

5231 HOHMAN AVENUE, HAMMOND, IN 46320



For more information, please contact:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$20.00 SF/yr (MG)
Lot Size:	0.37 Acres
Building Size:	90,000 SF
Renovated:	2024

PROPERTY HIGHLIGHTS

- Retail space available in downtown Hammond, IN
- Newly renovated building with 100 high-end residential units
- Located in proximity of hundreds of new residential units coming soon
- Strategically located just 22 miles from downtown Chicago
- Great opportunity for a small cafe or coffee user
- Corner unit with great exposure and access directly off Hohman Ave
- <https://thebanchammond.com/>
- <https://thereservevenue.com/>



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PROPERTY DESCRIPTION



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Great opportunity to be a part of an exciting new redevelopment called The Banc in downtown Hammond, IN. The subject property is located on Hohman Avenue roughly 22 miles from downtown Chicago and close to the new Hammond Southshore station. The property was a former bank headquarters built in 1925 and recently completely renovated, ready for occupancy in March 2025. The property is currently being redeveloped into a 100-unit residential complex with preleasing currently underway. The building will include amenities to residents including: Secure parking, Pet Spa, Coworking Space, Fitness Center and more.

Great opportunity to lease ground level space and feed off the many residents in the complex. Also available is basement space with original vault that could be repurposed and is suitable for a restaurant or speak-easy. The subject property is located near hundreds of new residential units coming in the next couple of years to downtown.

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LOCATION DESCRIPTION

The subject property is located in downtown Hammond, IN. Hammond is a city in Lake County, Indiana, United States. It is part of the Chicago metropolitan area, and the only city in Indiana to border Chicago. As of the 2020 United States census, the population was 77,879, replacing Gary as the most populous city in Lake County. From north to south, Hammond runs from Lake Michigan down to the Little Calumet River; from east to west along its southern border, it runs from the Illinois state line to Cline Avenue. The city is traversed by numerous railroads and expressways, including the South Shore Line, Borman Expressway, and Indiana Toll Road.

Nestled at the intersection of Hohman and Fayette, this property benefits from recent significant road and infrastructure enhancements. These improvements are part of a broader initiative to create a more walkable and vibrant downtown Hammond, making it an ideal spot for both businesses and residents. The property is within walking distance to Strack Van Til, Towle Theatre, the U.S. Courthouse, local breweries and bike paths. It's just 1 mile from the brand new South Shore Gateway Station and 1 block away from the future Downtown Hammond Station. Hammond is also home to Wolf Lake Pavilion, which hosts concerts and events for people all over the region, and Purdue Northwest Campus is just minutes away.

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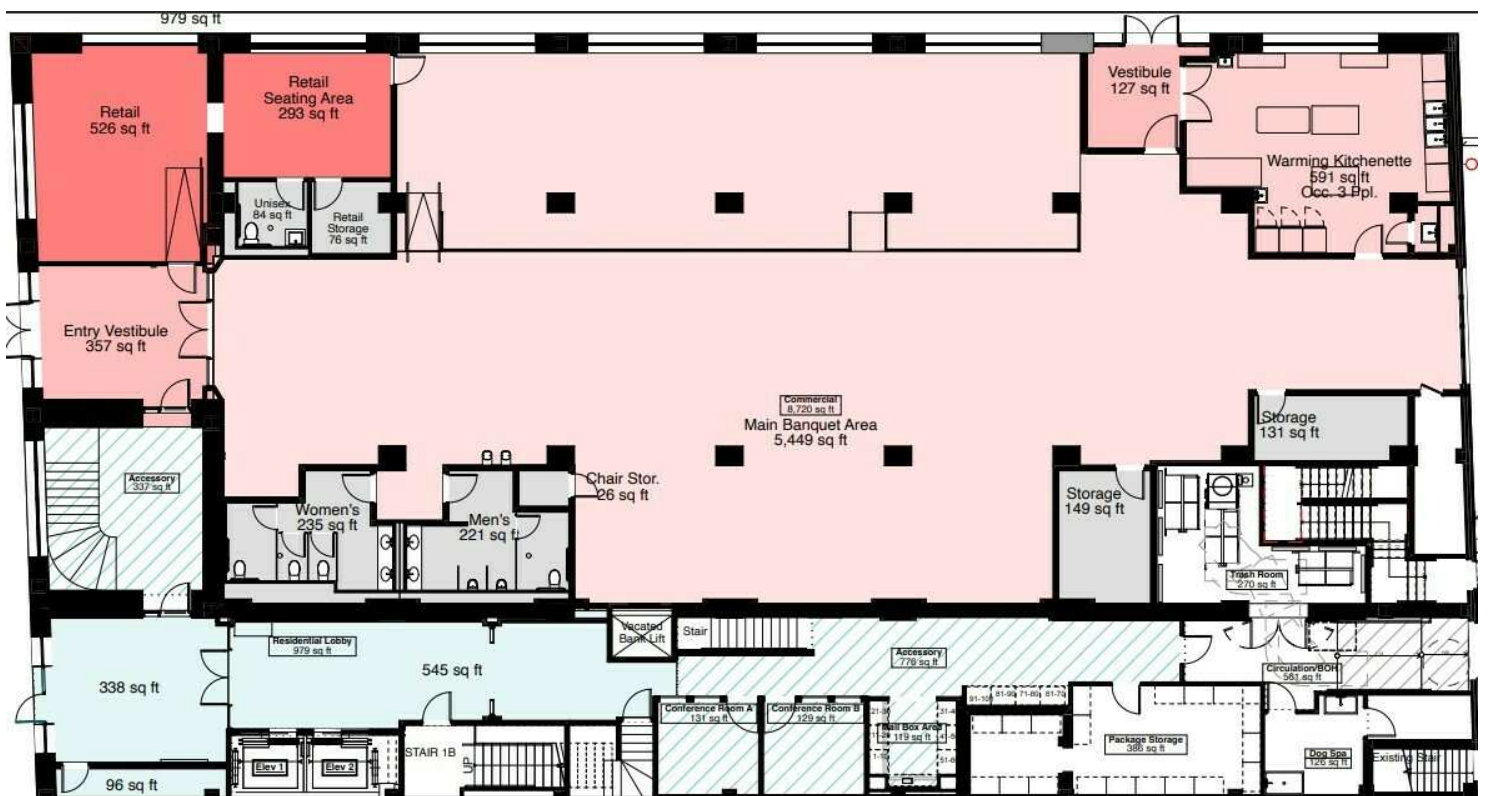
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SITE PLAN



