

Retail Property For Sale

# 7235-41 CALUMET AVENUE, HAMMOND, IN 46324



For more information, please contact:

**ROB BEARDSLEY**

Associate Broker

219.864.0200 x115

[rbeardsley@latitudeco.com](mailto:rbeardsley@latitudeco.com)

**ANTONY MIOCIC**

219.864.0200

[amiocic@latitudeco.com](mailto:amiocic@latitudeco.com)



**LATITUDE**  
COMMERCIAL  
REAL ESTATE SERVICES

[LATITUDECO.COM](http://LATITUDECO.COM)



# 7235-41 CALUMET AVENUE

Hammond, IN 46324



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$525,000

**Price / SF:** \$58.95

**Lot Size:** 0.29 Acres

**Building Size:** 8906 SF

**Zoning:** C4

### PROPERTY HIGHLIGHTS

- Just 2 minutes from I-94
- 4-unit property featuring 2 fully leased retail spaces and 2 light industrial spaces
- High visibility and exposure on Calumet Avenue
- 4 garages for enhanced operational flexibility
- Onsite parking
- Adjacent parcel owners open to selling, perfect for expansive development opportunities.



#### ROB BEARDSLEY

Associate Broker  
219.864.0200 x115  
rbeardsley@latitudeco.com

#### ANTONY MIOCIC

219.864.0200  
amiocic@latitudeco.com

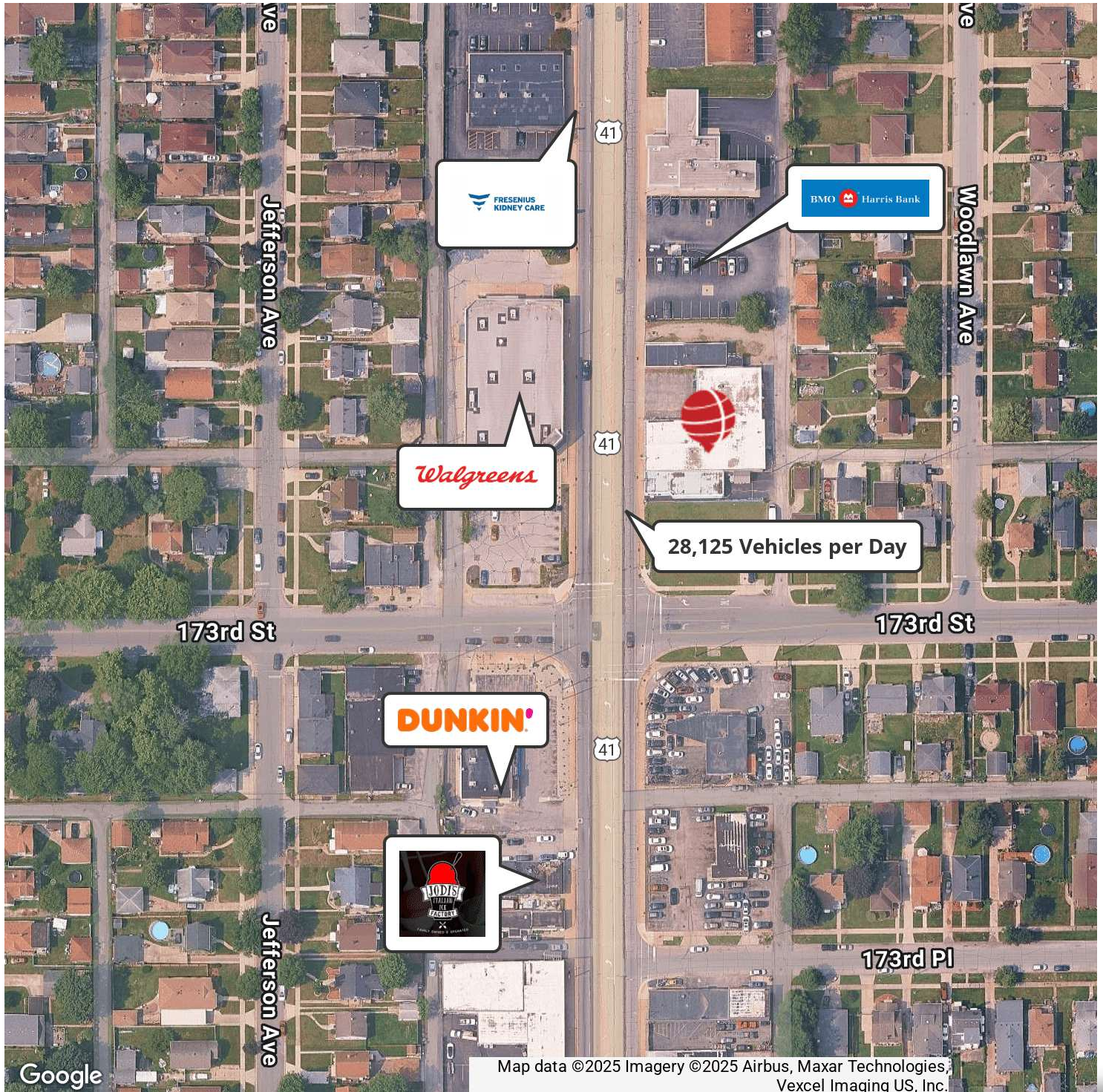


# 7235-41 CALUMET AVENUE

Hammond, IN 46324



## RETAILER MAP



### ROB BEARDSLEY

Associate Broker  
219.864.0200 x115  
rbeardsley@latitudeco.com

### ANTONY MIOCIC

219.864.0200  
amiocic@latitudeco.com

• 3 •

LATITUDECO.COM



# 7235-41 CALUMET AVENUE

Hammond, IN 46324



## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Seize the opportunity to own a strategically positioned property just two minutes from I-94, boasting great visibility on Calumet Avenue, perfect for businesses seeking a high-traffic location. This mixed-use building features a total of four units, comprising