

PORTAGE RETAIL OUTLOTS, PORTAGE, IN 46368



For more information, please contact:

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PORTAGE RETAIL OUTLOTS

Route 6 & Hollywood, Portage, IN 46368



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 0.65-2.1 Acres

Zoning: Retail

PROPERTY HIGHLIGHTS

- Multiple different land parcels for sale in Portage, IN
- Across the street from the proposed Target development
- Located on heavily traveled Route 6 in the main retail corridor
- Lot 2 adjacent to a brand new gas/convenience coming soon
- Kohls, Walmart, Planet Fitness and many others in the area
- Adjacent to Portage High School



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PROPERTY DESCRIPTION



LOCATION OVERVIEW

Vacant land zoned for retail development located directly on US 6 in Portage, IN. Portage city in Portage Township, Porter County, IN. The population was 36,828 as of the 2010 census and it is the largest city in Porter County and third largest in Northwest Indiana. Portage offers a wide variety of park services, from sports leagues, to crafts, to hiking and water sports. The Sammie L. Maletta Public Marina offers boat launch and slips for public use. The marina opens to the Burns Waterway and has access to nearby Lake Michigan.

PROPERTY OVERVIEW

Land opportunities for sale in Portage, IN. The subject property is located surrounding the Imax 16 in Portage, IN on Route 6. The property is strategically located in the main retail corridor of Portage and across from the proposed new Target development just recently announced. The area is surrounded with strong anchors such as Kohls, Menards, Walmart, Planet Fitness and many more. The property sits adjacent to Portage High School and has high traffic counts. Multiple different land lots available from 0.65-2.1 Acres. Aggressively priced and in the quickest growing area of Portage.

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LAND LOTS



OF LOTS 7 | TOTAL LOT SIZE 0.65 - 2.3 ACRES | TOTAL LOT PRICE - | BEST USE RETAIL DEVELOPMENT

STATUS	LOT #	SIZE
Available	1	1.62 Acres
Available	2	2.1 Acres
Available	3	2.3 Acres
Available	4	1.24 Acres
Available	5	1.36 Acres
Available	6	0.65 Acres
Available	7	1.31 Acres

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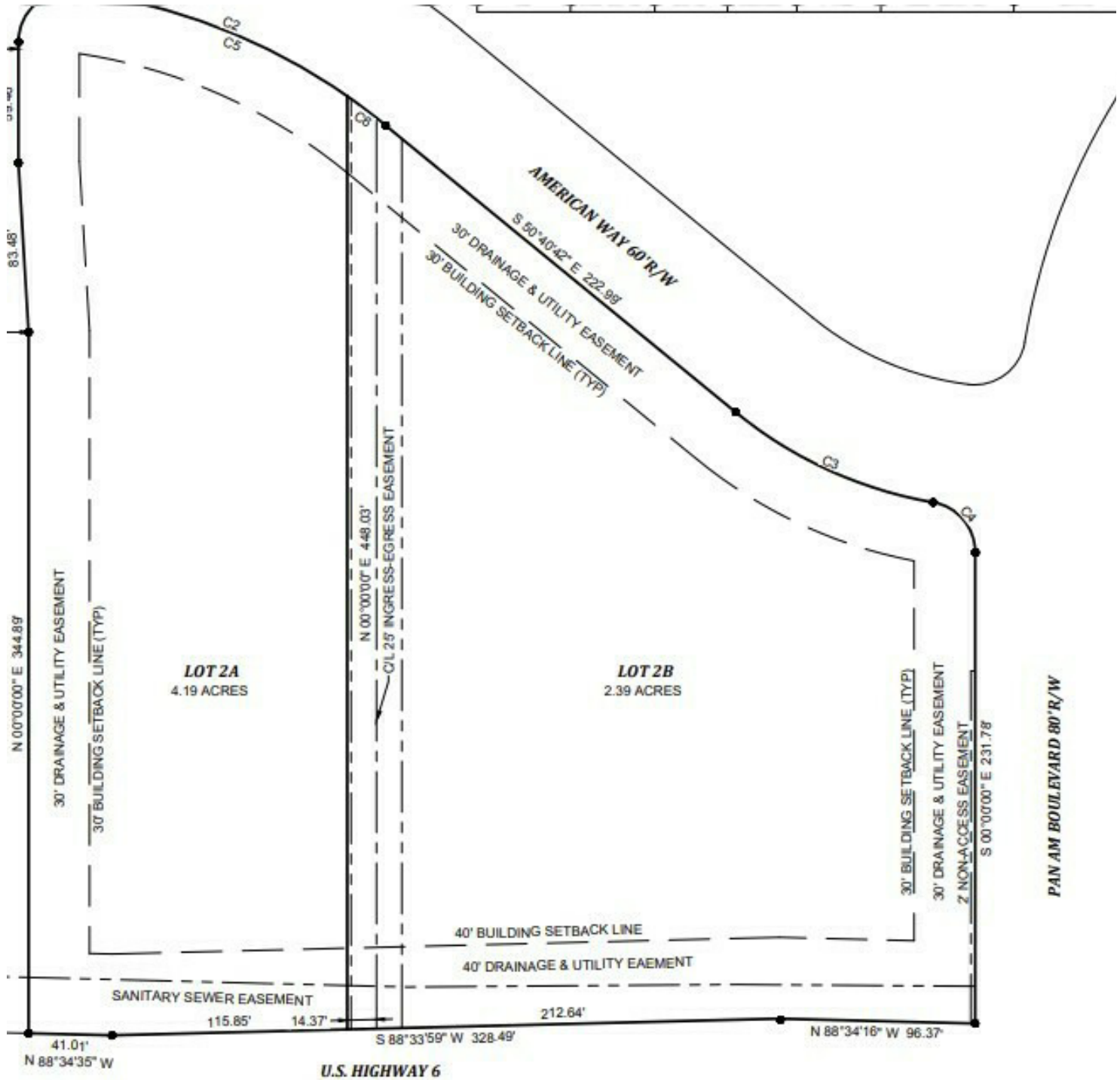
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ROUTE 6 SURVEY



