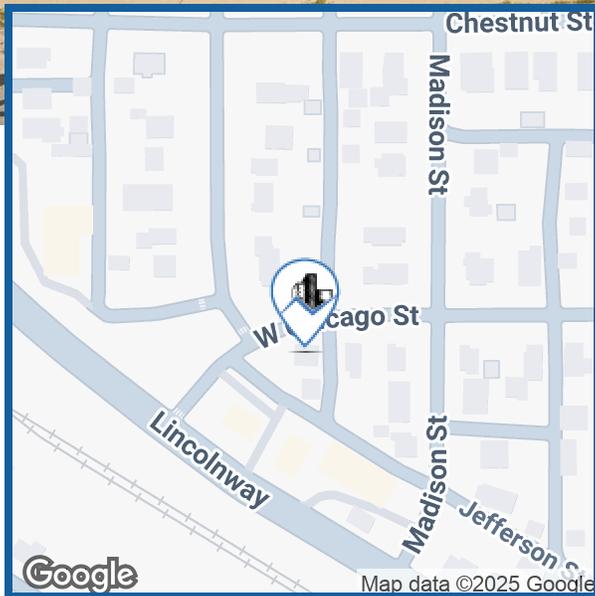


# 755 West Chicago Street

Valparaiso, IN



**STREETFRONT**  
— REAL ESTATE —



**FOR LEASE | 1,447 SF OF RETAIL SPACE**

#### PROPERTY HIGHLIGHTS

- 1,447 SF Two-Story Building
- Zoned Central Place
- Office or Retail Use
- 1.3 Miles from Valparaiso University
- 9,470 Daily Traffic Count

#### FOR MORE INFORMATION

Ryan Peters  
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# 755 West Chicago Street

Valparaiso, IN



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— REAL ESTATE —



## OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| Lease Rate:    | \$2,400.00/ Month (MG) |
| Building Size: | 1,447 SF               |
| Lot Size:      | 0.1 Acres              |
| Zoning:        | Central Place          |
| Traffic Count: | 9,470                  |

## PROPERTY OVERVIEW

Located just south of downtown Valparaiso in the highly walkable and transit-supportive Central Place District, 755 W Chicago Street presents a rare opportunity to lease a freestanding two-story building suited for office or retail use. Encompassing 1,447 square feet on a 0.1-acre lot, this property features a flexible layout with three rooms, a kitchen, and a bathroom on the first floor, and two additional rooms upstairs—ideal for professional offices, creative workspaces, or a boutique storefront. The property includes a detached garage, a fenced yard, and is served by public water and sewer utilities.

## LOCATION OVERVIEW

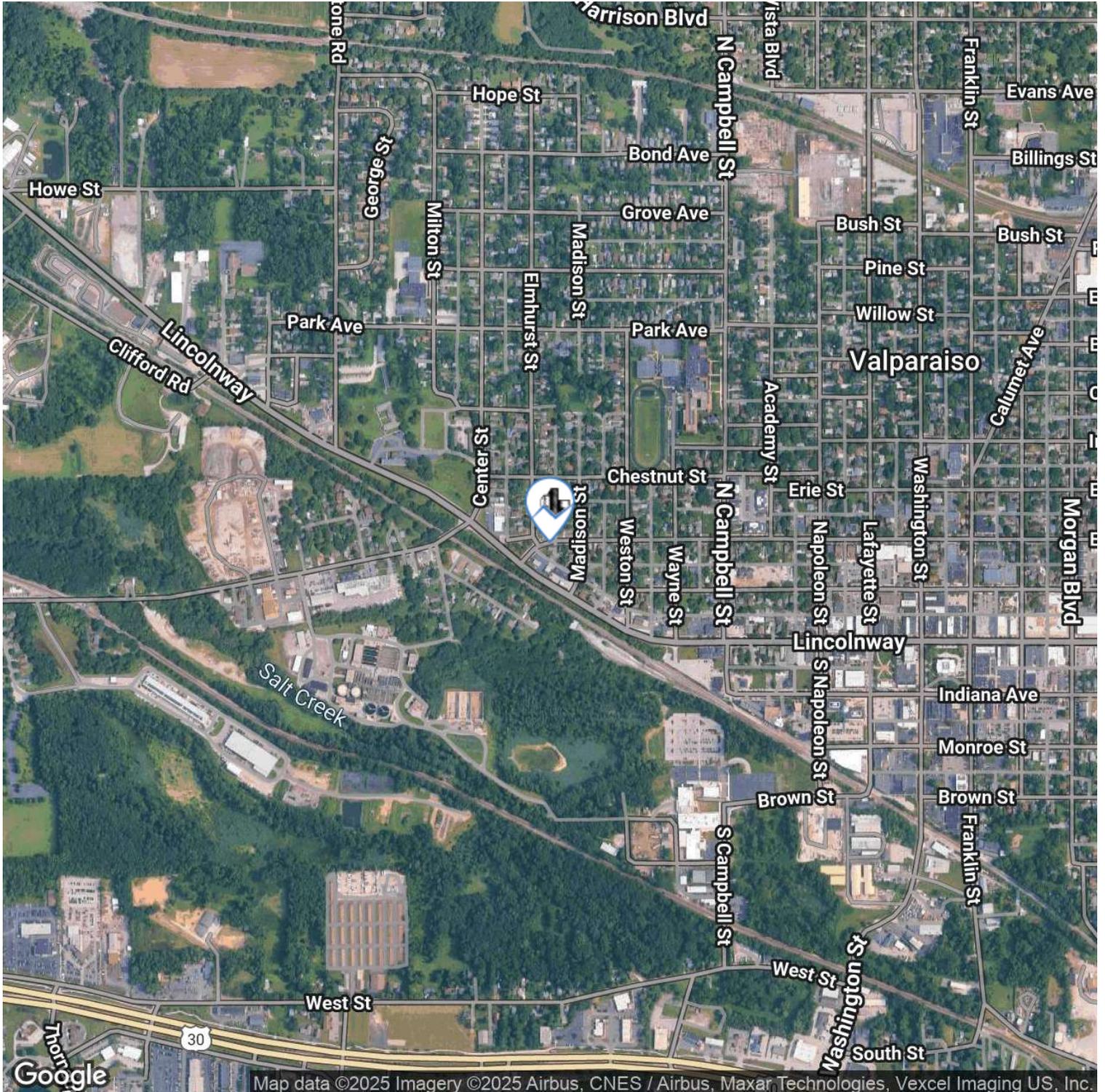
This property is ideally positioned just half a mile from Central Park Plaza, the heart of downtown Valparaiso's shopping, dining, and community events. The property is just 1.3 miles from Valparaiso University, making it conveniently accessible to the student and faculty population. For regional connectivity, US-30 and State Road 49 are just three miles away, offering convenient access to major highways and surrounding communities. This central location offers high foot traffic and proximity to downtown amenities, making it an attractive spot for businesses seeking to thrive in a dynamic and growing area.

