

# 648 JOLIET ST, DYER, IN 46311



For more information, please contact:

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# DYER CROSSINGS

648 Joliet St, Dyer, IN 46311



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,248 SF

**Lease Rate:** \$32 SF/yr (NNN)

**Lot Size:** 1.68 Acres

**Year Built:** 2026

**Building Size:** 4368 SF

**Zoning:** RT-30

### PROPERTY HIGHLIGHTS

- Brand new construction located on US 30 in Dyer, IN
- 1,248 SF endcap space available
- Join Dunkin' and Wingstop in their newest locations
- High daily traffic counts and consumer draw into the center
- Great opportunity to get into a quickly growing market



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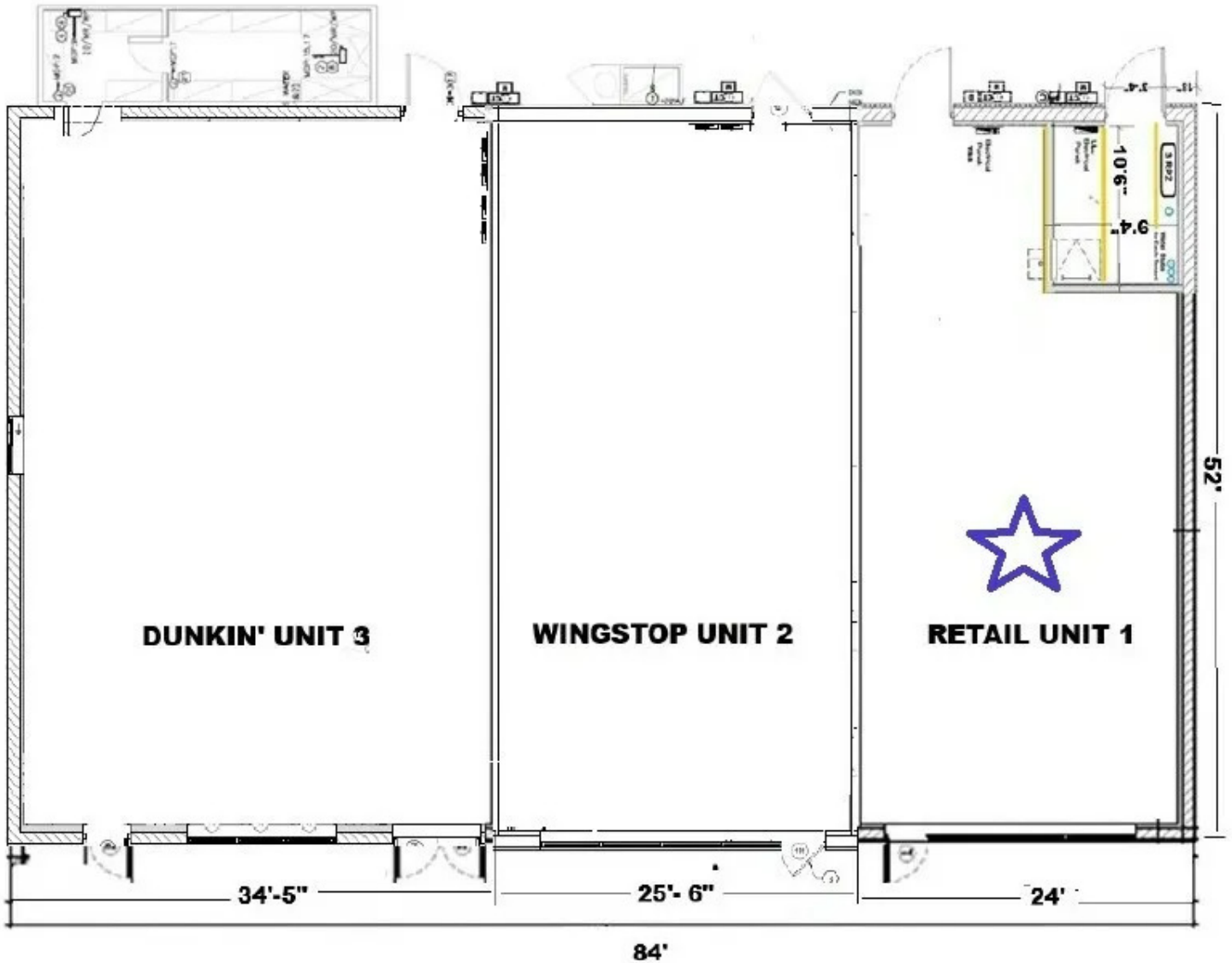
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## ADDITIONAL PHOTOS



