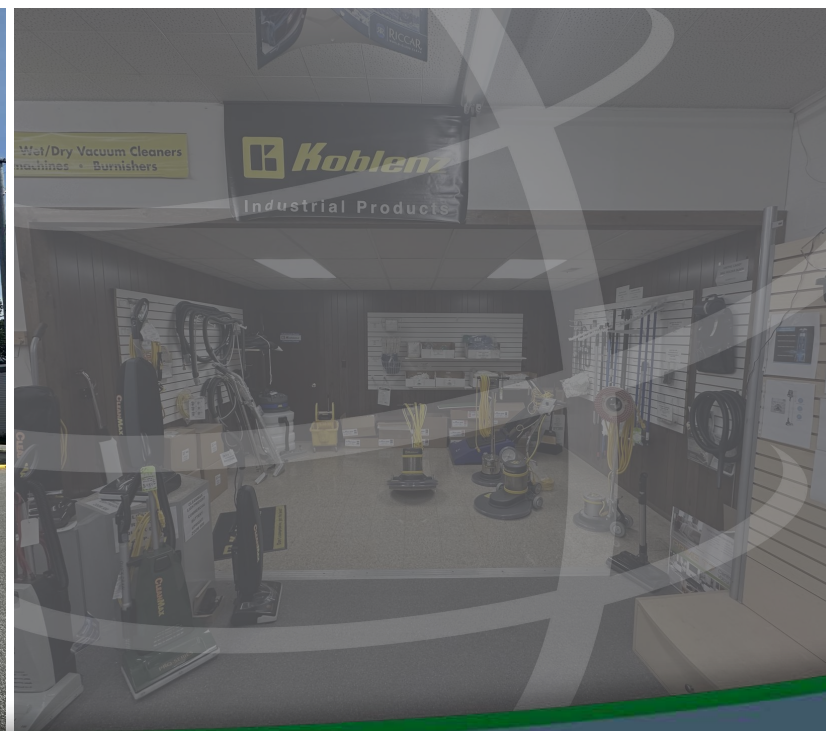


6547 KENNEDY AVENUE, HAMMOND, IN 46323



For more information, please contact:

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SALE OF KENNEDY AVENUE FLEX PROPERTY

6547 Kennedy Avenue, Hammond, IN 46323



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$625,000

Price / SF: \$60.27

Lot Size: 0.35 Acres

Year Built: 1970

Building Size: 10370 SF

Zoning: C4

Traffic Count: 8,000

PROPERTY HIGHLIGHTS

- 10,370 SF industrial/flex space building
- Zoned C4 for versatile usage
- Minutes from interstate 80/94
- Ideal for a range of industrial and flex space needs
- Corner lot at the intersection of Kennedy and Vine Ave



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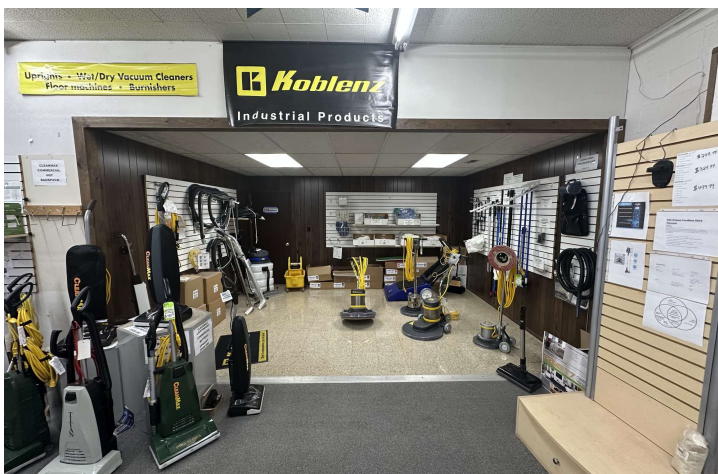


PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Exceptional opportunity available with this impressive 10,370 SF industrial/flex space building. This property features one 12-foot door on the east side (rear) of the building and availability for another garage door along Vine St. Zoned C4 and located minutes from the expressway, this building provides an adaptable space for a wide variety of uses. The total property consists of 126 feet of frontage on Kennedy Avenue with 120 feet on Vine Avenue.



LOCATION DESCRIPTION

Located in the heart of the Hessville Neighborhood of Hammond, this prime location offers easy access to a dynamic business environment and a diverse array of amenities. The area is within close proximity to the Purdue University Northwest campus, providing access to a highly skilled workforce and potential collaborative opportunities. With its strategic position and bustling surroundings, the area presents an ideal opportunity for both business owners and investors.



