

Retail Property For Sale

# 900-924 BROADWAY, GARY, IN 46402



For more information, please contact:

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$850,000

**Price / SF:** \$404.38

**Lot Size:** 0.81 Acres

**Year Built:** 2000

**Building Size:** 2102 SF

### PROPERTY HIGHLIGHTS

- 2,102 SF freestanding retail/QSR building
- Drive-thru in place, ideal for high-volume customer flow
- Positioned along Broadway, a major commercial corridor in Gary
- Located at a signalized intersection with strong traffic counts
- Surrounded by dense residential neighborhoods and near downtown Gary
- Flexible layout suited for QSR, retail, or owner-user occupancy



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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

900 Broadway presents an excellent opportunity to acquire a 2,102 SF freestanding retail/QSR building strategically positioned along one of Gary's primary commercial corridors. The property features a highly sought-after drive-thru, making it ideal for quick-service restaurant operators or retail users requiring efficient customer flow and strong visibility.

Located at the signalized intersection of Broadway and 9th Avenue, the site benefits from consistent traffic counts, dense surrounding residential neighborhoods, and close proximity to downtown Gary and major commuter routes. The building's flexible layout and existing QSR infrastructure offer both investors and owner-users a valuable and adaptable asset in a growing market.

### LOCATION DESCRIPTION

Gary is a city in Lake County, Indiana, United States. The population was 69,093 at the 2020 census, making it Indiana's eleventh-most populous city. The city has been historically dominated by major industrial activity and is home to U.S. Steel's Gary Works, the largest steel mill complex in North America.