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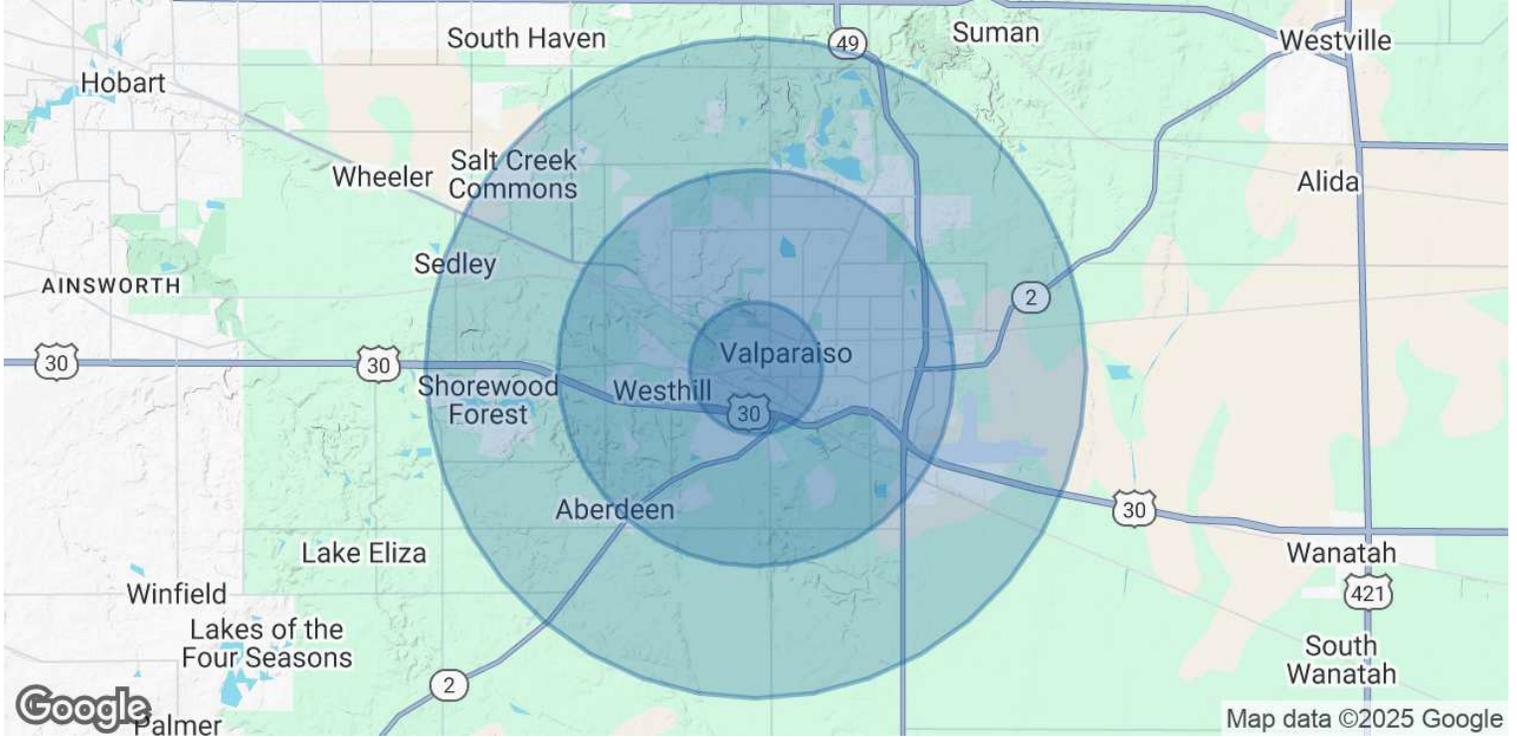


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# 755 West Chicago Street

Valparaiso, IN



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,998  | 42,519  | 63,858  |
| Average Age          | 40     | 41      | 41      |
| Average Age (Male)   | 39     | 39      | 40      |
| Average Age (Female) | 41     | 42      | 42      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,158     | 17,284    | 25,288    |
| # of Persons per HH | 2.2       | 2.5       | 2.5       |
| Average HH Income   | \$82,410  | \$103,502 | \$113,003 |
| Average House Value | \$278,117 | \$322,391 | \$350,285 |

Demographics data derived from AlphaMap

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