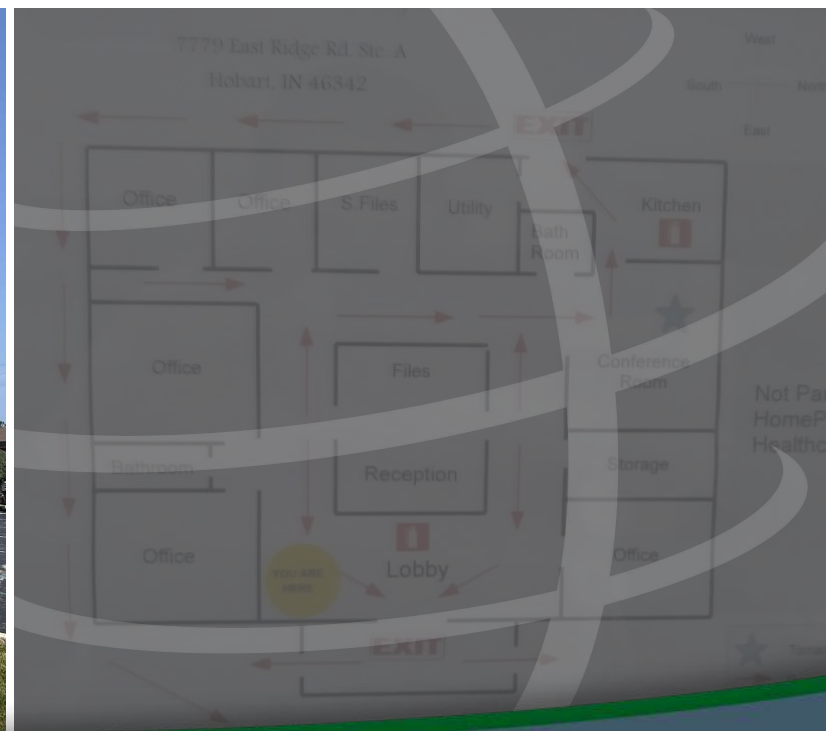


7779 E RIDGE RD, HOBART, IN 46342



For more information, please contact:

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LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

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RIDGEWOOD PROFESSIONAL CENTER

7779 E Ridge Rd, Hobart, IN 46342



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,903 SF

Lease Rate: \$16.50/MG

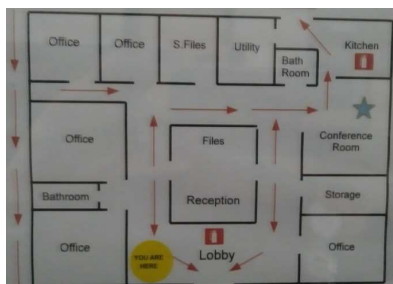
Lot Size: 2.05 Acres

Year Built: 1996

Building Size: 5288 SF

PROPERTY HIGHLIGHTS

- 2,903 sf turnkey office suite for lease
- Extremely Well Maintained Buildings
- Great Mix of Tenants
- 21,000+ VPD on Ridge Rd
- Easy Access to 80/94
- Good Signage & Ample Shared Parking



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for professionals seeking a prime office space for lease at 7779 E Ridge Rd, Hobart, IN. Boasting approximately 3,000 square feet of meticulously maintained, professional office space, this property offers a coveted mix of top-tier tenants and a strategic location. With a traffic flow of over 21,000 vehicles per day on Ridge Rd and effortless access to the 80/94, this space is primed for success.

LOCATION DESCRIPTION

Hobart is a city in Lake County, Indiana, United States. The population was 29,059 at the 2010 census. Although it has been historically primarily residential, recent annexation has added a significant retail corridor to the city. Hobart is home to many thriving businesses in its downtown shopping district, including the historic Art Theatre. Hobart is also home to the Westfield Southlake Shopping Mall and many surrounding retailers and restaurants.

