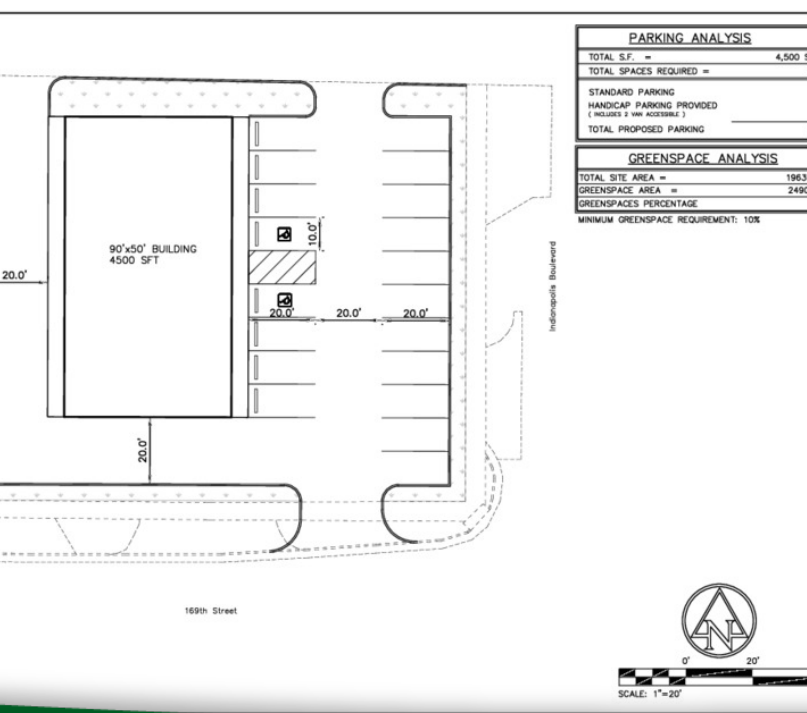
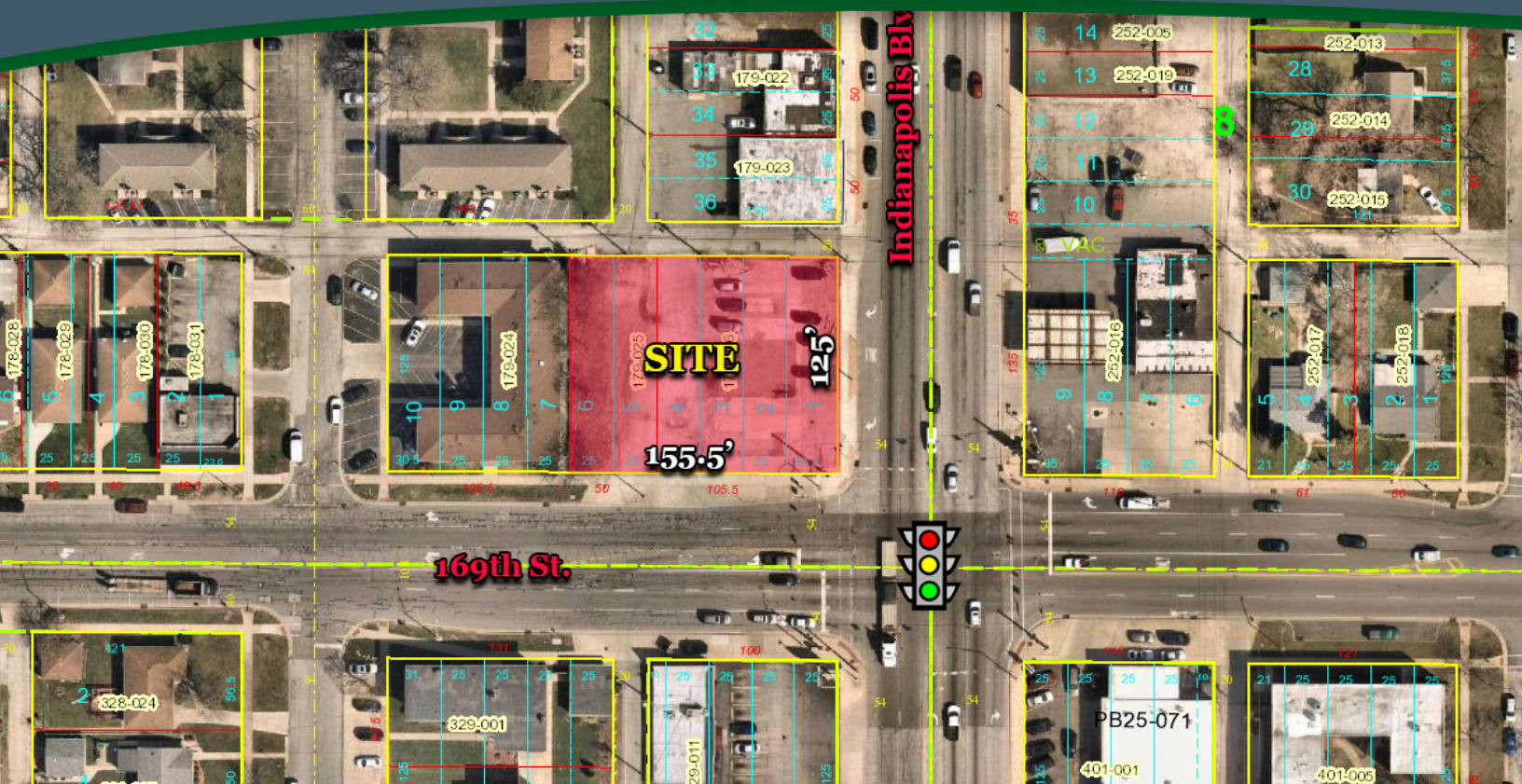