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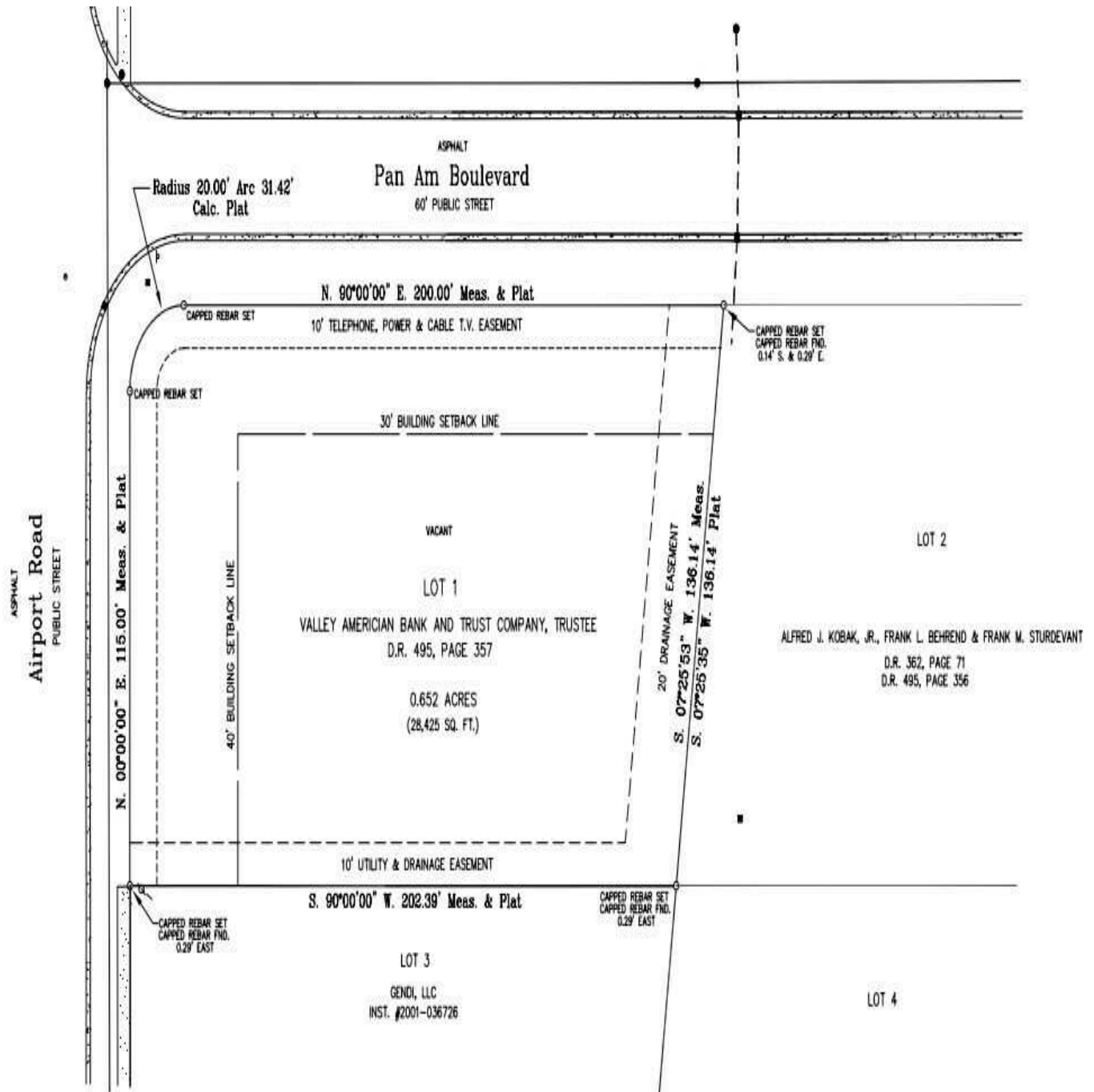
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AIRPORT RD SURVEY