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THE BANC

5231 Hohman Avenue, Hammond, IN 46320



ADDITIONAL PHOTOS



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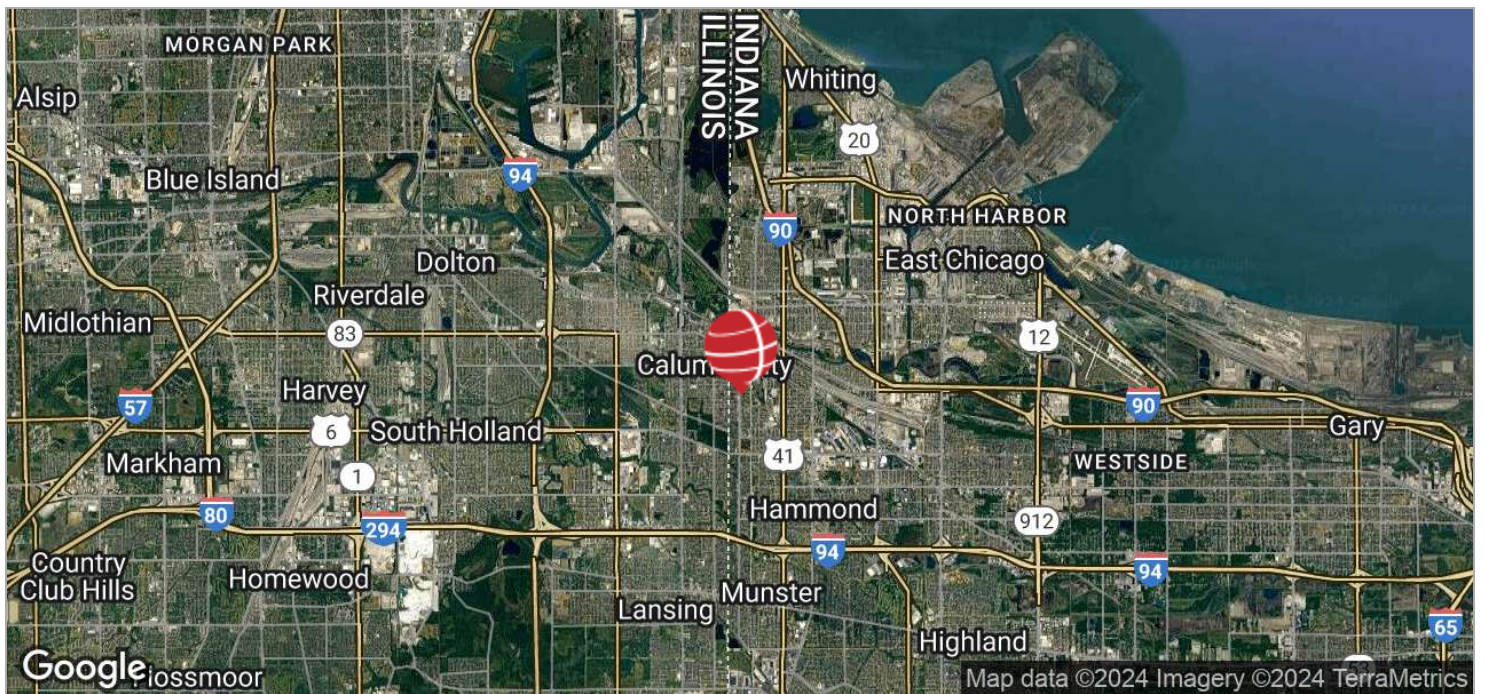
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LOCATION MAPS



