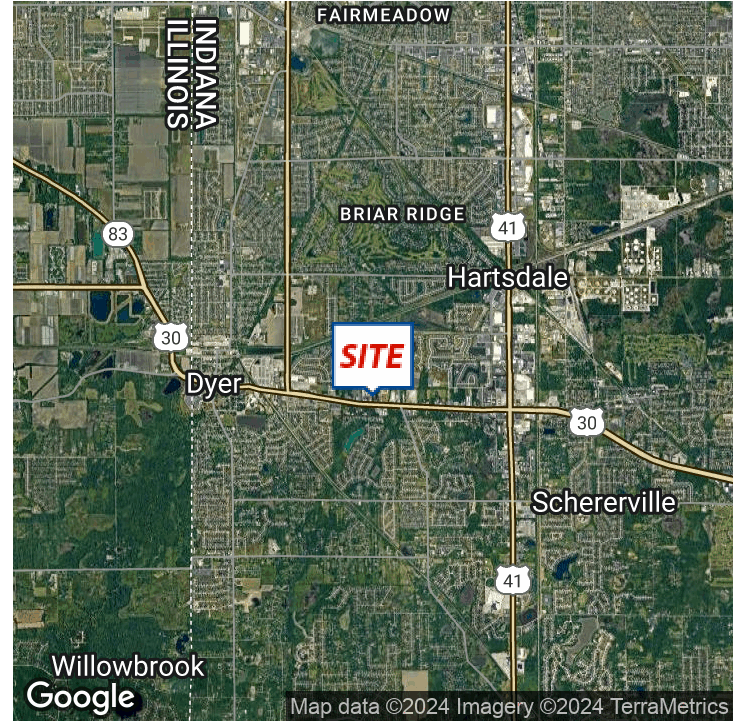


FOR SALE

1451 JOLIET STREET

Dyer, IN 46311



OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	1.68 Acres
Price / Acre:	\$238,095

PROPERTY OVERVIEW

PRIME DYER LOCATION with high traffic volume and visibility! The property spans from Joliet St. (US 30 Lincoln Highway) on the south to Fairview Drive on the north, allowing for access from both streets. Whether you're looking to build a stand alone retail building, car wash, storage lockers or general commercial, this property may be just the place! Zoned C2 Dyer, with Rt. 30 Overlay. Deeded acreage is 2.00 acres. Calculated acres are 1.68 acres. Utilities are present and available.

LOCATION HIGHLIGHTS

- High Traffic/High Visibility Location
- 0.77 miles to US 41/Calumet Ave
- 1.25 miles to US 41/Indianapolis Blvd
- 1.62 miles to IN/IL border
- 8.79 miles to I-65

