

730-764 EAST LINCOLN HIGHWAY, SCHERERVILLE, IN 46375



For more information, please contact:

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CLINE COMMONS

730-764 East Lincoln Highway, Schererville, IN 46375



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,500 - 2,654 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	4.06 Acres
Year Built:	2003
Building Size:	34688 SF
Renovated:	2023
Zoning:	C-3 Highway Commercial

PROPERTY HIGHLIGHTS

- Cline Commons retail center now available for lease in Schererville, IN
- Located on heavily traveled US 30 with maximum visibility
- Anchored by Dollar General with a strong mix of national and local tenants
- Pylon Signage available directly on 30
- Population of over 65,000 and HH income of \$100,000 in a 3-mile radius
- Multiple ingress/egress points with signalized access from US 30
- <https://www.youtube.com/watch?v=MMq1dqMuKQY>



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PROPERTY DESCRIPTION



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Cline Commons Retail Center is now available for lease in Schererville, Indiana. Strategically positioned along heavily traveled U.S. 30, the center offers maximum visibility and exposure to over 40,000 vehicles per day. Anchored by Dollar General and complemented by a strong mix of national and local tenants, Cline Commons provides a strong retail environment that attracts consistent consumer traffic. The property features pylon signage directly on U.S. 30, multiple ingress and egress points, and convenient signalized access. With a surrounding population exceeding 65,000 residents and average household incomes of over \$100,000 within a three-mile radius, this location presents an outstanding opportunity to join one of Schererville's most active retail corridors.

LOCATION DESCRIPTION

Prime real estate located at the corner of US 30 and Cline Avenue in Schererville, IN.

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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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 2,654 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
732 E. US Highway 30	Available	2,654 SF	NNN	\$18.00 SF/yr	-
752 E. US Highway 30	Available	1,500 SF	NNN	\$18.00 SF/yr	-

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RETAILER MAP



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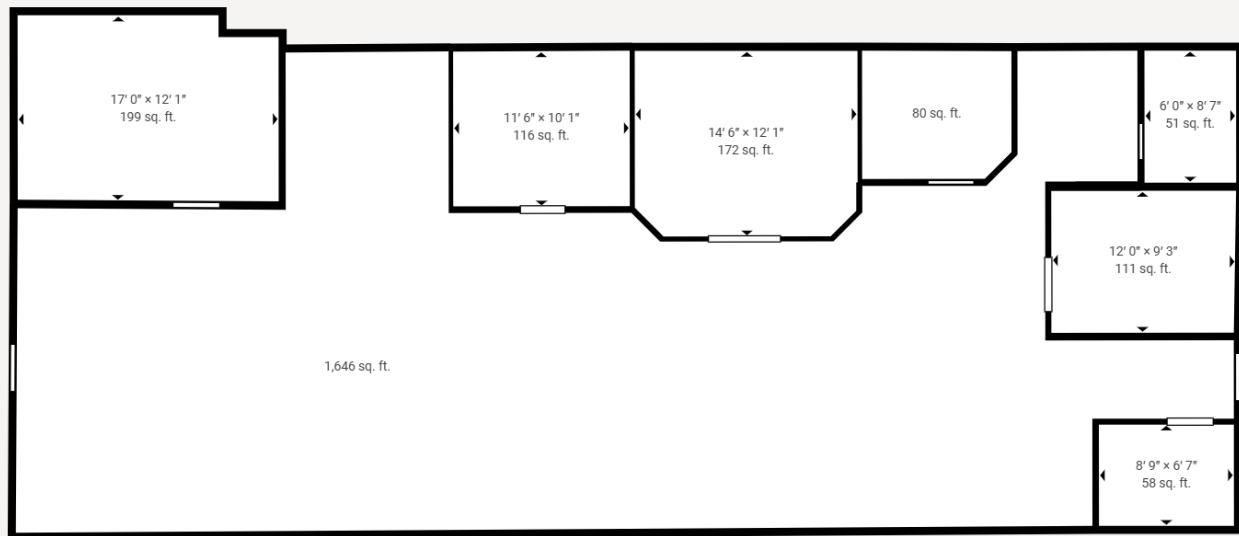
• 5 •
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FLOOR PLANS



Matterport Property Report:

732 E US Highway 30

Gross Floor Area - Full Property 2,654 sq. ft. | Floor 1 2,654 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport