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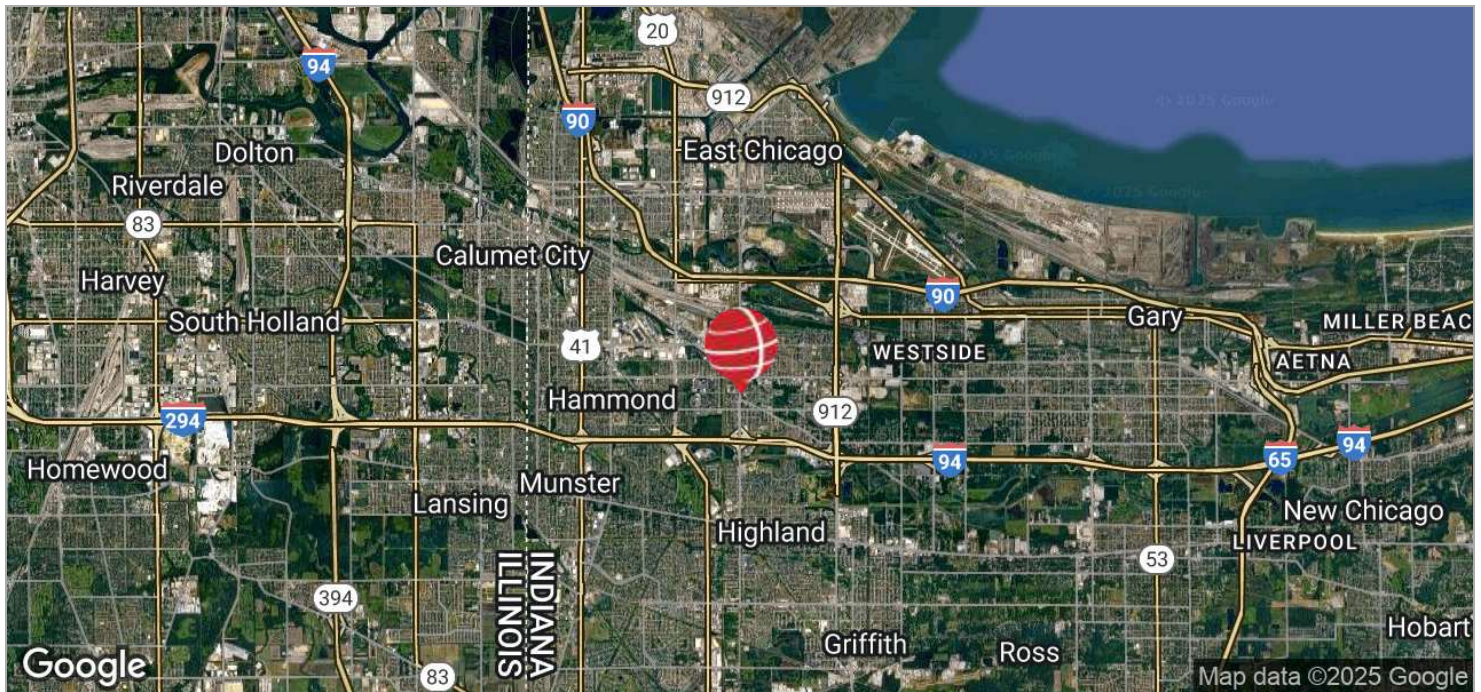
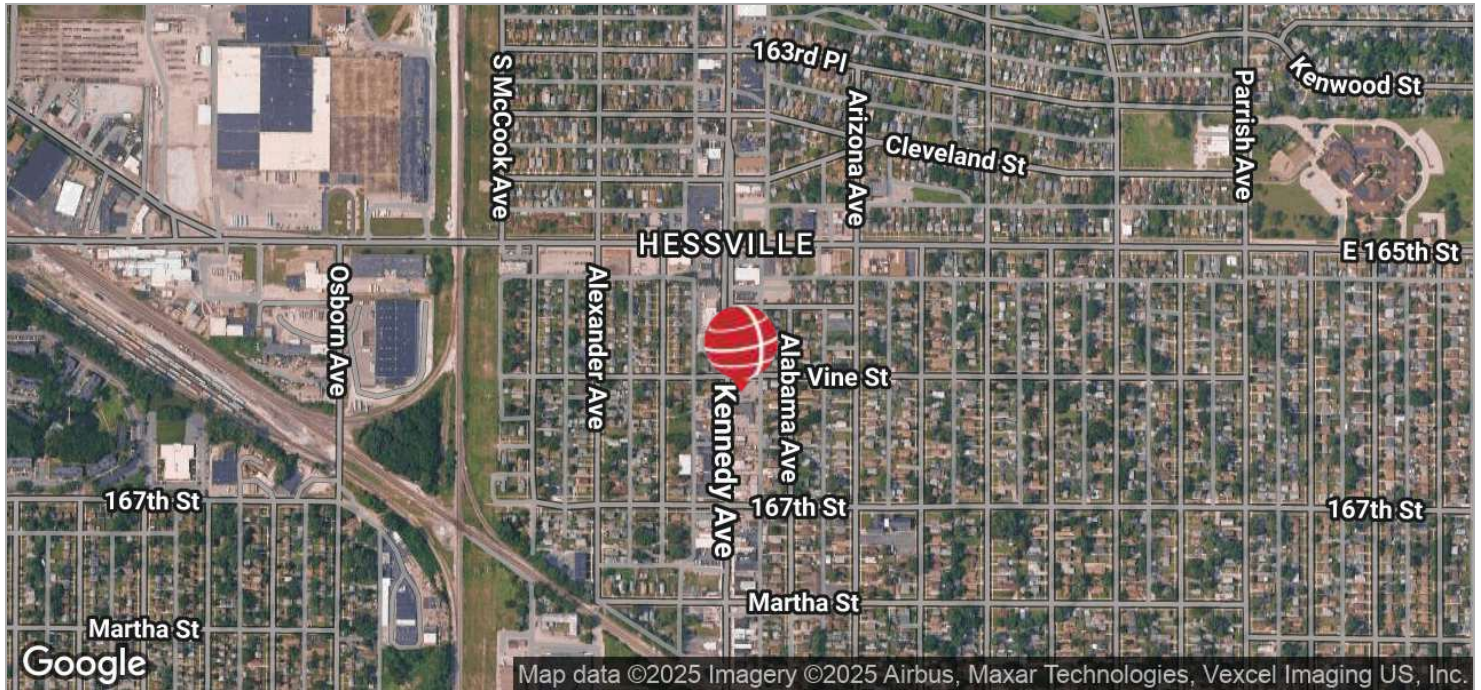
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LOCATION MAPS



