

FOR SALE

VACANT LAND

Broadway, Merrillville, IN 46410



OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	.89 (+/-) acres
Taxes:	\$2,611.20 for 2022
INDOT Traffic Count:	23,301 cars per day

PROPERTY OVERVIEW

There are 0.89 (+/-) acres of land available in Merrillville IN For Sale. This parcel is ready to be developed. Right across the street from Methodist Hospital.

PROPERTY HIGHLIGHTS

- .5 miles to Rt 30
- .75 miles to I-65
- 10 miles to Indiana/Illinois border
- 32 miles to Chicago, IL
- 132 miles to Indianapolis, IN

**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**
850 Deer Creek Drive, 2nd Floor
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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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BROADWAY

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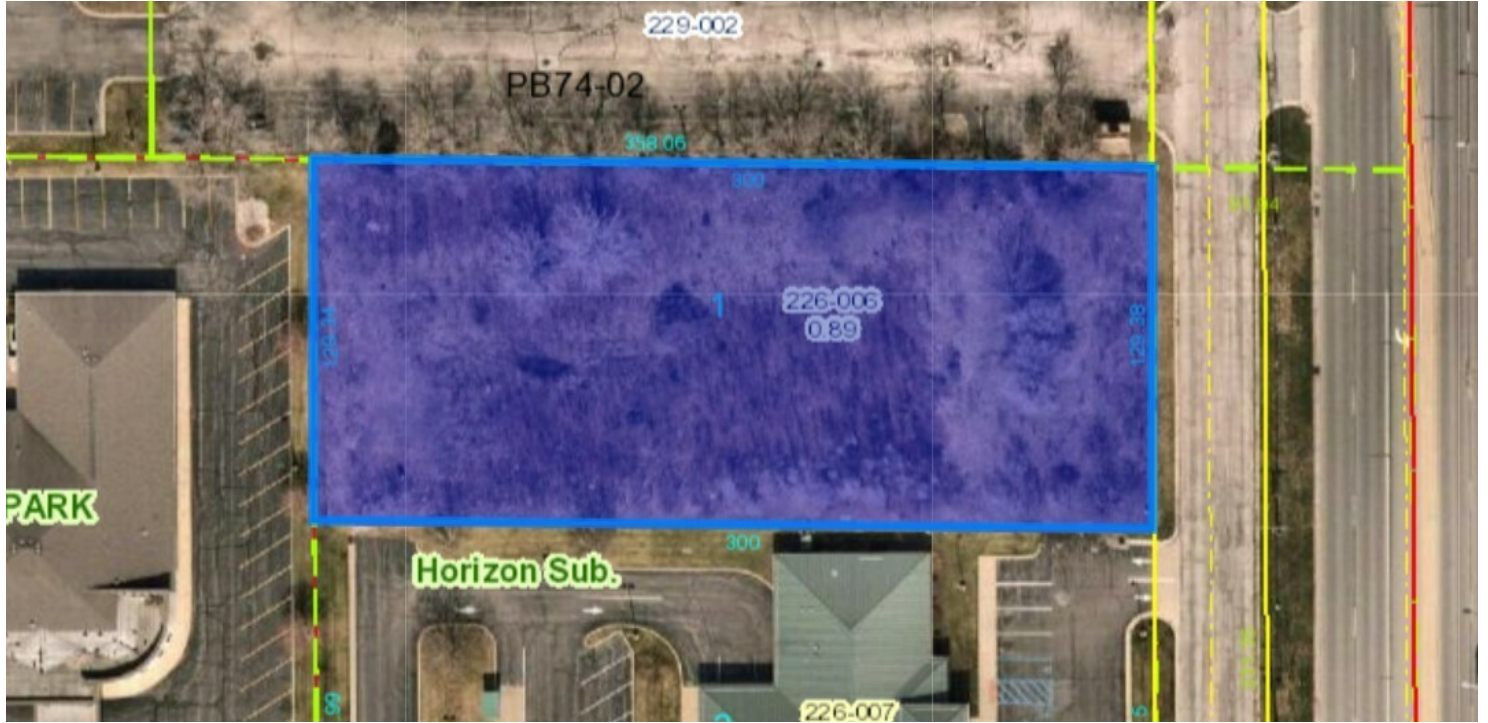
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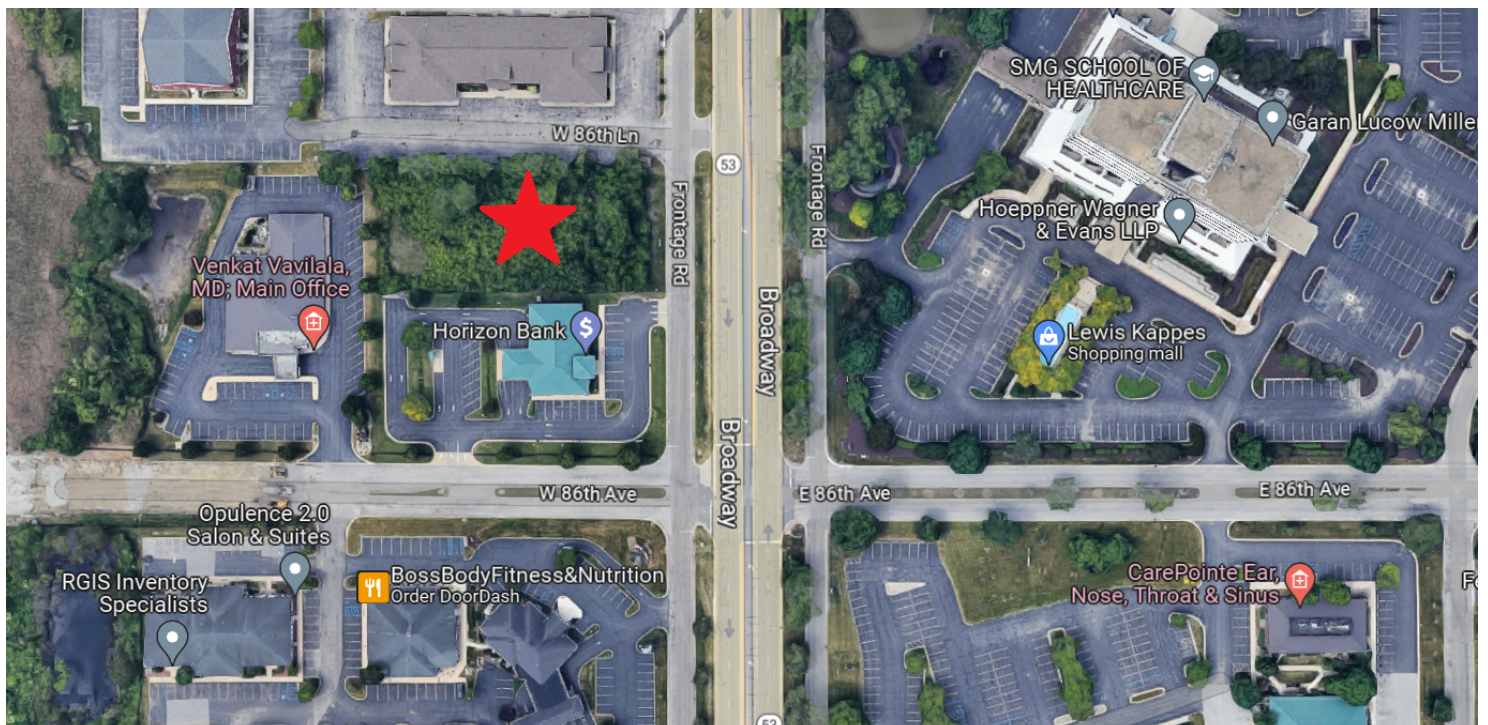
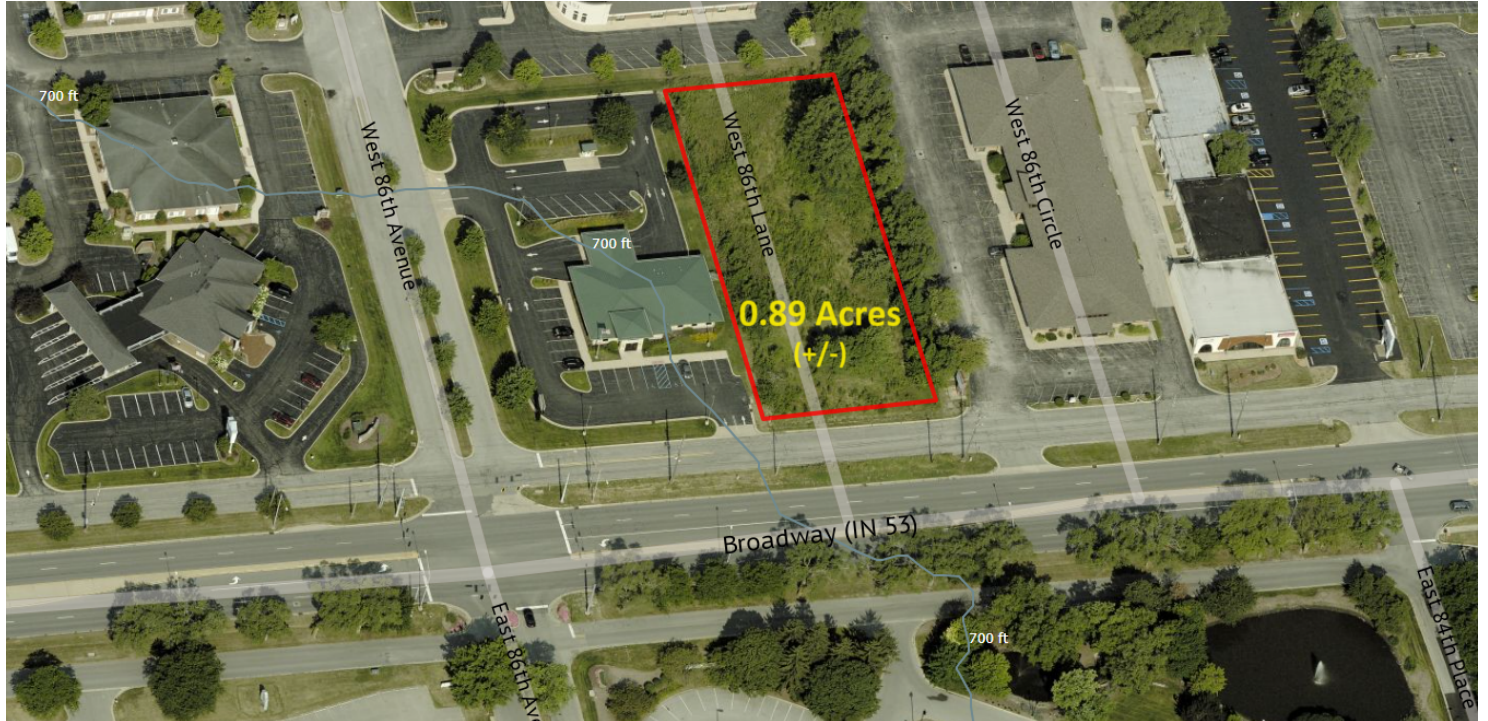