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ADDITIONAL PHOTOS



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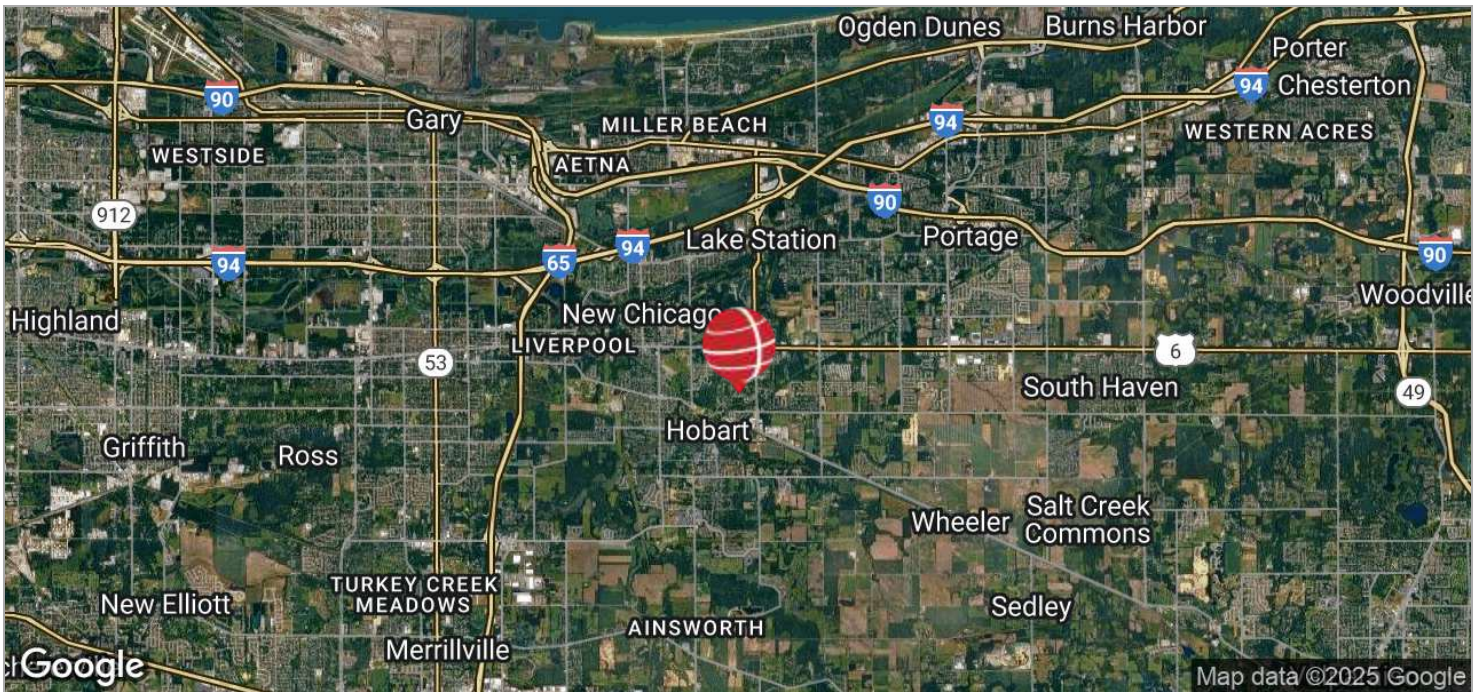
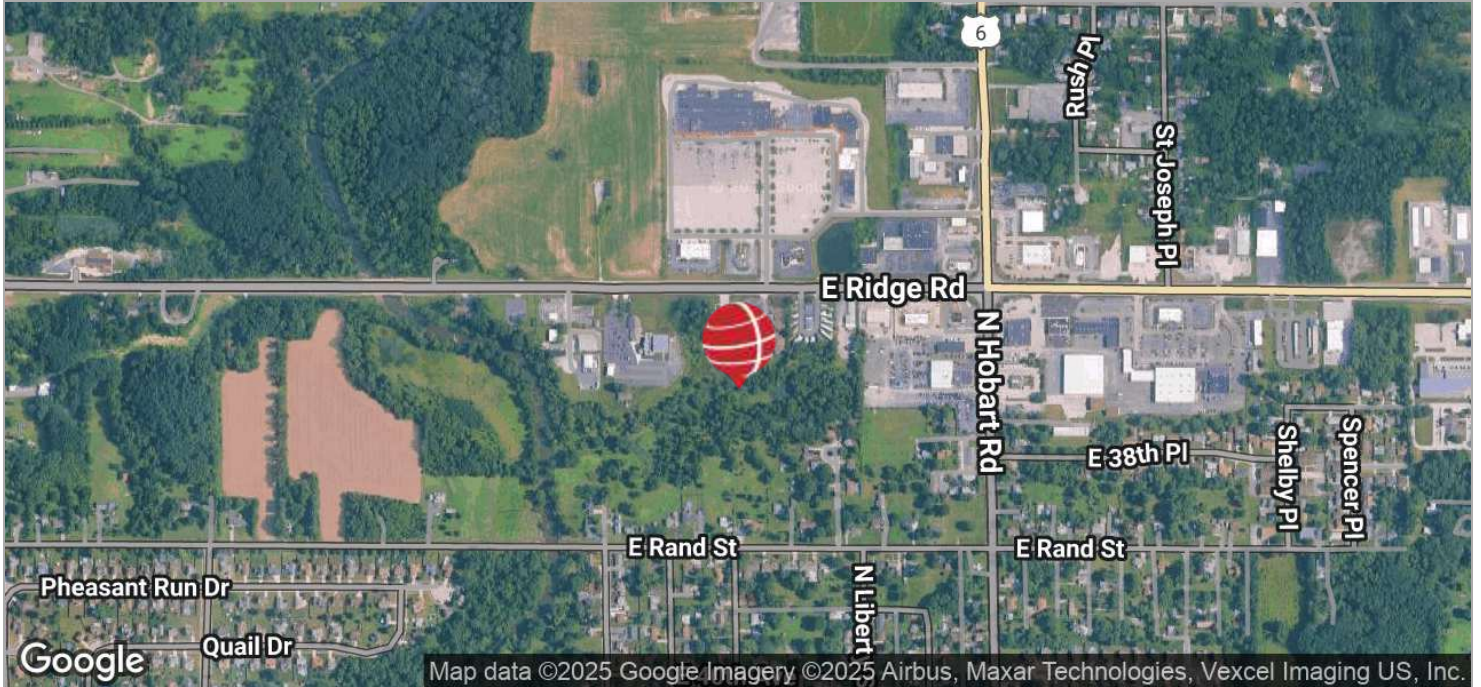
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LOCATION MAPS