**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**

850 Deer Creek Drive, 2nd Floor
Schererville, IN 46375

P: 219.736.0014
mccollycre.com

**MICHAEL BECZE
BROKER**

219.378.8308

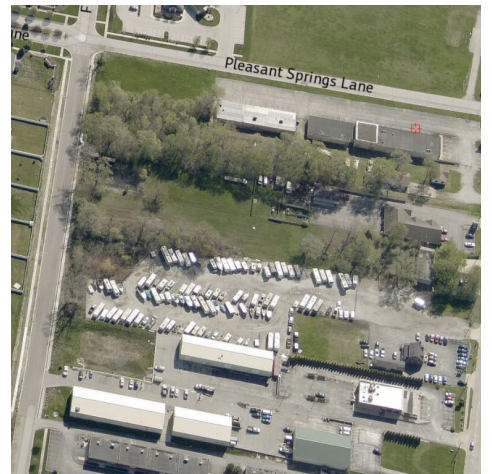
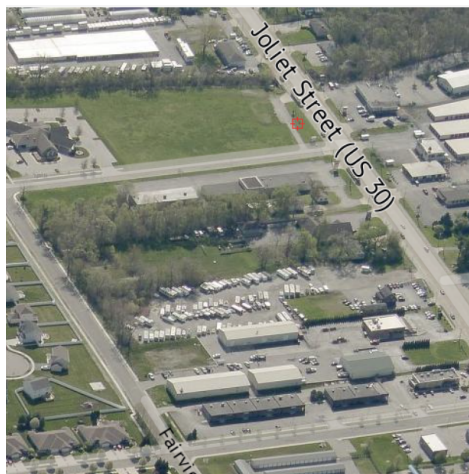
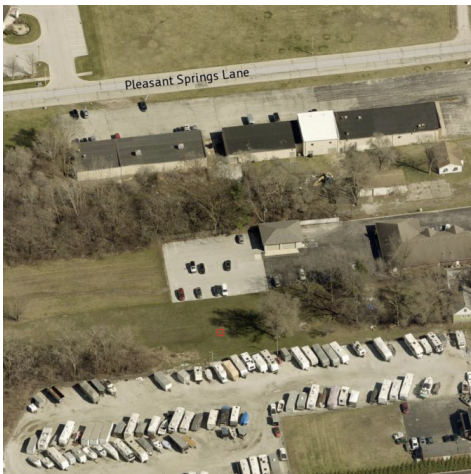
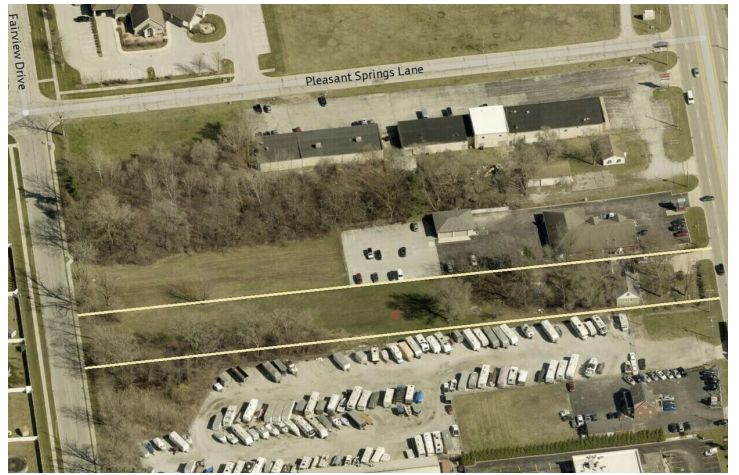
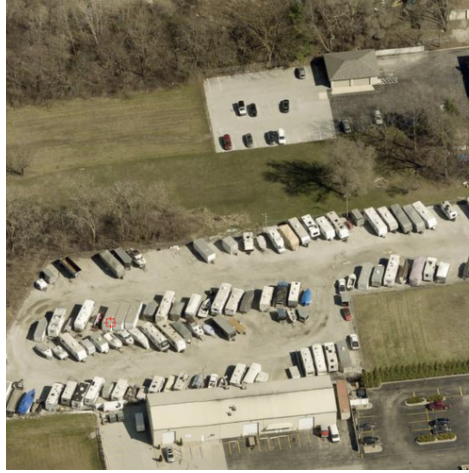