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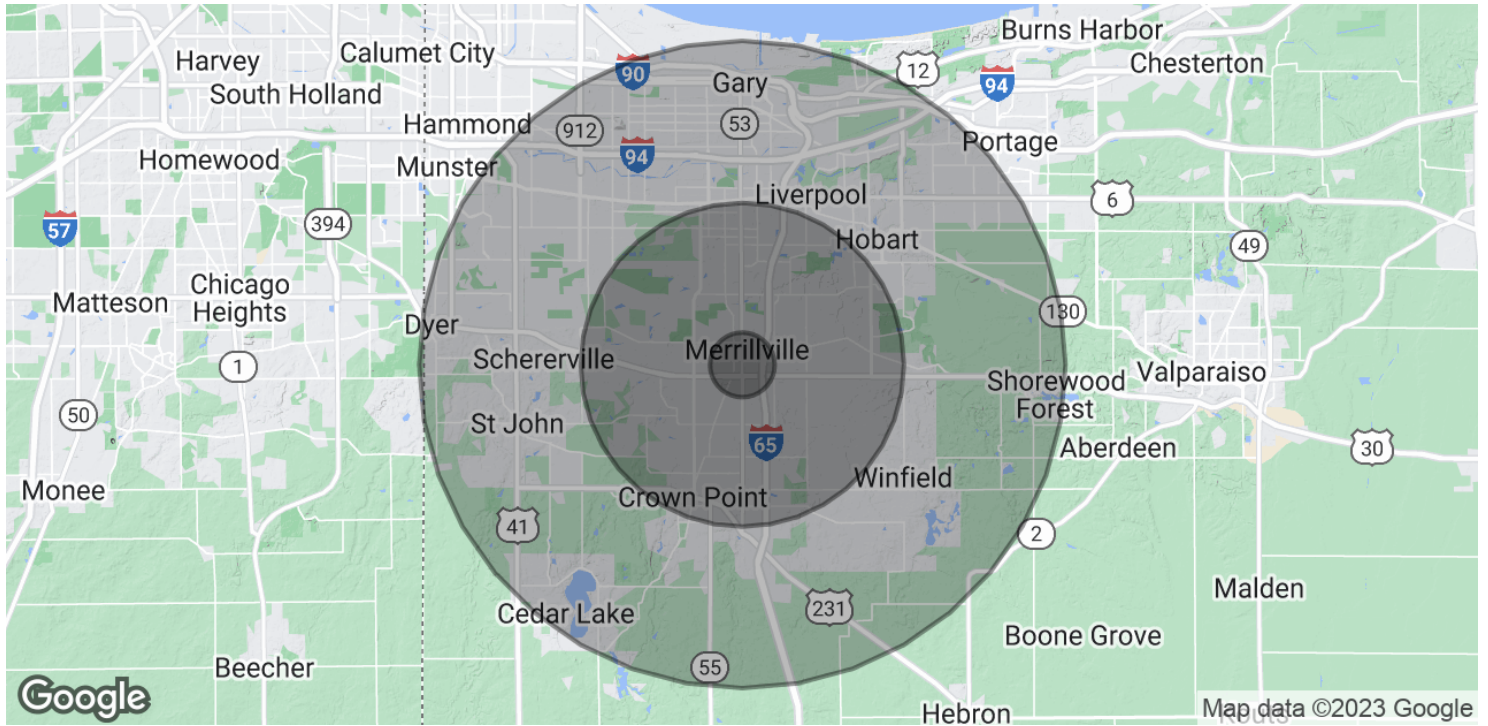
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,865	99,914	374,351
Average Age	42.2	40.8	41.0
Average Age (Male)	41.8	38.7	39.0
Average Age (Female)	42.2	41.9	42.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,838	43,669	164,333
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$63,165	\$68,839	\$71,355
Average House Value	\$145,355	\$157,550	\$167,765

* Demographic data derived from 2020 ACS - US Census

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