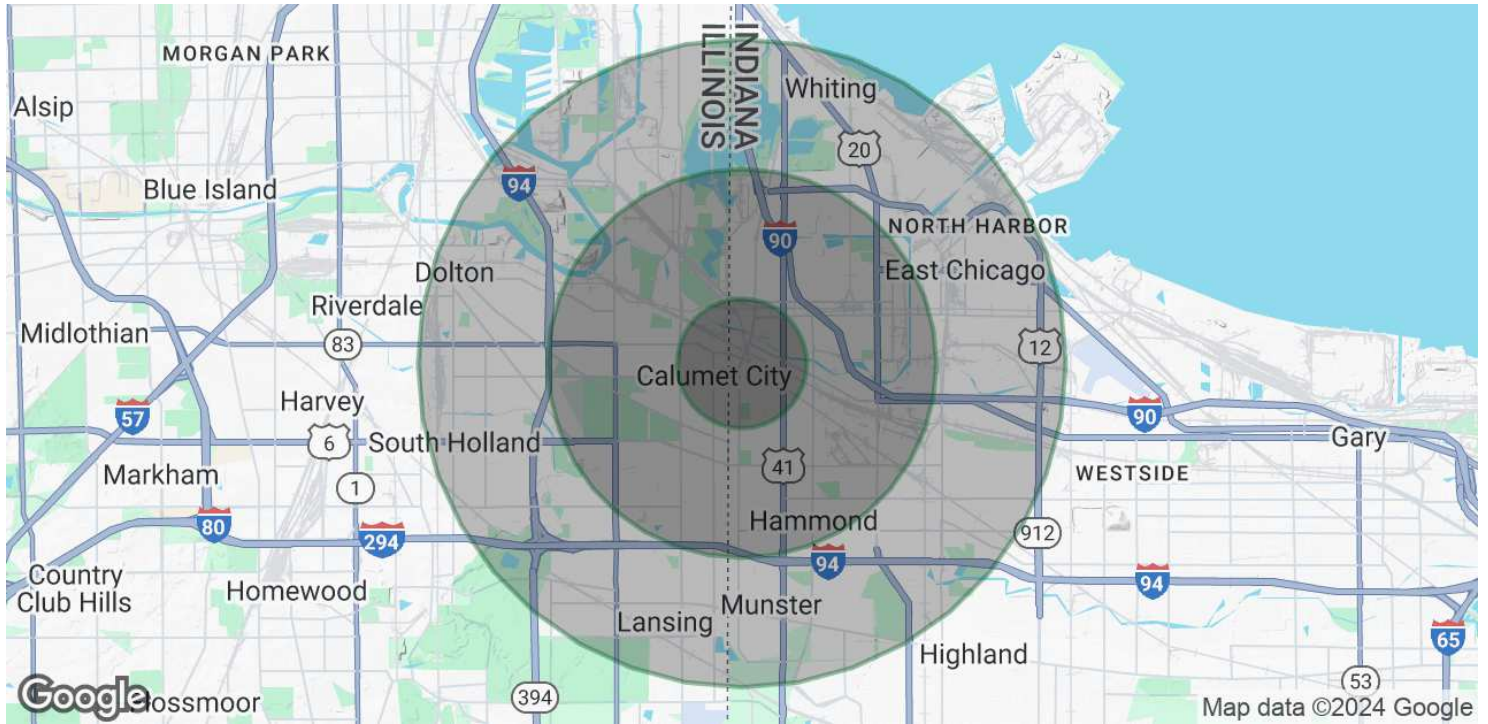
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,249	106,822	236,785
Average Age	36	39	39
Average Age (Male)	36	38	38
Average Age (Female)	36	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,443	41,177	90,583
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$55,818	\$66,627	\$74,685
Average House Value	\$172,378	\$172,257	\$185,680

Demographics data derived from AlphaMap

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