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## RETAILER MAP



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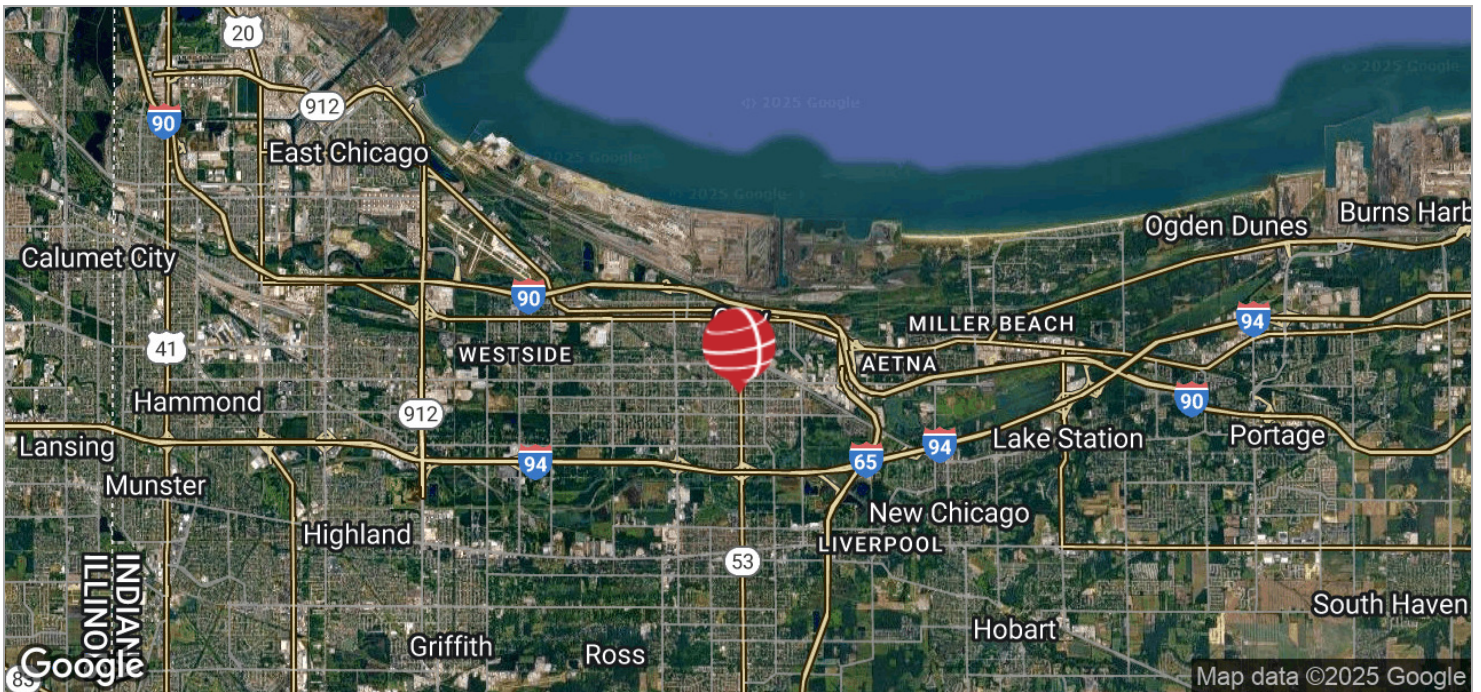
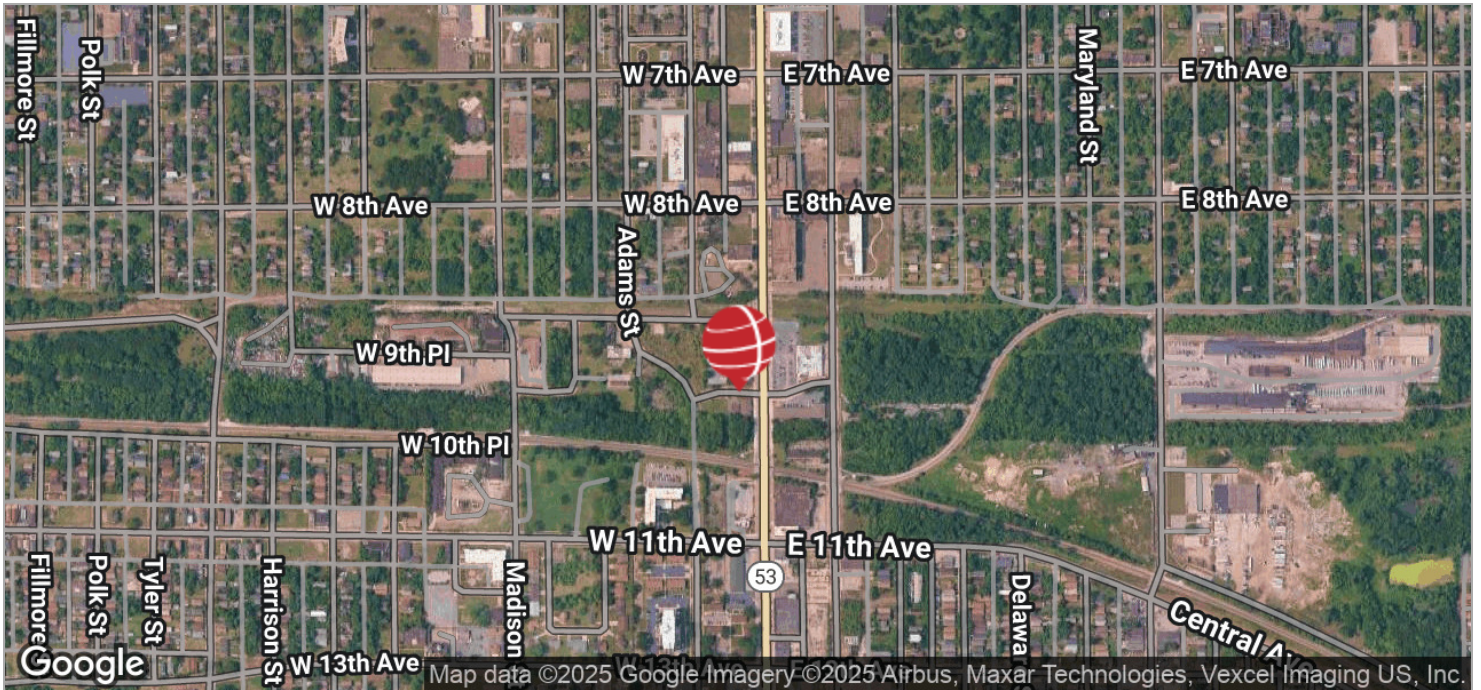