two fully leased retail spaces that attract steady foot traffic and two versatile light industrial spaces, offering ample flexibility for a range of business activities. Each unit offers different amenities, with some featuring garage access, perfect for businesses that need extra storage or workspace. Plus, onsite parking makes it easy for both customers and staff to come and go. With adjacent parcel owners open to selling, this property not only serves current business needs but also offers potential for future development. Ideal for investors or developers, this property provides significant value-add potential.

### LOCATION DESCRIPTION

Located at 7235-41 Calumet Avenue in Hammond, IN, this retail property sits prominently on US 41 with excellent access to major transportation links, including a two-minute drive to I-94. Hammond boasts a population of 77,879 as of 2020 and stretches from Lake Michigan to the Little Calumet River and from the Illinois state line to Cline Avenue. The city benefits from excellent transport links, including the South Shore Line, Borman Expressway, and Indiana Toll Road, enhancing its connectivity. Noteworthy local attractions include the scenic Wolf Lake parklands and the Horseshoe Hammond riverboat casino. Additionally, the upcoming West Lake Corridor project is poised to significantly boost Hammond's economy by enhancing regional accessibility and stimulating economic growth, making this property an even more attractive investment.

#### ROB BEARDSLEY

Associate Broker

219.864.0200 x115

[rbeardsley@latitudeco.com](mailto:rbeardsley@latitudeco.com)

#### ANTONY MIOCIC

219.864.0200

[amiocic@latitudeco.com](mailto:amiocic@latitudeco.com)

• 4 •

[LATITUDECO.COM](http://LATITUDECO.COM)



