr	-

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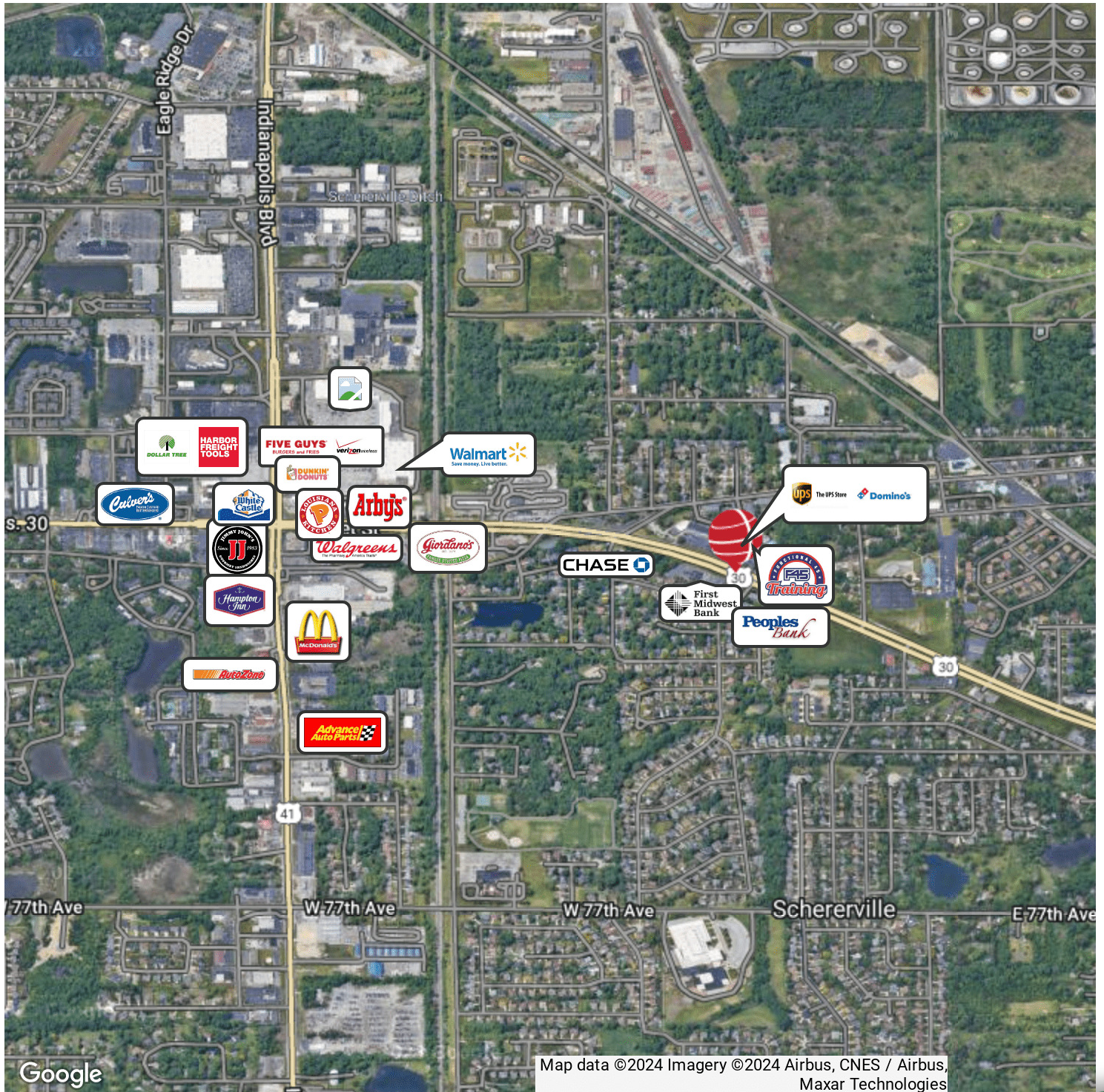
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## RETAILER MAP



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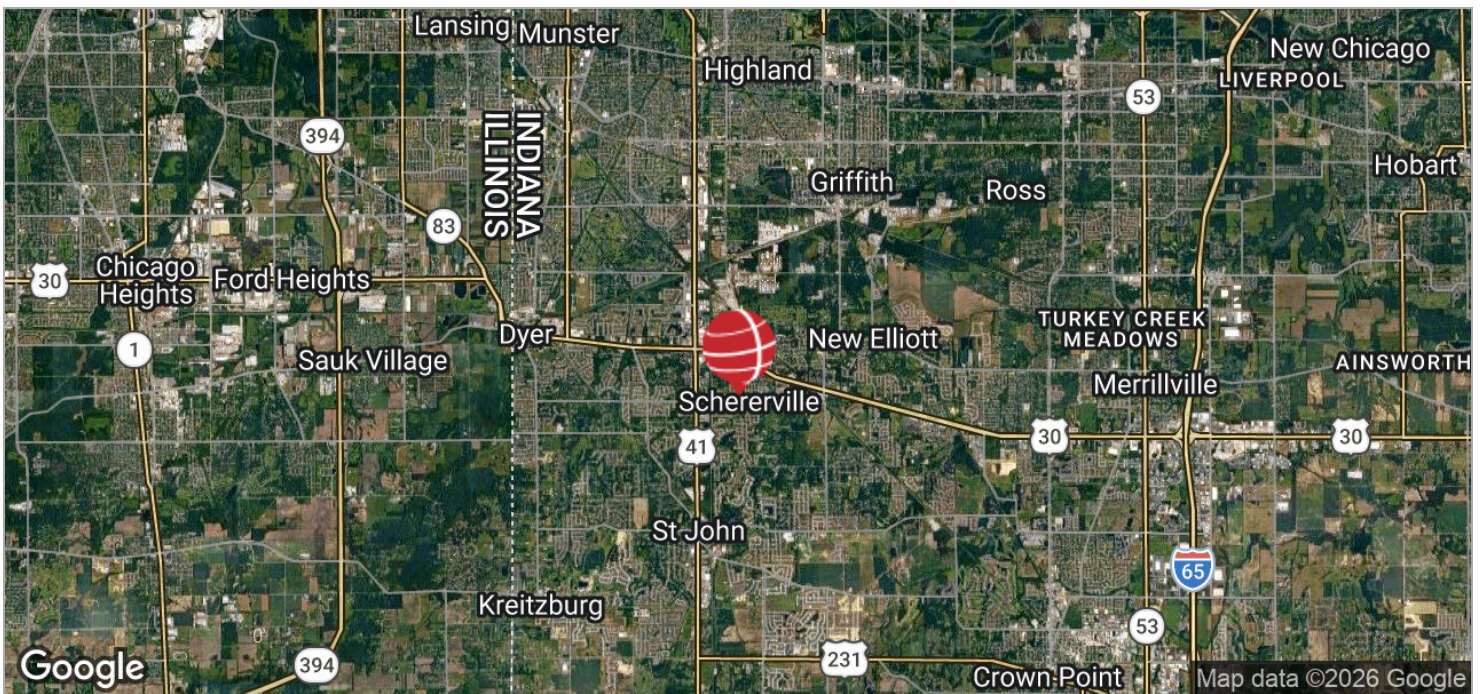
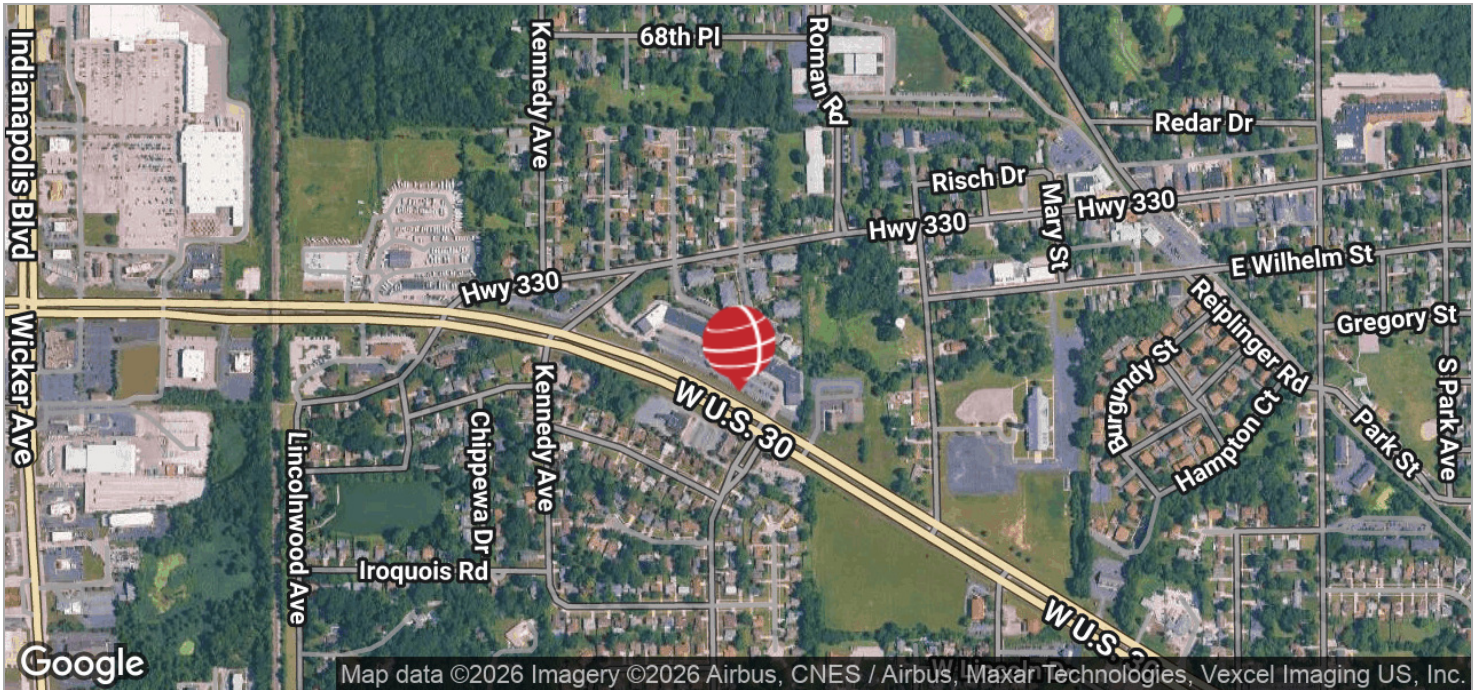