Old Airport Commercial Park On Runway Six - Phase One
Plat File 17-P-5

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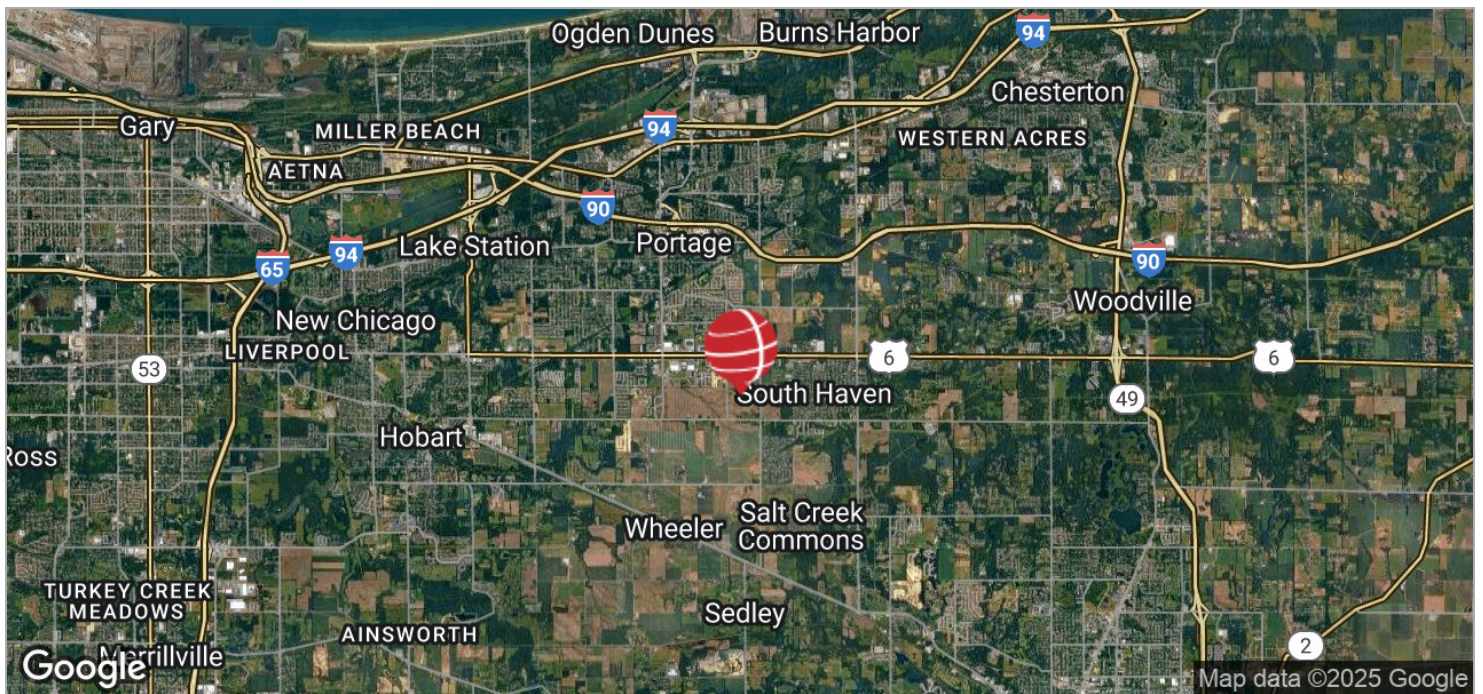
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LOCATION MAPS