6850 INDIANAPOLIS BLVD, HAMMOND, IN 46324



For more information, please contact:

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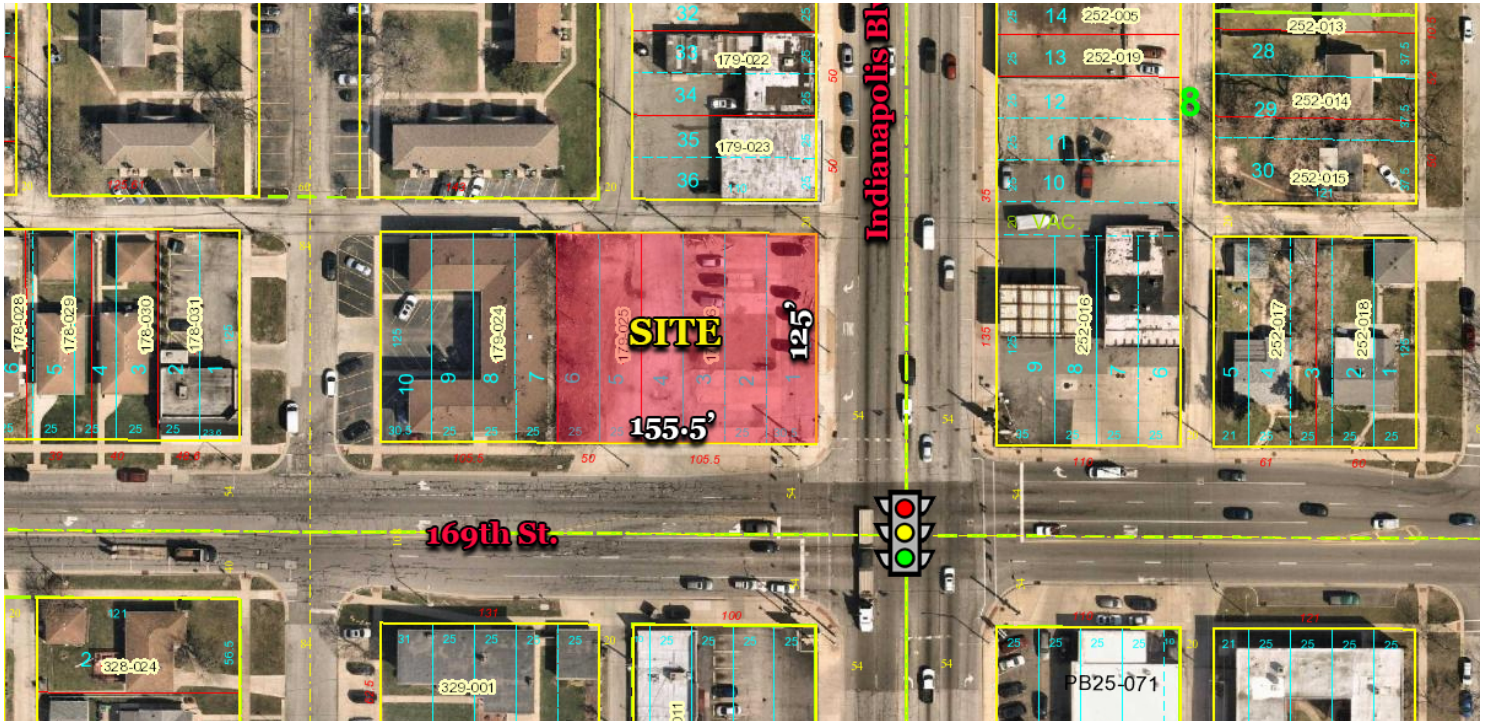
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HARD CORNER INDIANAPOLIS & 169TH

6850 Indianapolis Blvd, Hammond, IN 46324



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$450,000
Price / SF:	\$22.96
Lot Size:	0.45 Acres
Zoning:	C4
Traffic Count:	42,251

PROPERTY OVERVIEW

0.45 acres of land located at the Northwest Corner of 169th & Indianapolis Blvd. Located near Home Depot, Food 4 Less, and many other national retailers. The property is located only 1 mile away from the City of Hammond's the new \$70M 120,000 SF YMCA, which is projected to be the largest in the country as well as the \$18M Hammond Sports Complex. There are over 38,000 vehicles/day combined at this intersection on the south-side of Hammond. Located within walking distance of Purdue Northwest's Hammond Campus with over a 9,800 enrollment.

