

Retail Property
For Lease



COOLWOOD PLAZA

2168 W US HWY 30
VALPARAISO, IN 46385

HUNTER PORTER

Vice President of Leasing

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PROPERTY DESCRIPTION

Discover the prime commercial potential of this property on US Highway 30 in Valparaiso, IN. Positioned in a high-traffic area, it presents a strategic opportunity for businesses to thrive and engage with a wide customer base.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	12
Available SF:	1,266 SF
Building Size:	104,234 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,502	13,689	25,602
Total Population	3,749	34,793	64,672
Average HH Income	\$118,087	\$114,440	\$113,817



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LEGEND

- Available
- Not a Part
- Unavailable



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
2154	Wise Guys	9,452 SF	NNN
2168	Strack & Van Til	69,920 SF	NNN
2168 - Commissary	Strack & Van Til (Commissary)	9,735 SF	NNN
■ 2180	Available	1,266 SF	NNN
2252	Crown Point Records	958 SF	NNN
2254	EmbroidMe	1,555 SF	NNN
2256	Closet Exchange	1,858 SF	NNN
2262	AAC Orthodontics	1,800 SF	NNN
2264	Ivy Spa Nails	1,425 SF	NNN
2266	Smoke & Tobacco Shop	975 SF	NNN
2268	GNC	1,200 SF	NNN



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SUITE	TENANT	SIZE	TYPE
2270	Great Clips	1,200 SF	NNN
2272	F45 Training	2,900 SF	NNN



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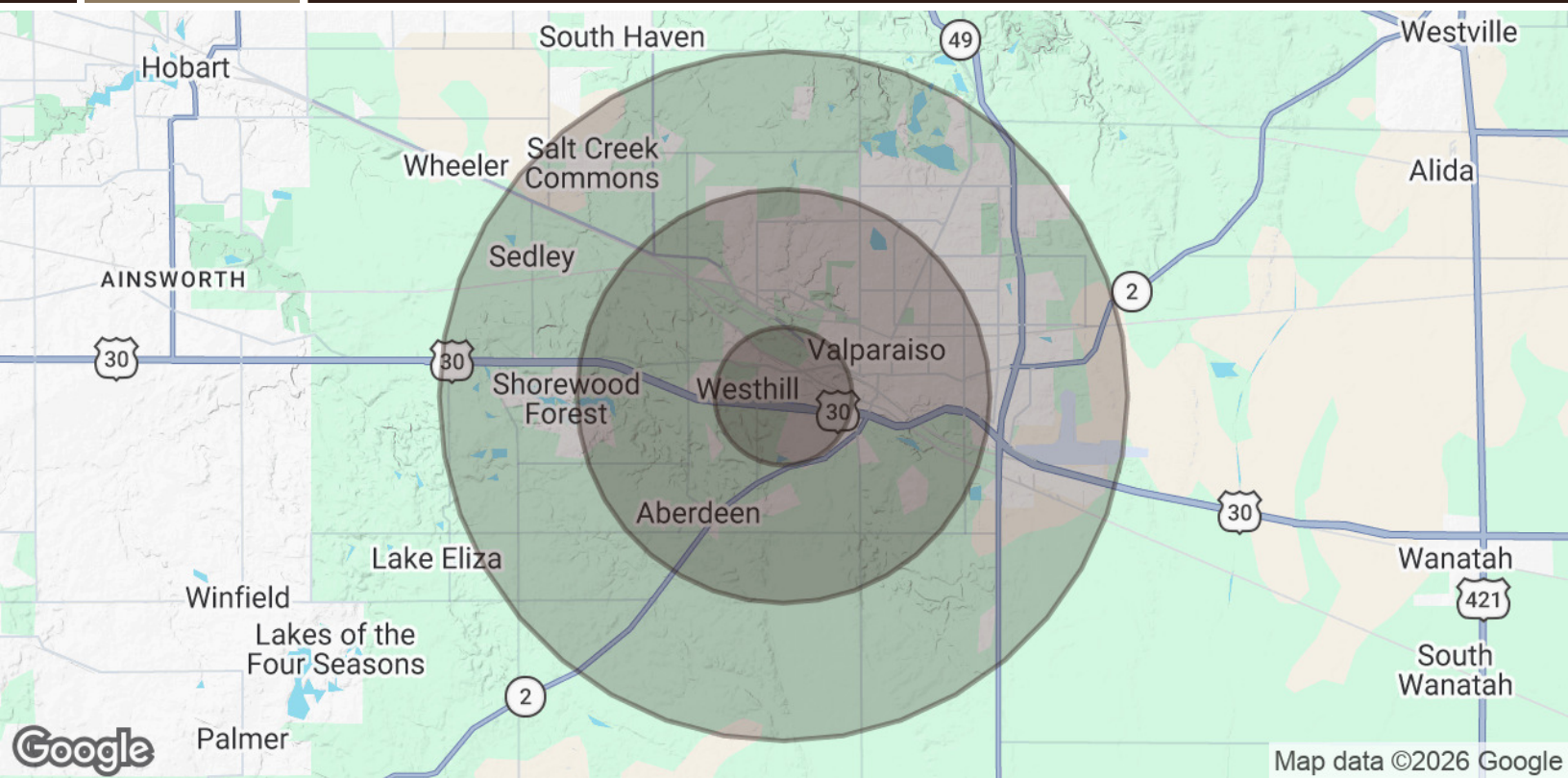
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,749	34,793	64,672
Average Age	42	40	41
Average Age (Male)	41	39	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,502	13,689	25,602
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$118,087	\$114,440	\$113,817
Average House Value	\$343,930	\$336,173	\$354,128

2020 American Community Survey (ACS)



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