mikebecze@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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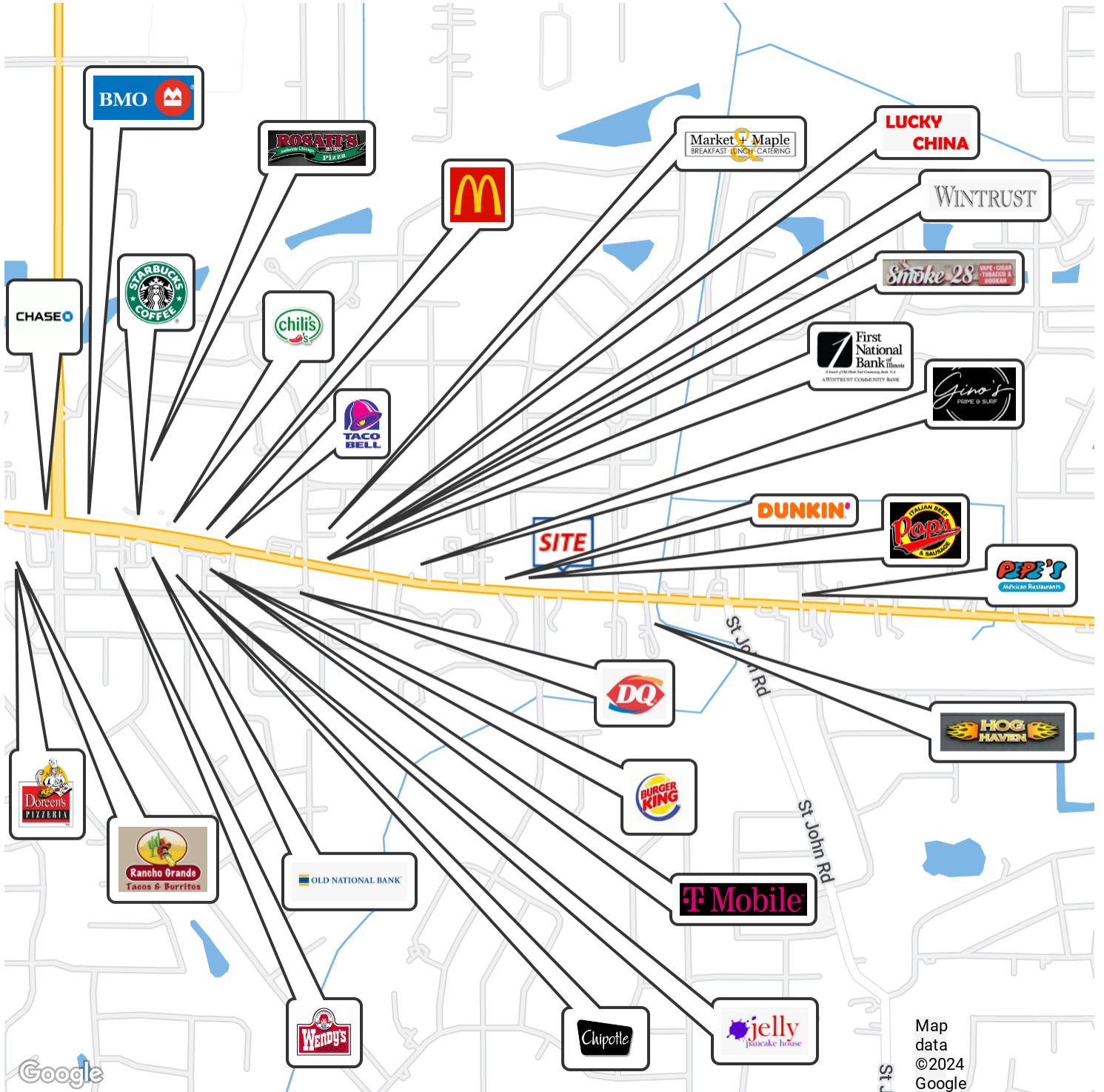
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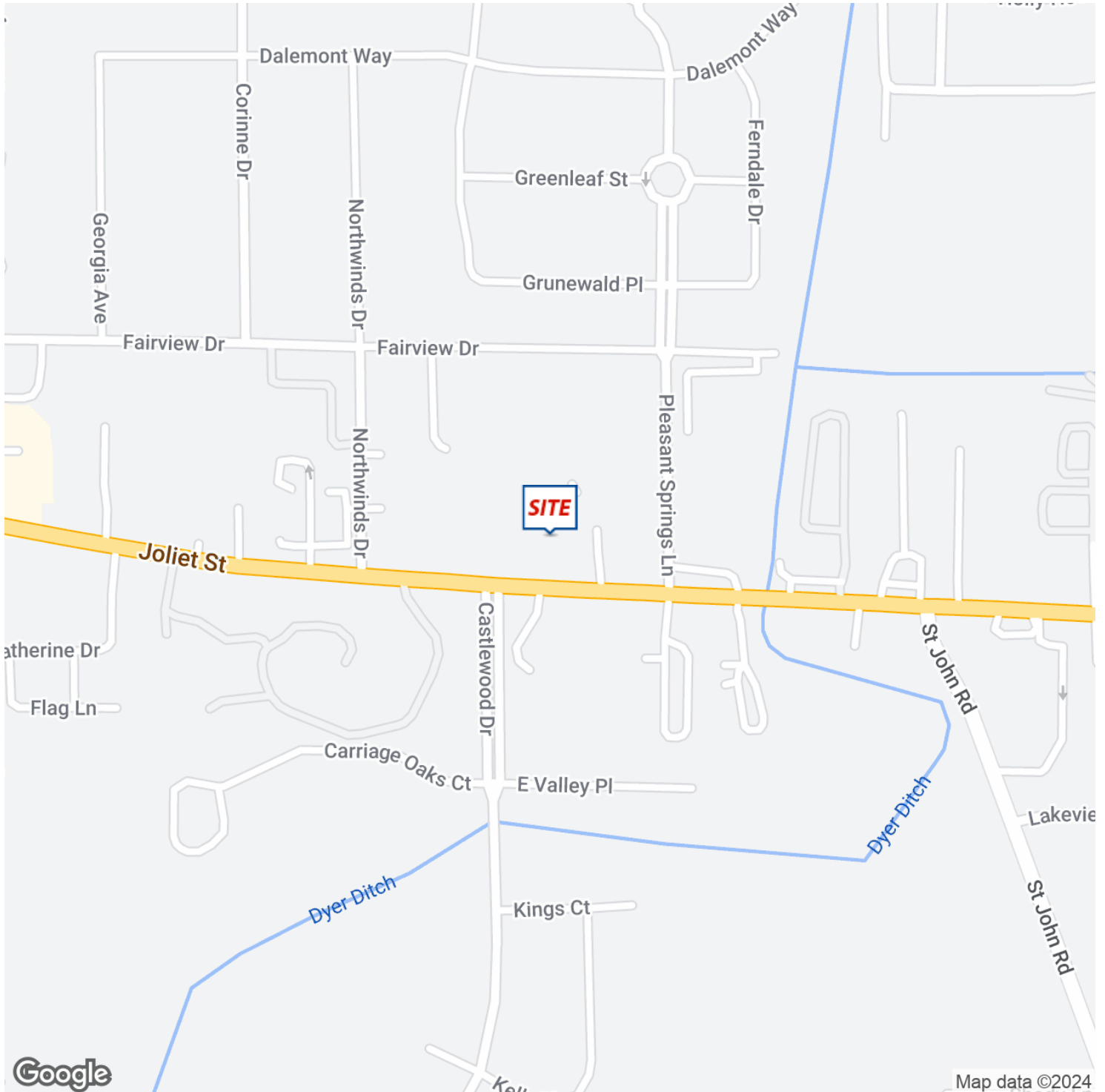
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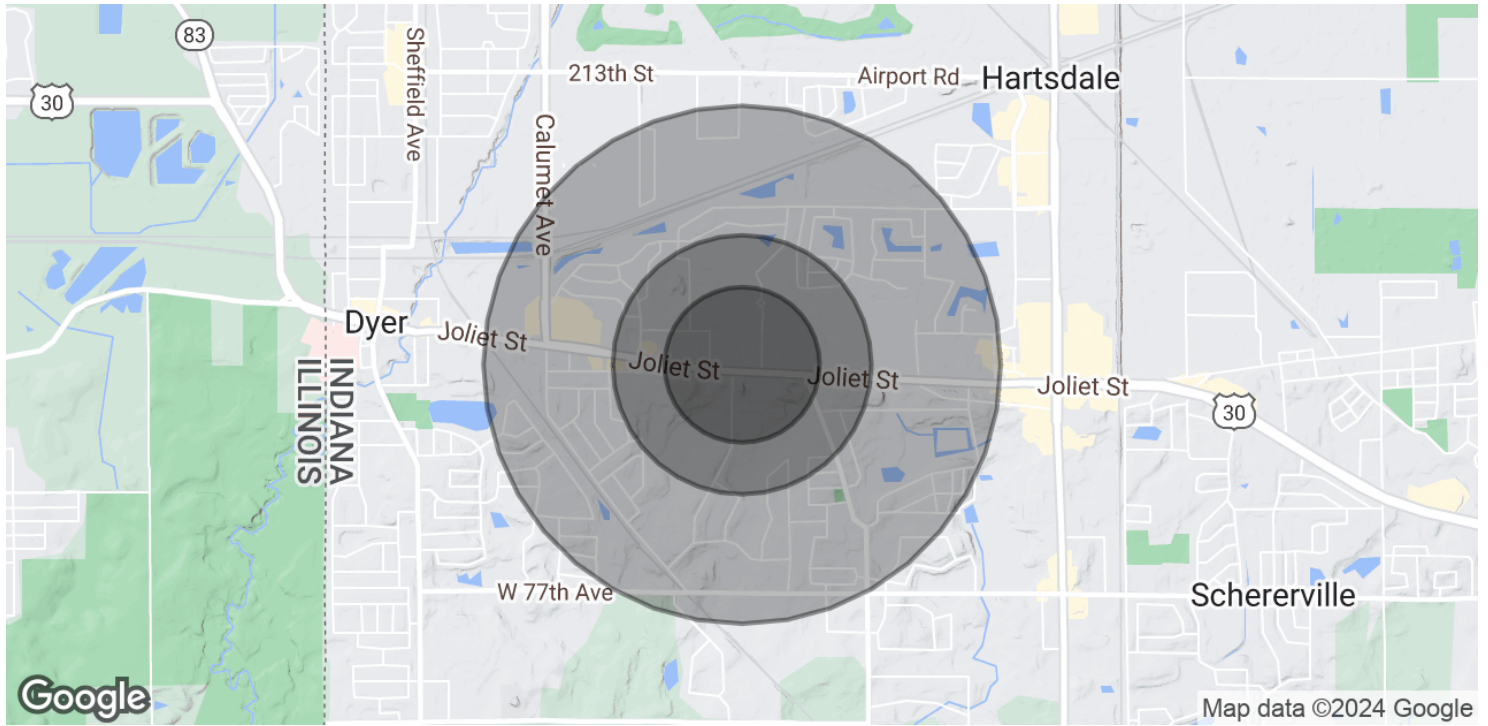
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	307	1,822	7,713
Average Age	42	43	44
Average Age (Male)	41	41	43
Average Age (Female)	44	45	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	119	728	3,177
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$124,127	\$123,771	\$117,761
Average House Value	\$338,847	\$335,425	\$341,712

Demographics data derived from AlphaMap

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