# 7235-41 CALUMET AVENUE

Hammond, IN 46324



## ADDITIONAL PHOTOS



### ROB BEARDSLEY

Associate Broker  
219.864.0200 x115  
rbeardsley@latitudeco.com

### ANTONY MIOCIC

219.864.0200  
amiocic@latitudeco.com



# 7235-41 CALUMET AVENUE

Hammond, IN 46324



## ADDITIONAL PHOTOS



### ROB BEARDSLEY

Associate Broker  
219.864.0200 x115  
rbeardsley@latitudeco.com

### ANTONY MIOCIC

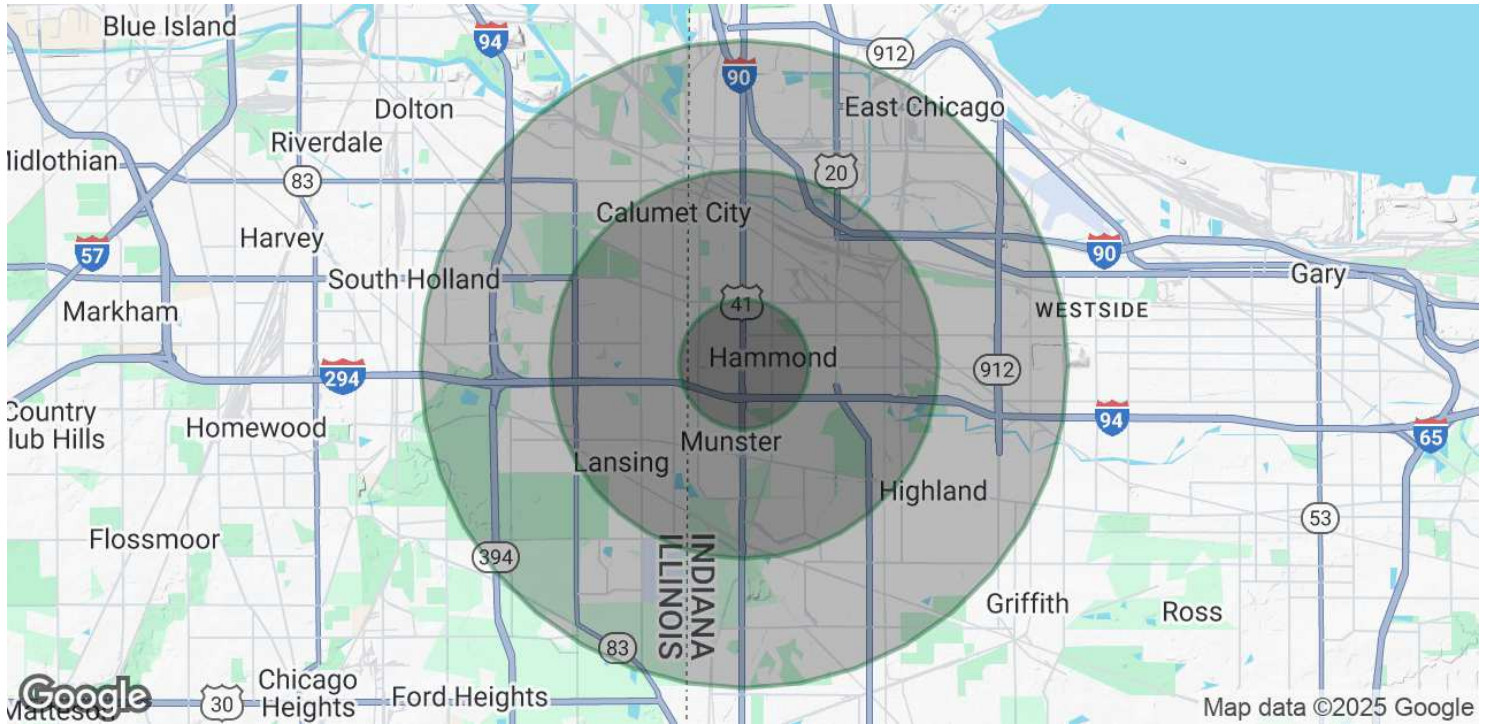
219.864.0200  
amiocic@latitudeco.com

# 7235-41 CALUMET AVENUE

Hammond, IN 46324



## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,549	111,957	245,363
Average Age	39	39	41
Average Age (Male)	37	38	39
Average Age (Female)	40	40	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,840	42,816	95,883
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$71,890	\$79,012	\$83,386
Average House Value	\$177,256	\$201,978	\$214,199