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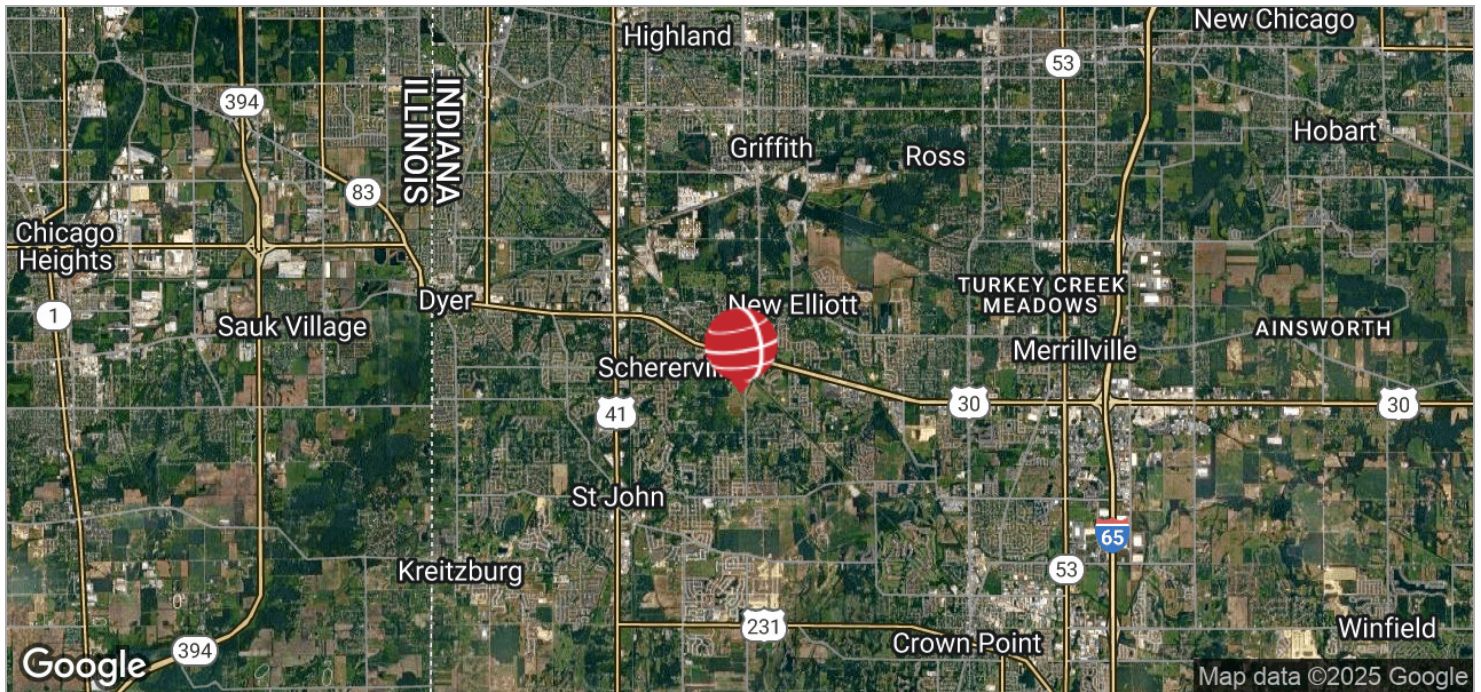
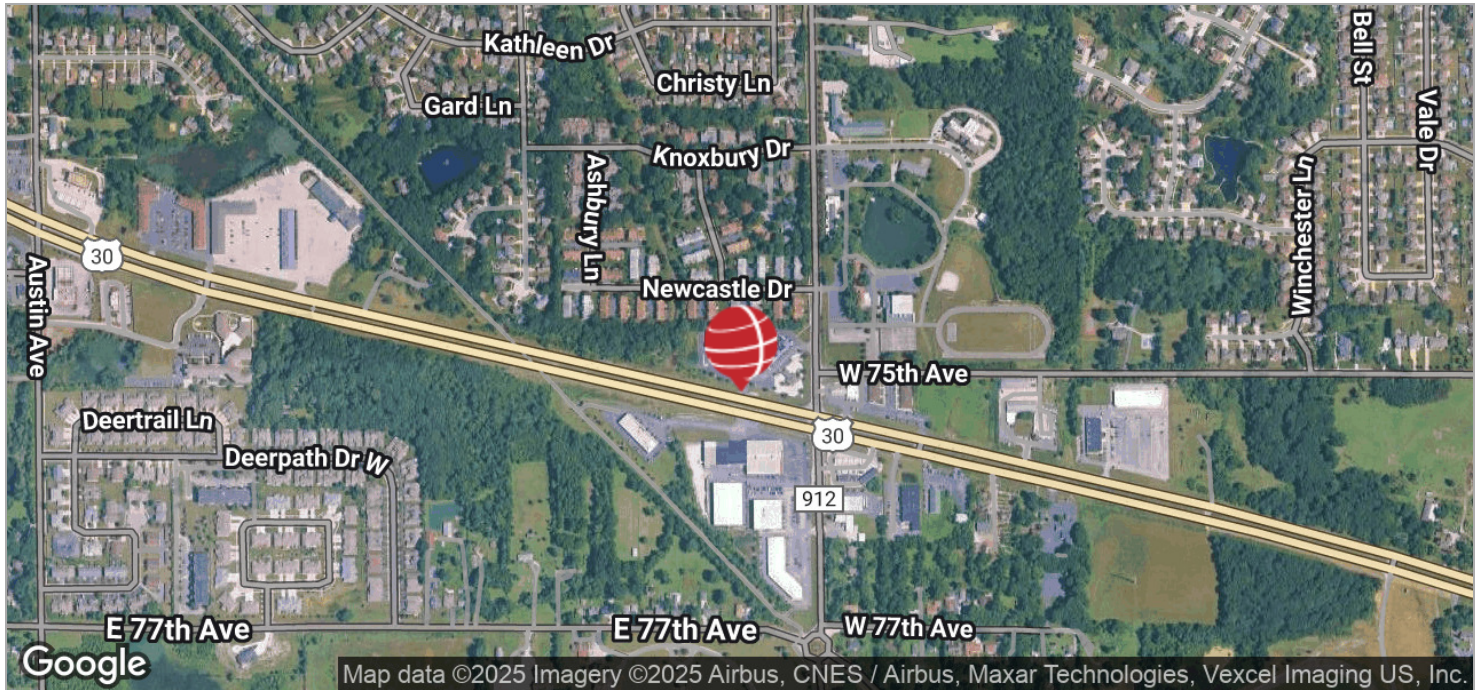
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LOCATION MAPS



