

2871-2895 US HIGHWAY 30, HOBART, IN 46342



For more information, please contact:

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SOUTHLAKE COMMONS

2871-2895 US Highway 30, Hobart, IN 46342



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 14,310 SF

Lease Rate: Negotiable

Lot Size: 3.06 Acres

Year Built: 1996

Building Size: 29788 SF

Zoning: B-3

PROPERTY HIGHLIGHTS

- Southlake Commons now available for lease
- 14,310 SF unit located between PetSmart and Palermo's Restaurant
- Located in the strongest retail trade areas in Northwest, IN
- Close to 4M SF of retail surrounding the property
- Anchored by Home Depot



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PROPERTY DESCRIPTION



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Prime leasing opportunity available in Hobart, IN. Southlake Commons is a shopping center located directly on US 30 adjacent to Southlake Mall. The subject property has direct frontage on US 30 and signage and is anchored by Home Depot and surrounded by nearly 4M SF of retail. Last space available is a 14,310 SF unit located between PetSmart and Palermo's Restaurant. Great opportunity to locate in the strongest retail trade markets in Northwest, IN.

LOCATION DESCRIPTION

The subject property is located directly on US 30 in Hobart, IN. Hobart is a city in Lake County, IN. The population was 29,059 at the 2010 census. Although it had been historically primarily residential, annexation added the largest retail corridor in Northwest Indiana to the city. Along with Southlake Mall (1.3 Million SF), the area also includes an additional 3.7M square feet of retail space.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	14,310 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2891 US 30	Available	14,310 SF	NNN	Negotiable	-

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RETAILER MAP



Google

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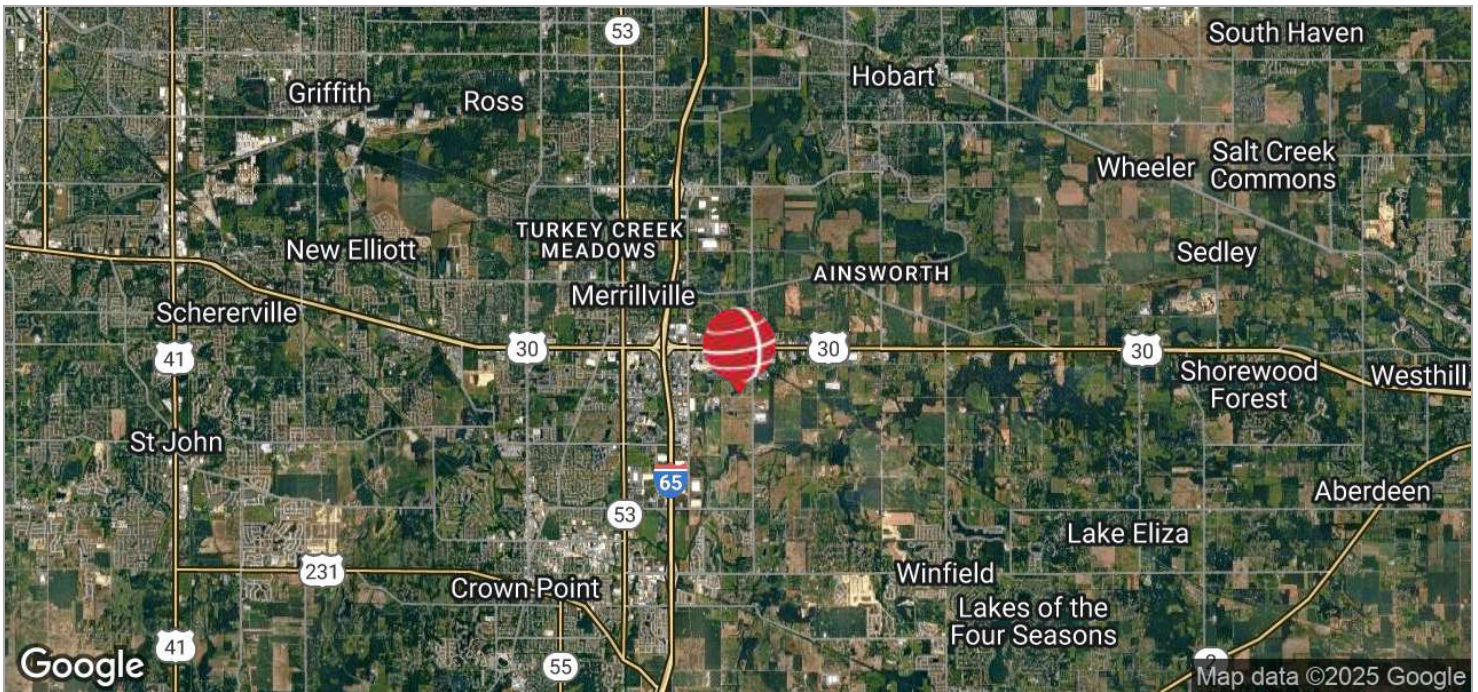
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LOCATION MAPS



