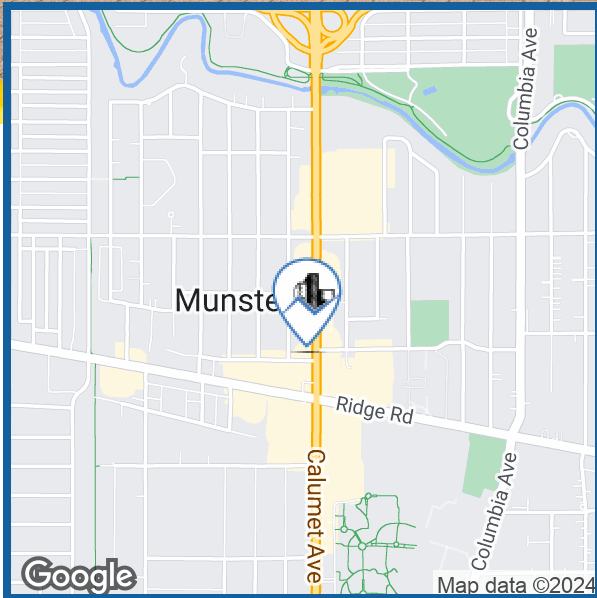


8250 Calumet Ave

Munster, IN



STREETFRONT
— REAL ESTATE —



FOR LEASE | 3,490 SF OF RESTAURANT

PROPERTY HIGHLIGHTS

- Kitchen Equipment Included
- 18,827 Daily Traffic Count
- Population of 103,000 Within 3 Miles
- 1/2 Mile From 80/94
- High School, City Hall, & Five Hotels Within 2 Miles

FOR MORE INFORMATION

Ryan Peters
219.510.3720

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8250 Calumet Ave

Munster, IN



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	3,490 SF
Lot Size:	0.35 Acres
Year Built:	1968
Zoning:	General Urban
Daily Traffic Count:	18,827

PROPERTY OVERVIEW

This 3,490 SF restaurant, built in 1968, offers a prime location on Calumet Avenue with excellent visibility. The brick building features a large checkout and hostess counter, perfect for greeting dine-in guests or managing pick-up orders efficiently. This versatile counter can also double as a bar, adding an additional revenue stream. Customers will appreciate the entryway and seating area designed for waiting patrons. The dining room boasts floor-to-ceiling windows, creating a bright and inviting atmosphere, and can accommodate 40-50 customers. The fully equipped kitchen is available for use, providing a seamless transition for the new tenant. The property includes Men's and Women's restrooms and ample parking with 27 spots to accommodate guests. The last restaurant was a Chinese restaurant, and the space is adaptable to various cuisines and dining concepts. With a daily traffic count of 18,827, this location ensures a steady flow of potential customers.

LOCATION OVERVIEW

This prime restaurant location is conveniently situated just 0.5 miles from the 80/94 exit, ensuring easy access for both local and out-of-town customers. Positioned a mere 0.1 miles from the bustling intersection of Ridge Road and Calumet Avenue, it benefits from high visibility. The property is strategically located one mile from Munster High School and 0.3 miles from Munster Town Hall, making it a central spot for community gatherings and local events. Surrounded by a vibrant restaurant-focused area, this location is ideal for attracting diners from nearby establishments. It is also less than a mile and a half from five hotels, providing a steady stream of potential customers from visiting guests. Additionally, the property is just two miles from the Franciscan Medical Center, offering opportunities to cater to healthcare professionals and visitors. With such a strategic location, this restaurant space is perfectly positioned to become a local favorite and a thriving business in the community.