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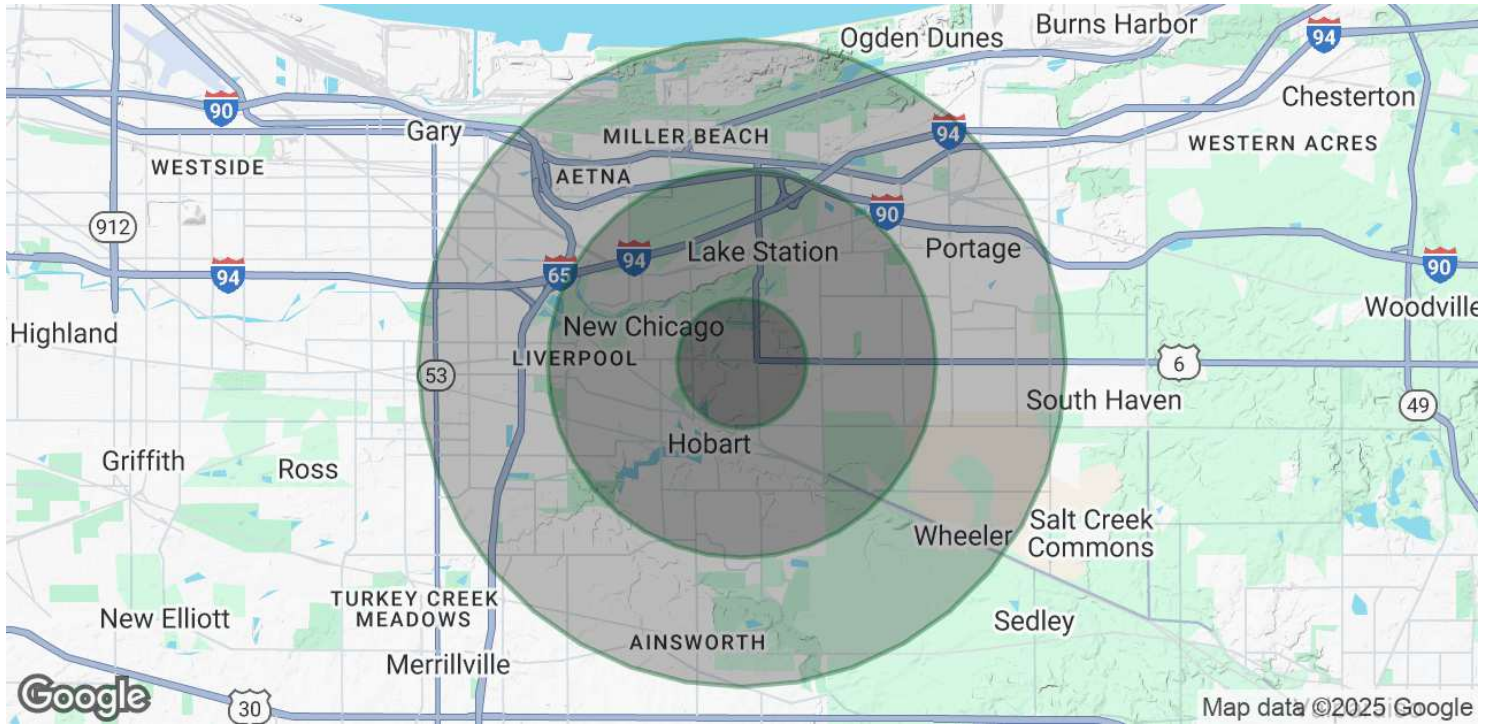
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,504	45,074	96,451
Average Age	39.9	38.0	36.9
Average Age (Male)	39.6	37.3	36.4
Average Age (Female)	39.9	38.7	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,148	17,528	37,025
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$56,171	\$54,051	\$53,962
Average House Value	\$105,461	\$104,684	\$118,153

* Demographic data derived from 2020 ACS - US Census

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