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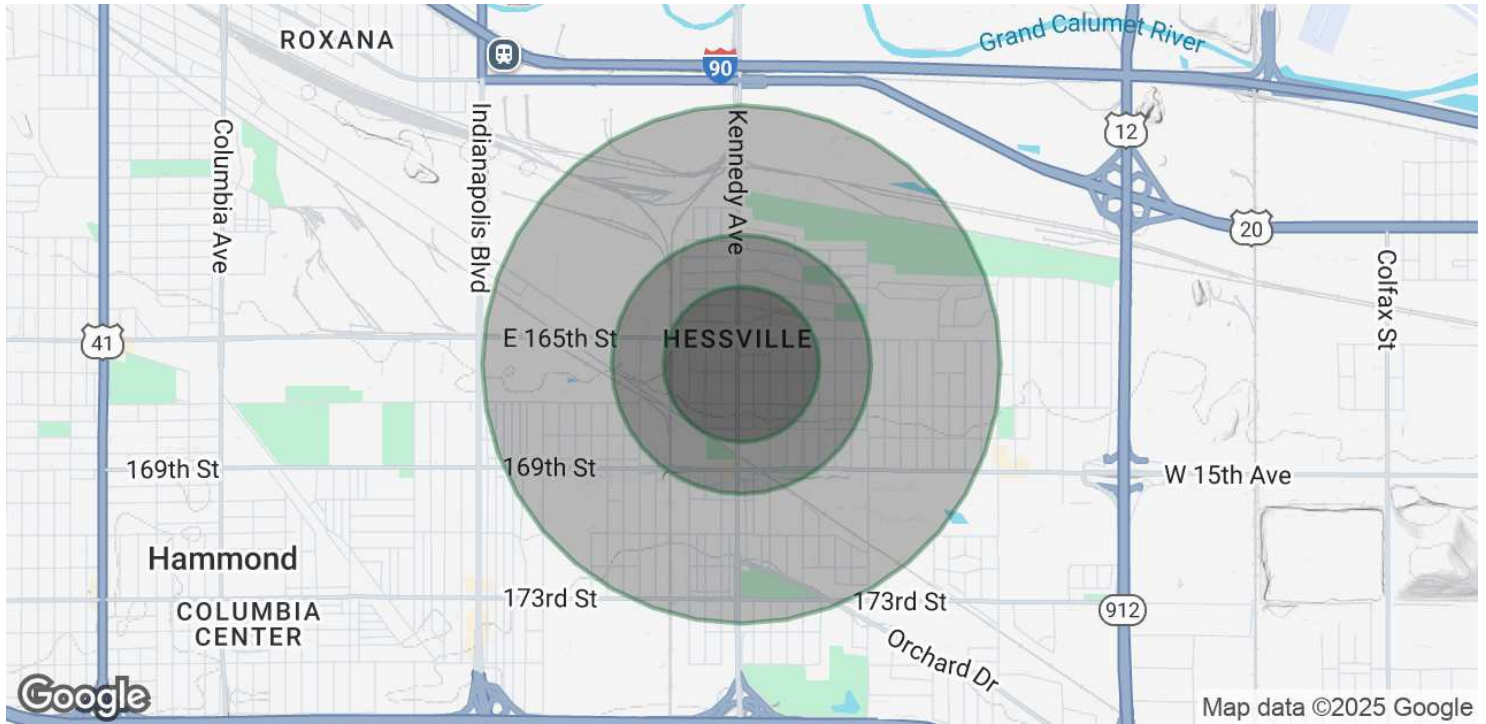
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,465	4,209	12,957
Average Age	37	37	37
Average Age (Male)	37	37	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	531	1,528	4,874
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$88,890	\$85,808	\$78,368
Average House Value	\$124,375	\$130,412	\$153,281

Demographics data derived from AlphaMap

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• 5 •
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