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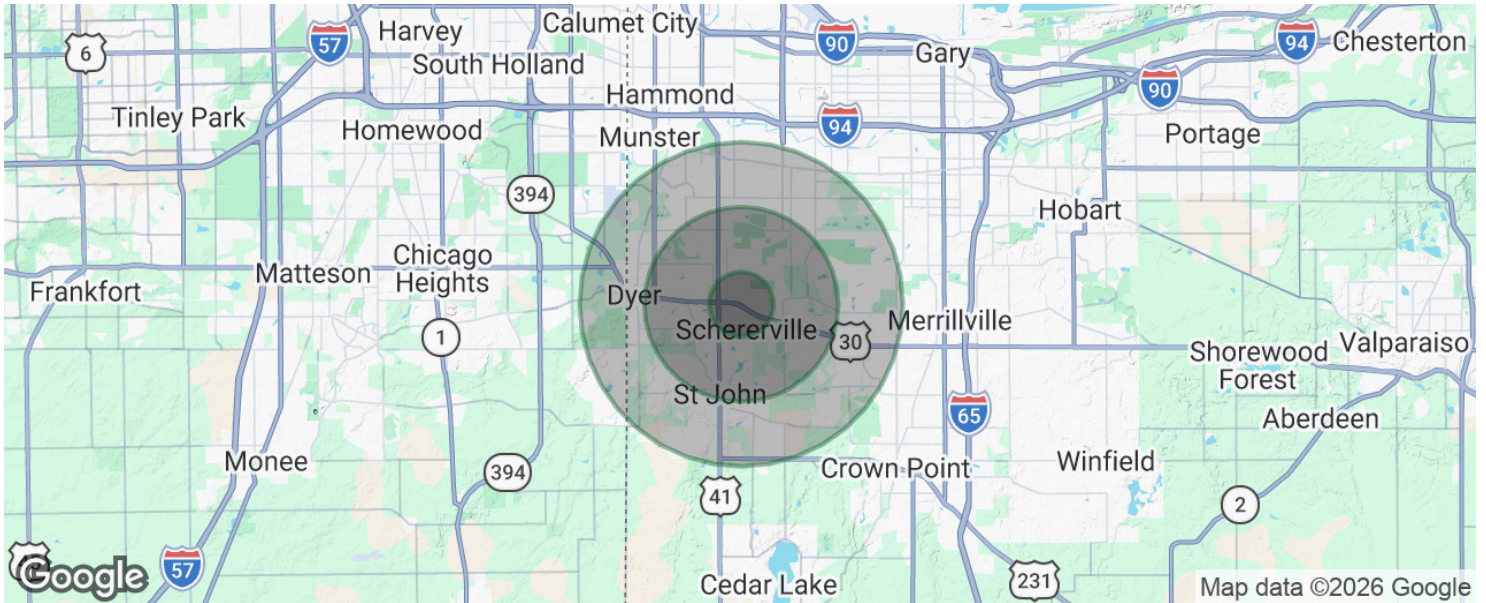
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,510	46,157	149,215
Median age	37.7	40.4	39.9
Median age (Male)	36.1	39.2	38.4
Median age (Female)	39.9	42.3	41.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,185	17,742	56,137
# of persons per HH	2.5	2.6	2.7
Average HH income	\$75,009	\$80,827	\$80,229
Average house value	\$214,071	\$223,753	\$210,850

\* Demographic data derived from 2020 ACS - US Census

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