



254 W 81st Ave., Merrillville, IN 46410

#4530 - MERRILLVILLE, IN | RETAIL PROPERTY

FOR LEASE | 4,800 SF



LEASE RATE \$18.00 SF/yr (NNN)

Property Description

4,800 SF freestanding building in a strong retail corridor with 53,000+ VPD. Excellent visibility on I-30 and less than a mile from Highway 65.

Property Highlights

- Large double-sided Pylon sign
- 80 feet of Frontage
- Surrounded by National Retailers, Restaurants & Service Businesses
- NNN Lease Opportunity

OFFERING SUMMARY

Available Size:	4,800 SF
Lot Size:	0.82 Acres
Lease Rate:	\$18.00 SF/yr (NNN)
Tax Rate:	\$2.61 / SF



Aerial Overview

Beth Calay

561.620.9200 x121

bcalay@kinproperties.com

David Roth

561.620.9200 x117

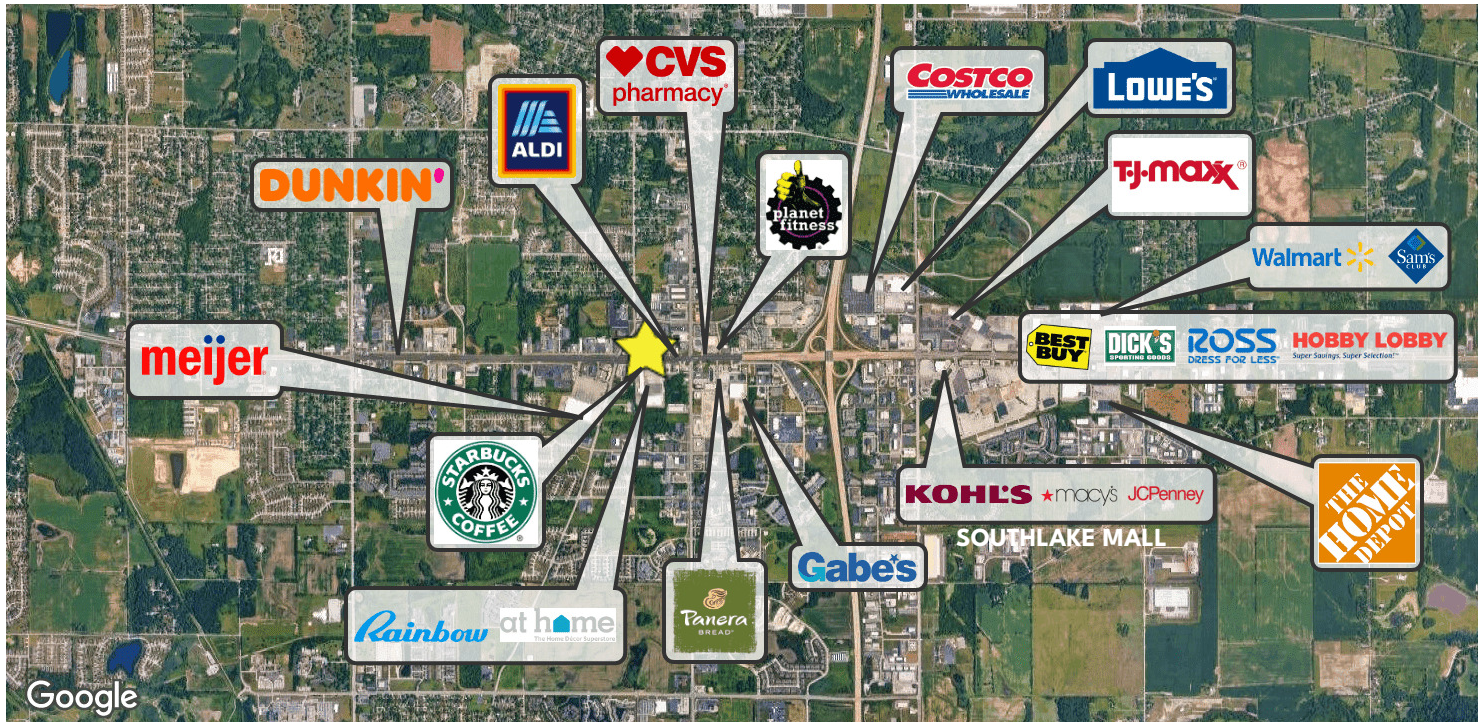
droth@kinproperties.com



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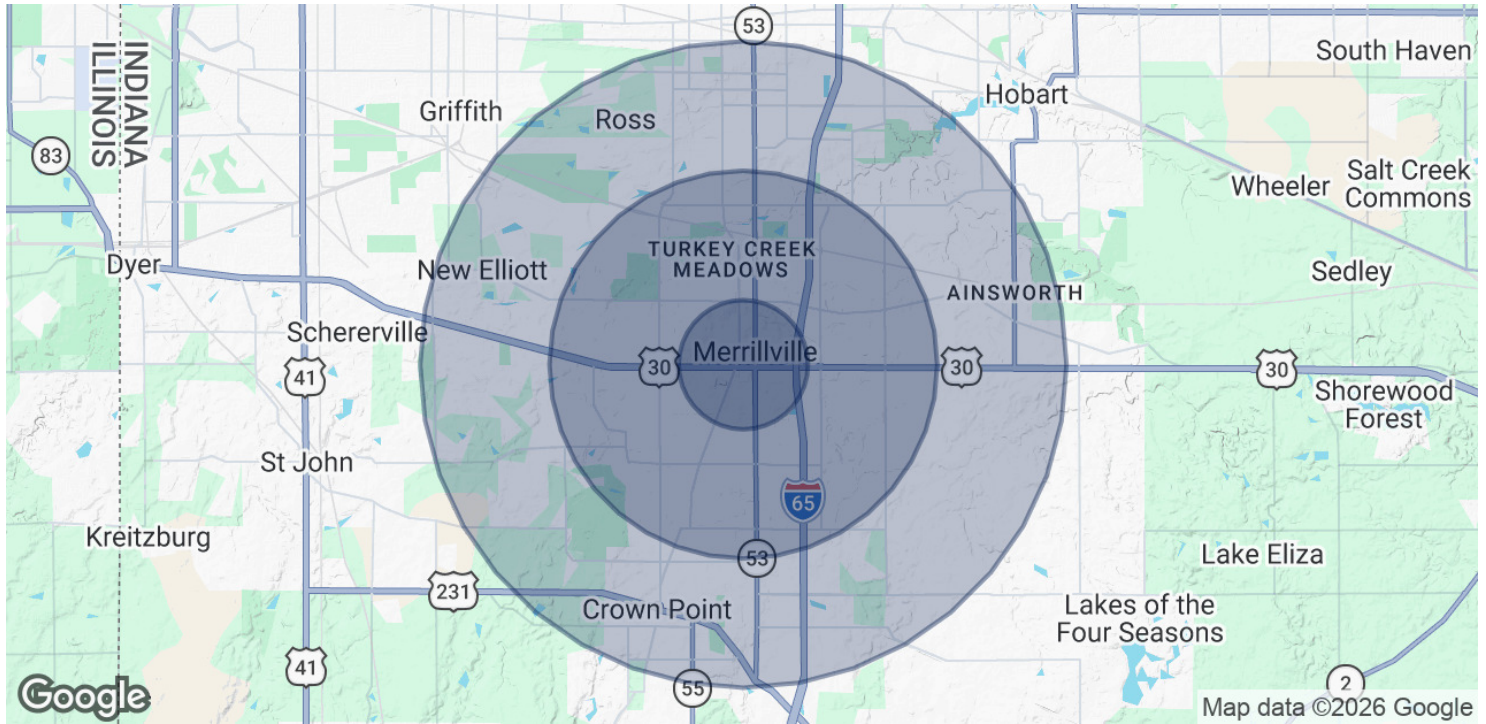
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Population

1 Mile

3 Miles

5 Miles

Total Population	4,339	40,781	103,081
Average Age	50.6	41.9	40.9
Average Age (Male)	48.6	39.0	38.8
Average Age (Female)	53.3	45.0	42.3

Households & Income

1 Mile

3 Miles

5 Miles

Total Households	2,150	17,207	40,442
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$71,266	\$84,123	\$92,630
Average House Value	\$195,624	\$221,761	\$237,774

2023 American Community Survey (ACS)

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