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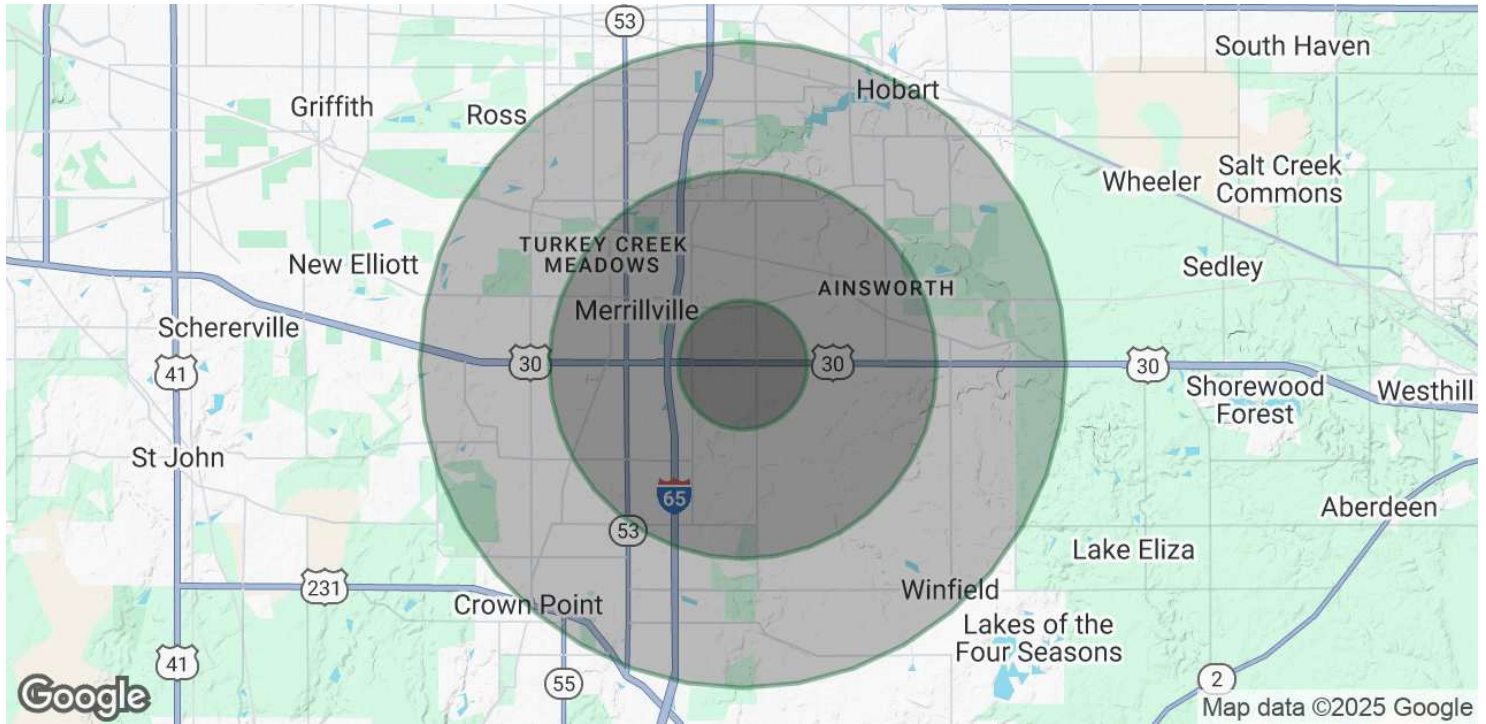
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,777	17,653	80,452
Average Age	40.2	43.2	41.1
Average Age (Male)	41.1	40.1	38.8
Average Age (Female)	39.4	43.5	42.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,097	8,343	35,128
# of Persons per HH	1.6	2.1	2.3
Average HH Income	\$54,219	\$70,028	\$70,812
Average House Value	\$44,187	\$141,402	\$154,131

2020 American Community Survey (ACS)

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