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## RETAILER MAP



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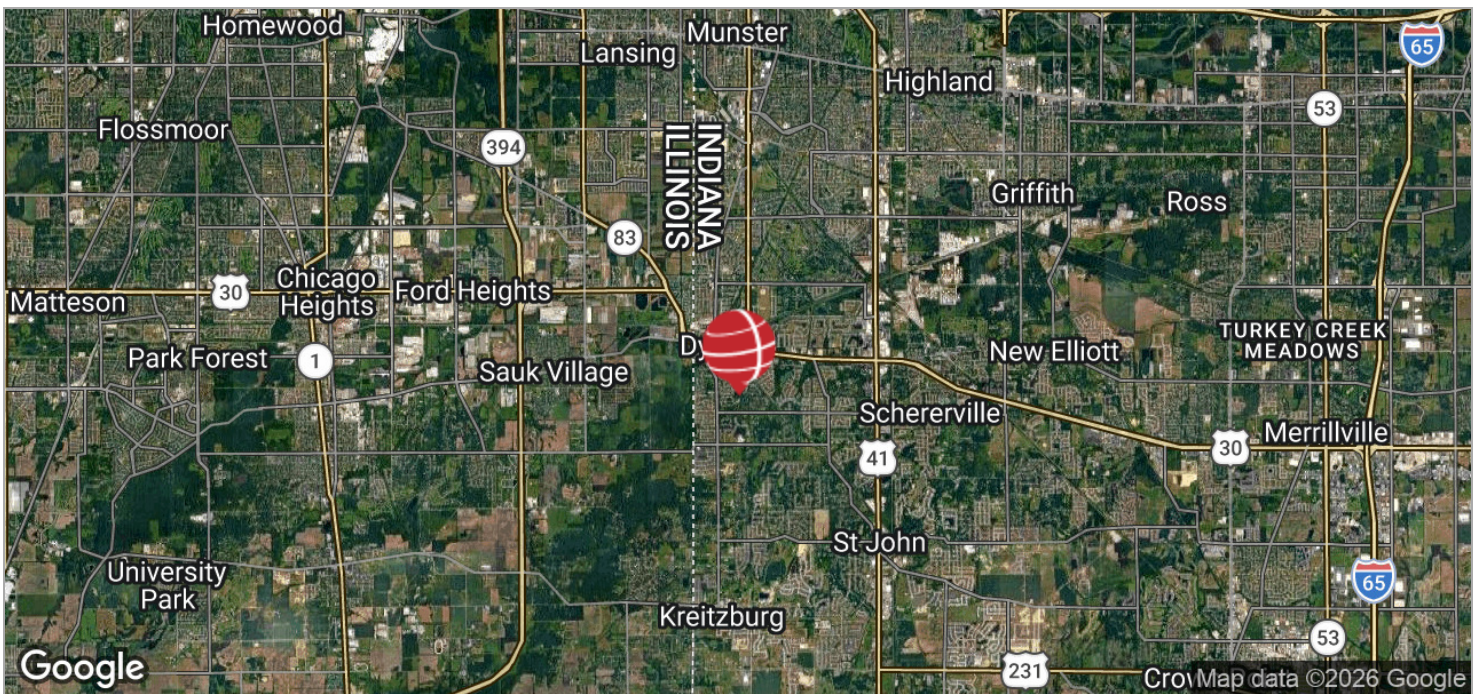
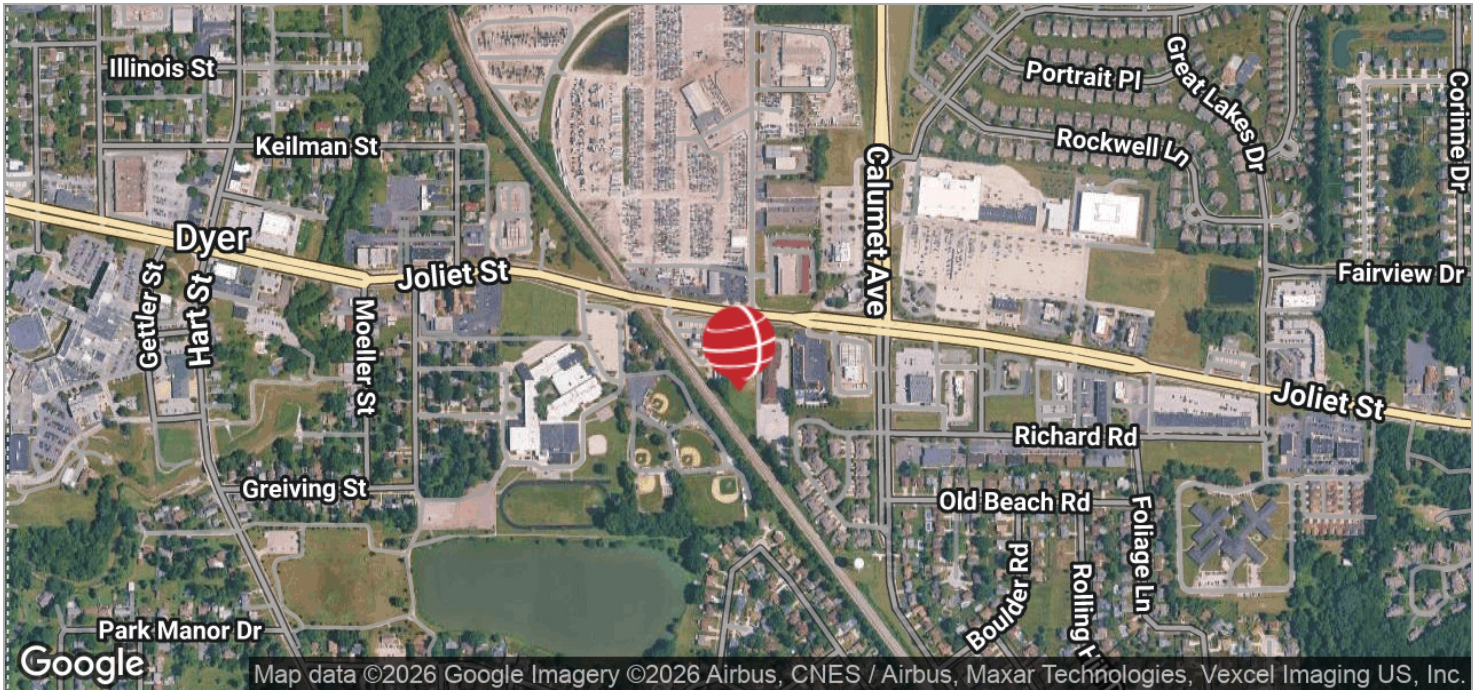
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## LOCATION MAPS