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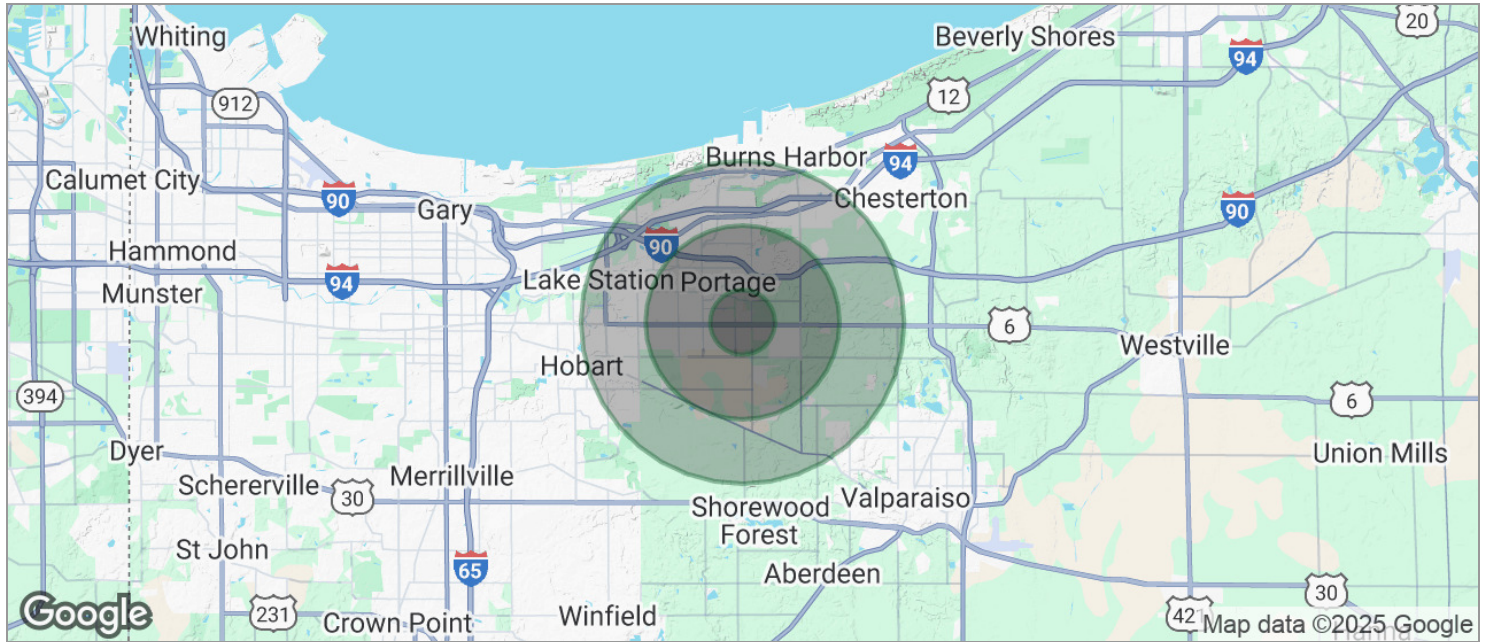
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,817	40,976	74,455
MEDIAN AGE	37.0	36.8	36.8
MEDIAN AGE (MALE)	34.4	35.7	36.4
MEDIAN AGE (FEMALE)	39.4	37.8	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,429	15,301	27,959
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$59,866	\$61,523	\$63,229
AVERAGE HOUSE VALUE	\$145,032	\$151,848	\$159,978

* Demographic data derived from 2020 ACS - US Census

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