FOR MORE INFORMATION

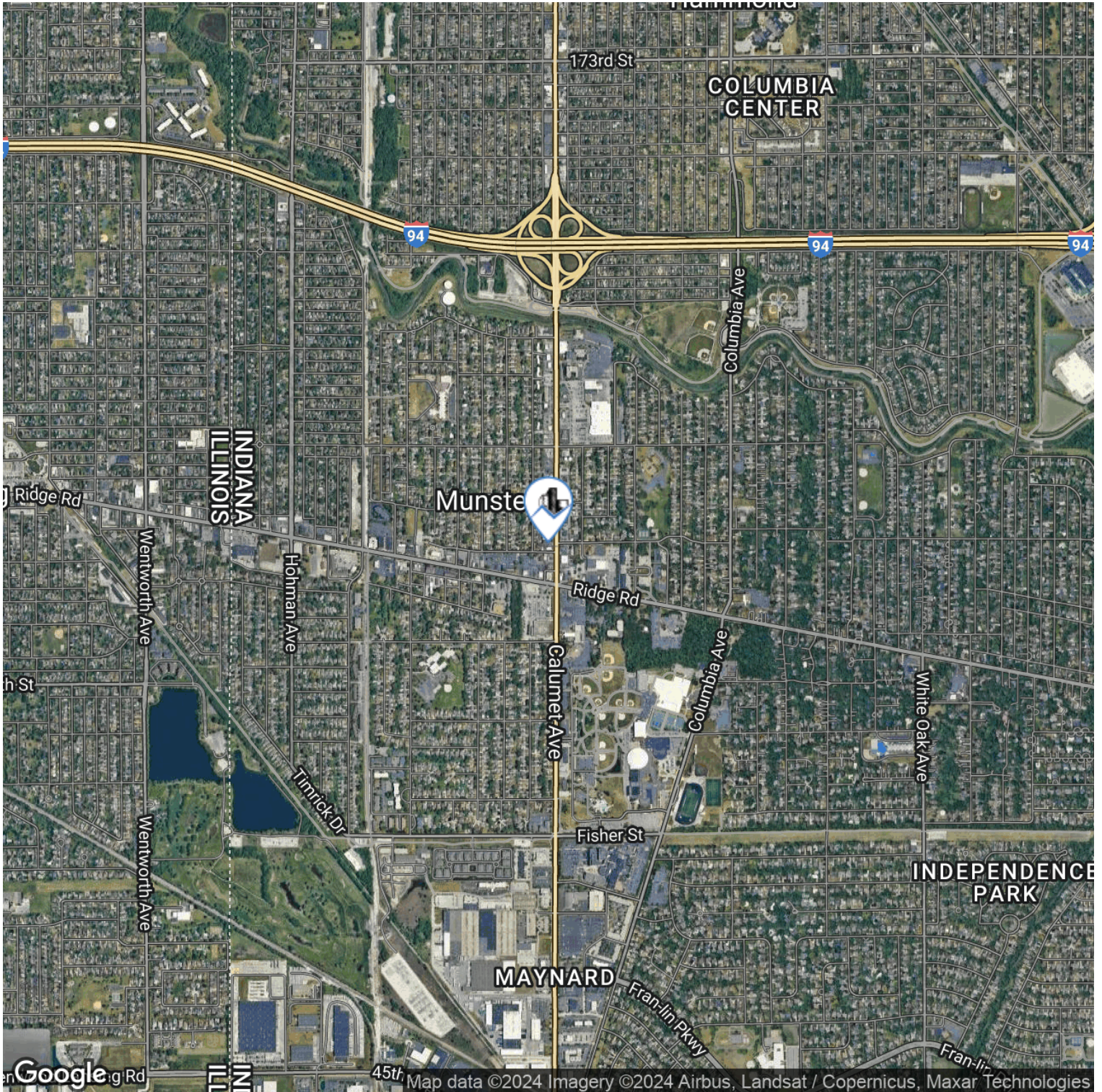
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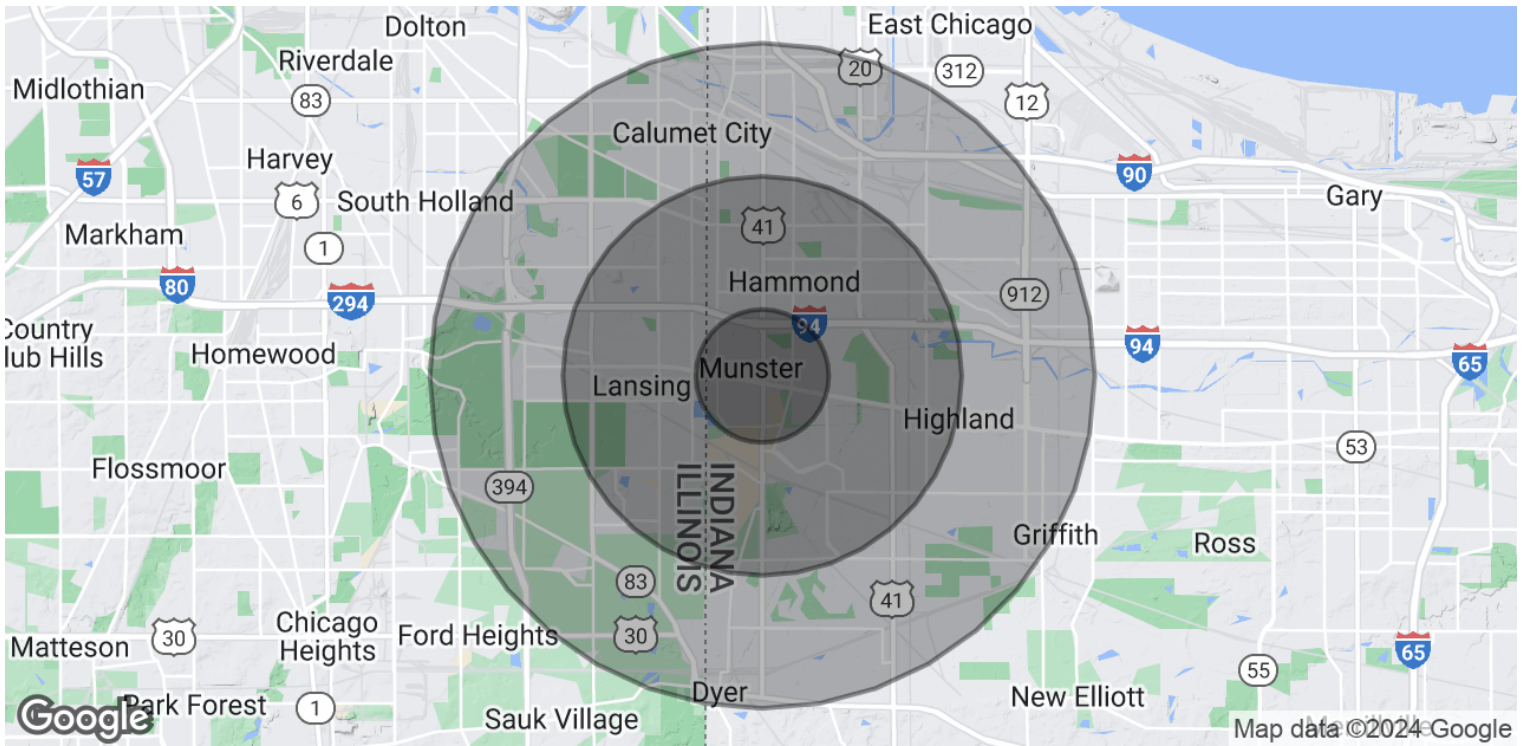


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8250 Calumet Ave

Munster, IN



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,032	102,989	230,425
Average Age	43	41	41
Average Age (Male)	41	39	39
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,721	40,581	90,480
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$97,037	\$92,056	\$86,220
Average House Value	\$272,008	\$236,309	\$226,008

Demographics data derived from AlphaMap

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