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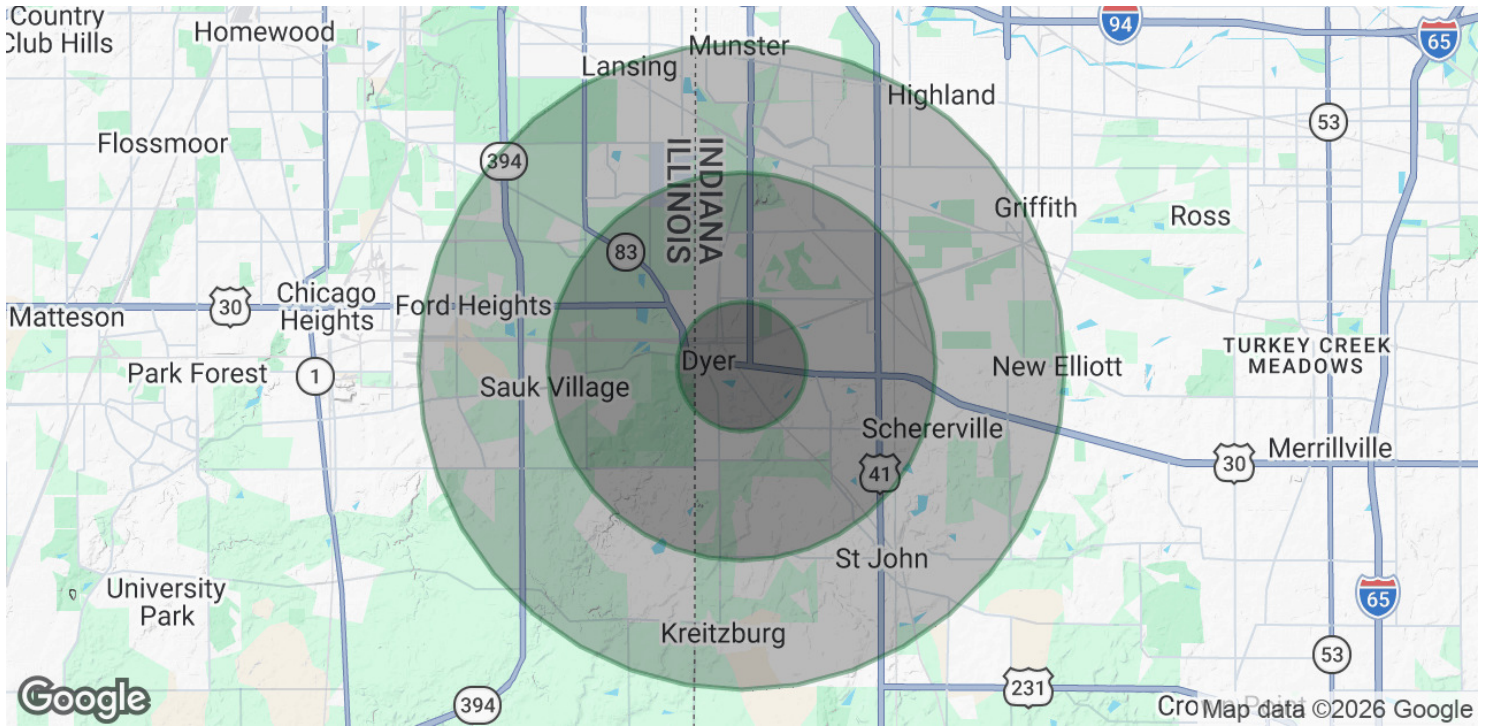
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,178	48,298	130,953
Average Age	45.4	44.8	44.1
Average Age (Male)	44.5	42.9	42.3
Average Age (Female)	45.9	46.1	45.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,199	18,820	51,336
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$118,035	\$121,577	\$117,878
Average House Value	\$291,781	\$308,628	\$293,503

2023 American Community Survey (ACS)

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