Demographics data derived from AlphaMap

### ROB BEARDSLEY

Associate Broker  
219.864.0200 x115  
rbeardsley@latitudeco.com

### ANTONY MIOCIC

219.864.0200  
amiocic@latitudeco.com

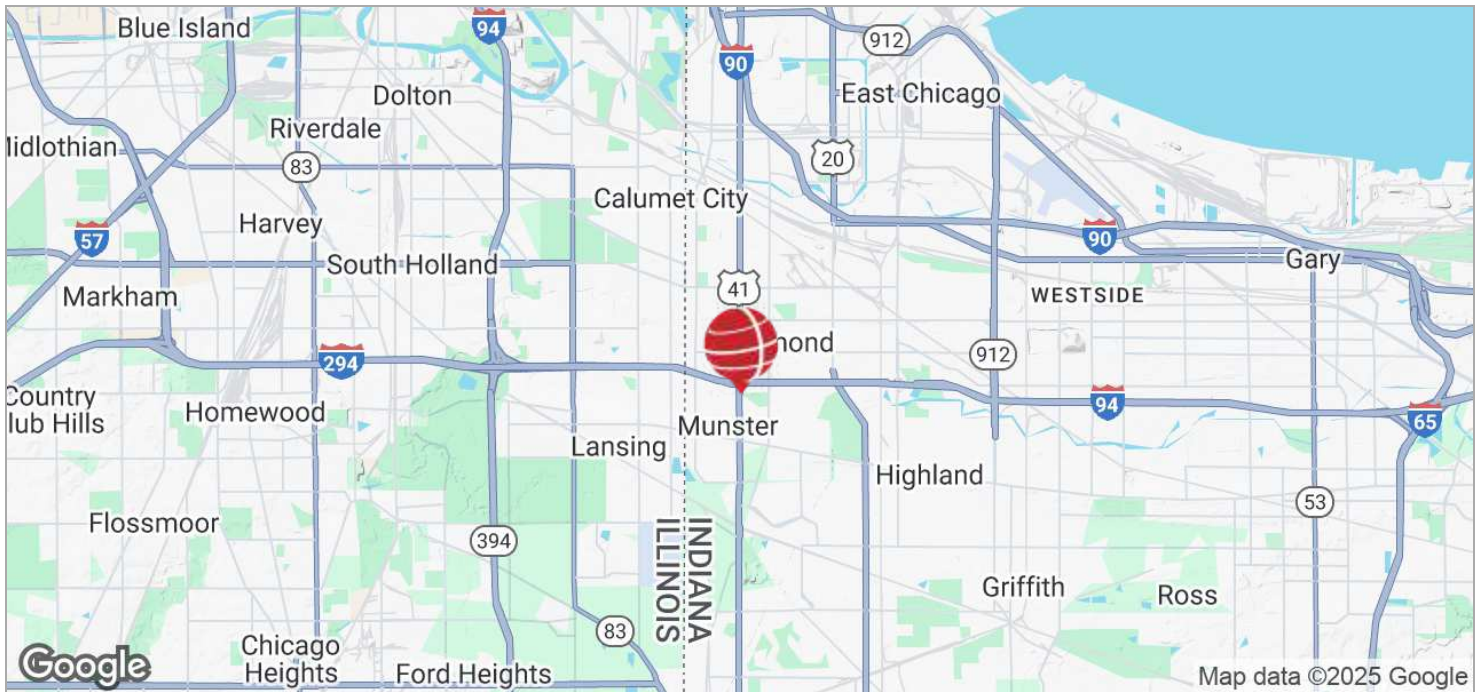
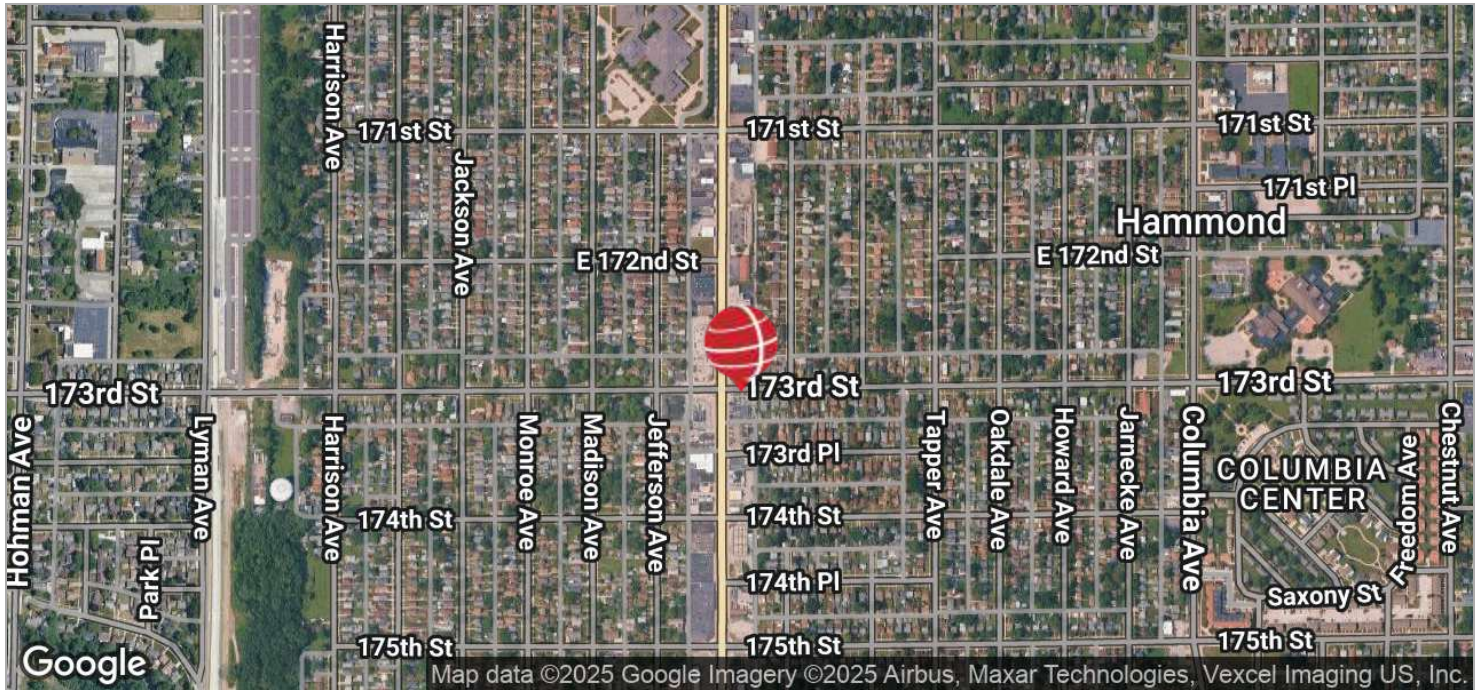


# 7235-41 CALUMET AVENUE

Hammond, IN 46324



## LOCATION MAPS



### ROB BEARDSLEY

Associate Broker

219.864.0200 x115

rbeardsley@latitudeco.com

### ANTONY MIOCIC

219.864.0200

amiocic@latitudeco.com

• 8 •

LATITUDECO.COM