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## LOCATION MAPS



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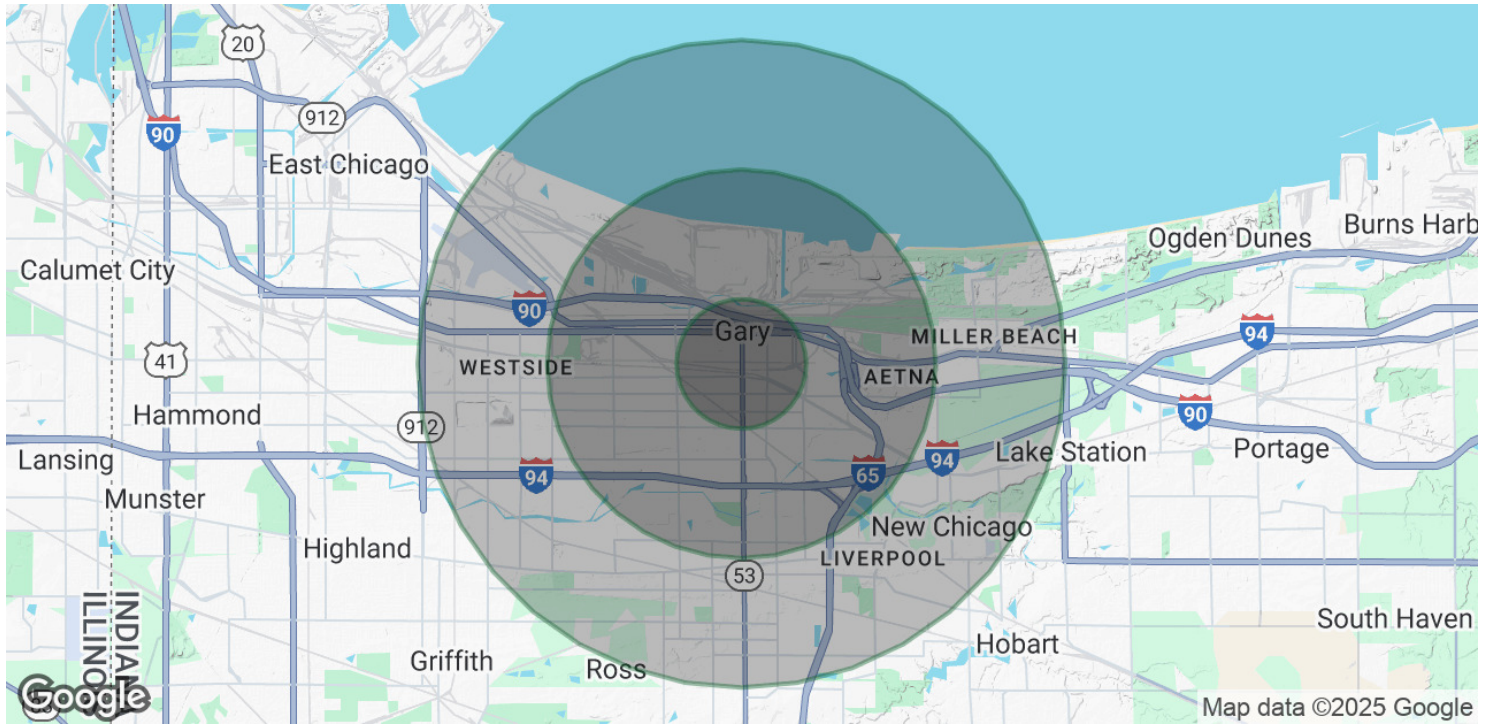


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,152	35,350	85,091
Average Age	41	40	39
Average Age (Male)	39	38	38
Average Age (Female)	42	42	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,759	15,219	34,953
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$41,483	\$46,639	\$53,256
Average House Value	\$122,009	\$128,689	\$145,107

Demographics data derived from AlphaMap

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