PROPERTY HIGHLIGHTS

- Near new \$70M YMCA
- Near Hammond Sports Complex
- Walking distance to Purdue Northwest-Hammond Campus
- 38,000+ Vehicles/Day

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RETAILER MAP



Map data © 2023 Imagery © 2023, Airbus, CNES / Airbus, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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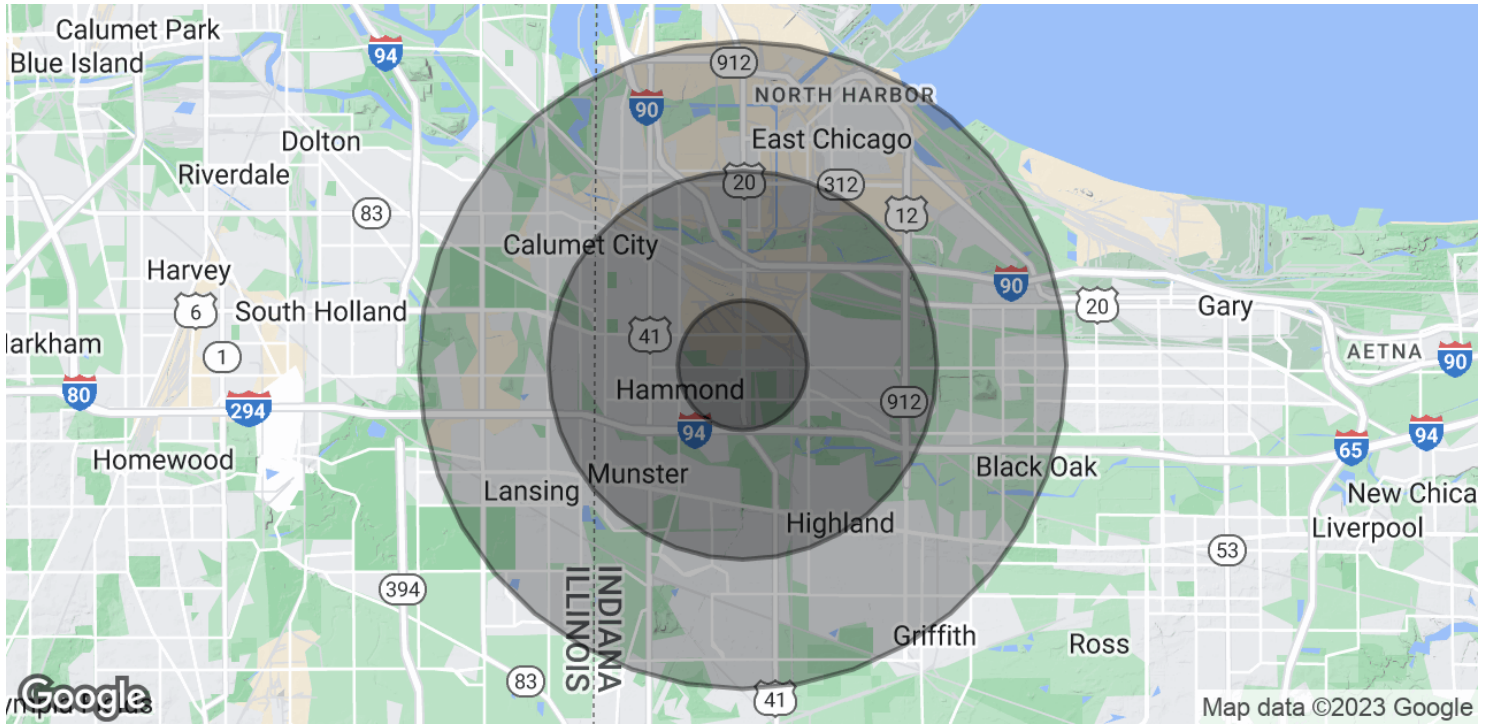
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,633	104,212	253,985
Average Age	37.6	34.4	35.7
Average Age (Male)	37.2	32.8	34.3
Average Age (Female)	37.3	36.0	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,454	37,837	94,037
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$49,910	\$53,341	\$56,328
Average House Value	\$120,326	\$148,627	\$156,118

* Demographic data derived from 2020 ACS - US Census

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