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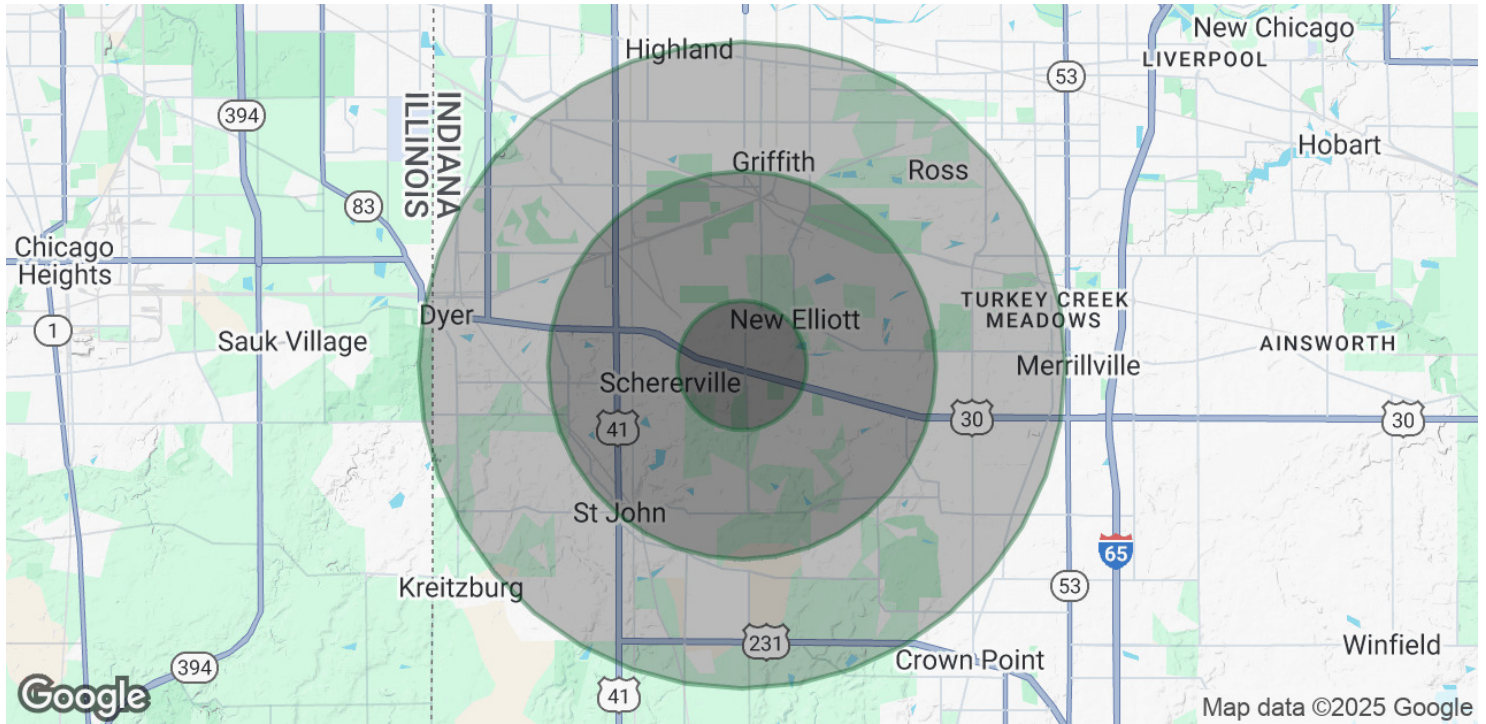
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,683	47,735	138,432
Average Age	44	42	43
Average Age (Male)	42	41	41
Average Age (Female)	45	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,266	18,780	55,736
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$116,751	\$118,006	\$109,936
Average House Value	\$320,634	\$339,459	\$313,089

Demographics data derived from AlphaMap

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