

3701 Grant St, Gary, IN 46408

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OFFERING SUMMARY

Available SF:	Ground Lease or Build-to-Suit
Lease Rate:	Negotiable
Lot Size:	0.5 Acres
Market:	Gary
Submarket:	Indiana

PROPERTY OVERVIEW

Ground Lease or Build-to-Suit opportunity. 21,780sf Prime corner Pad fronting Grant and 37th Ave. The lot dimensions are (160' x 130') There is frontage along Grant St. The site has great visibility, featuring exposure to approximately 28,000 VPD. Many retailers in the area such as O'Reilly Autoparts, McDonalds, Advanced Auto, Burger King, and much more.

PROPERTY HIGHLIGHTS

- Ground Lease or Build-to-Suit
- Highly Visible Site
- Heavy Traffic Counts
- Densely Populated Area

*for more information***Neil Haleem**

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Land For Lease January 29, 2024

for more information

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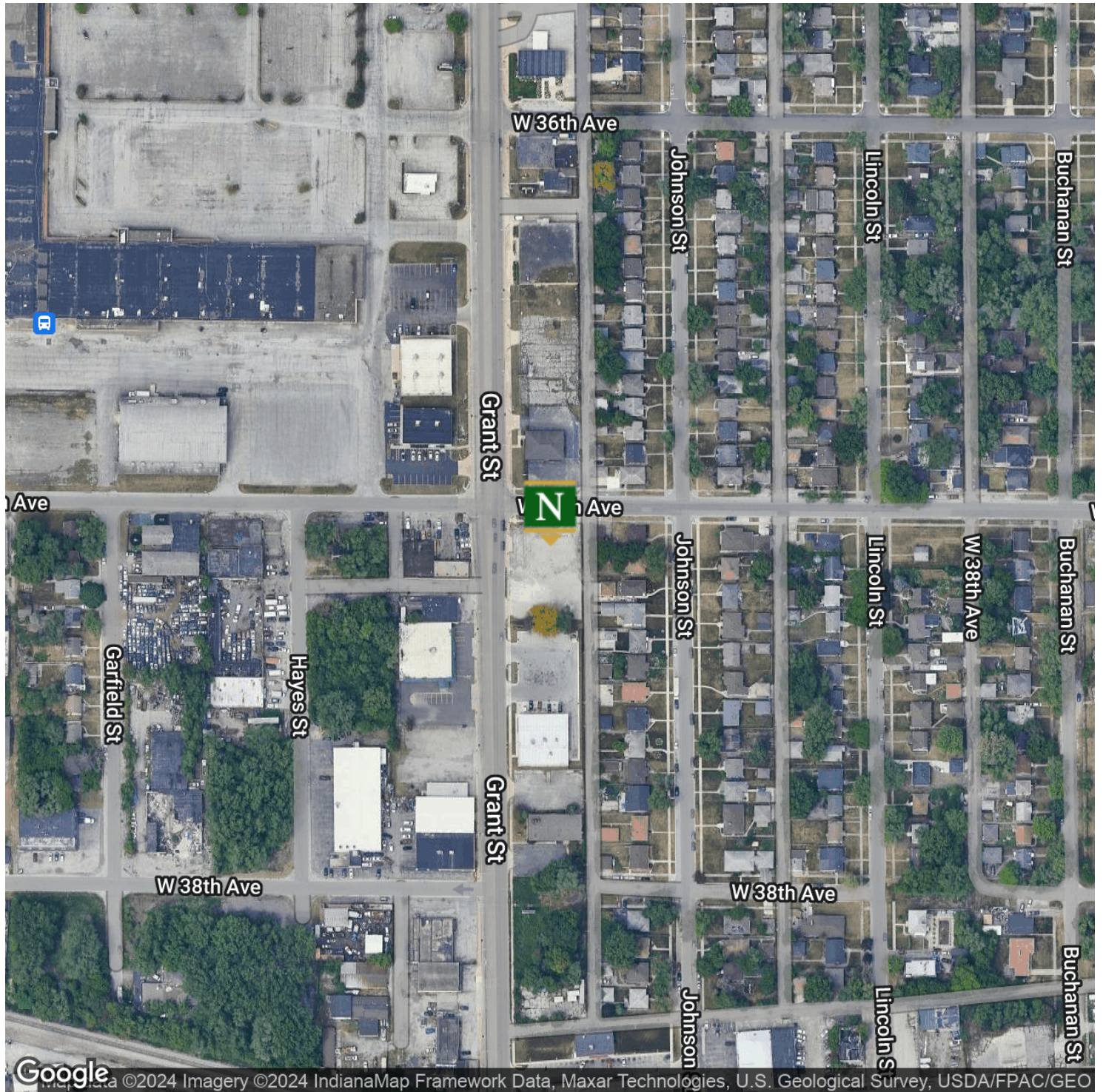
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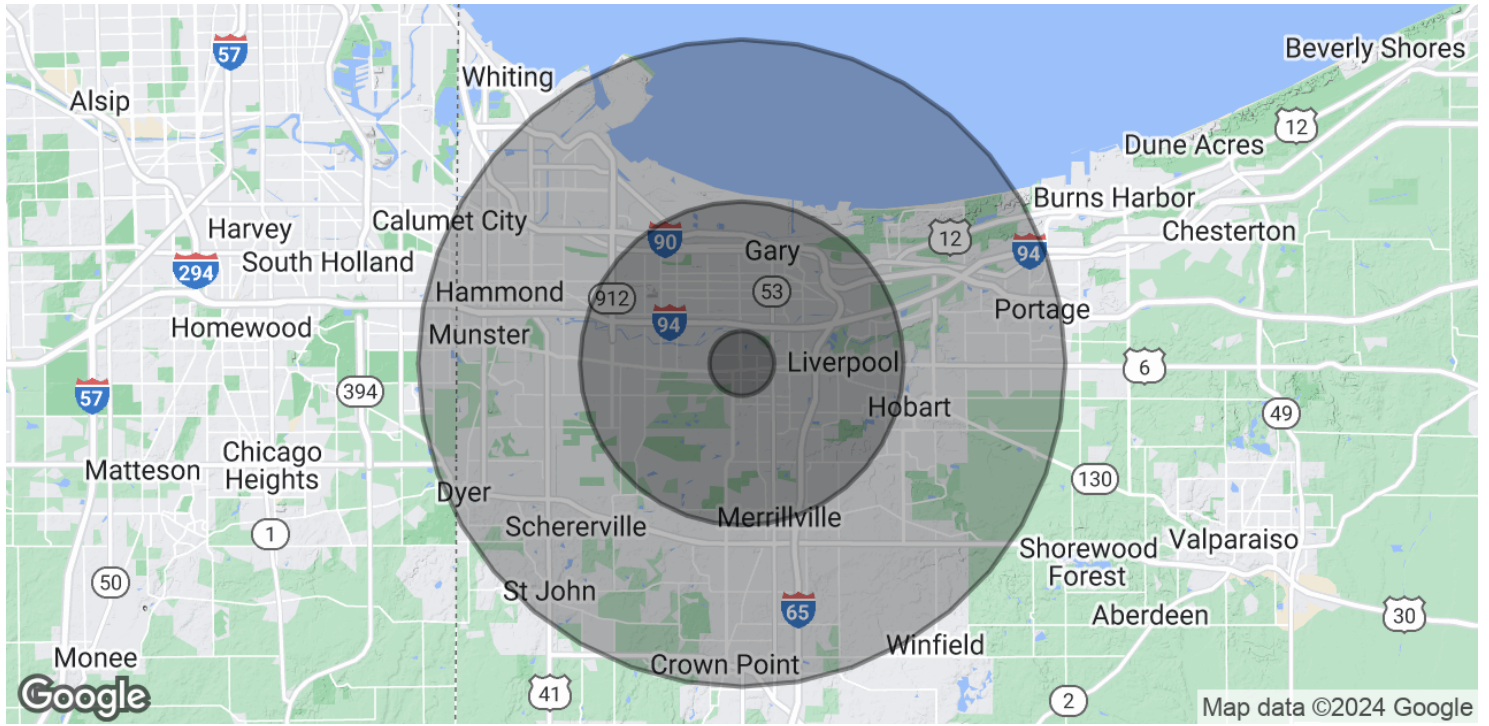
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,953	137,623	457,185
Average Age	40.0	39.0	39.9
Average Age (Male)	32.7	36.2	37.7
Average Age (Female)	40.3	40.8	41.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,638	67,668	203,894
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$36,666	\$47,290	\$63,208
Average House Value	\$75,563	\$103,874	\$142,094

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	15.0%	13.9%	20.1%

RACE

	1 MILE	5 MILES	10 MILES
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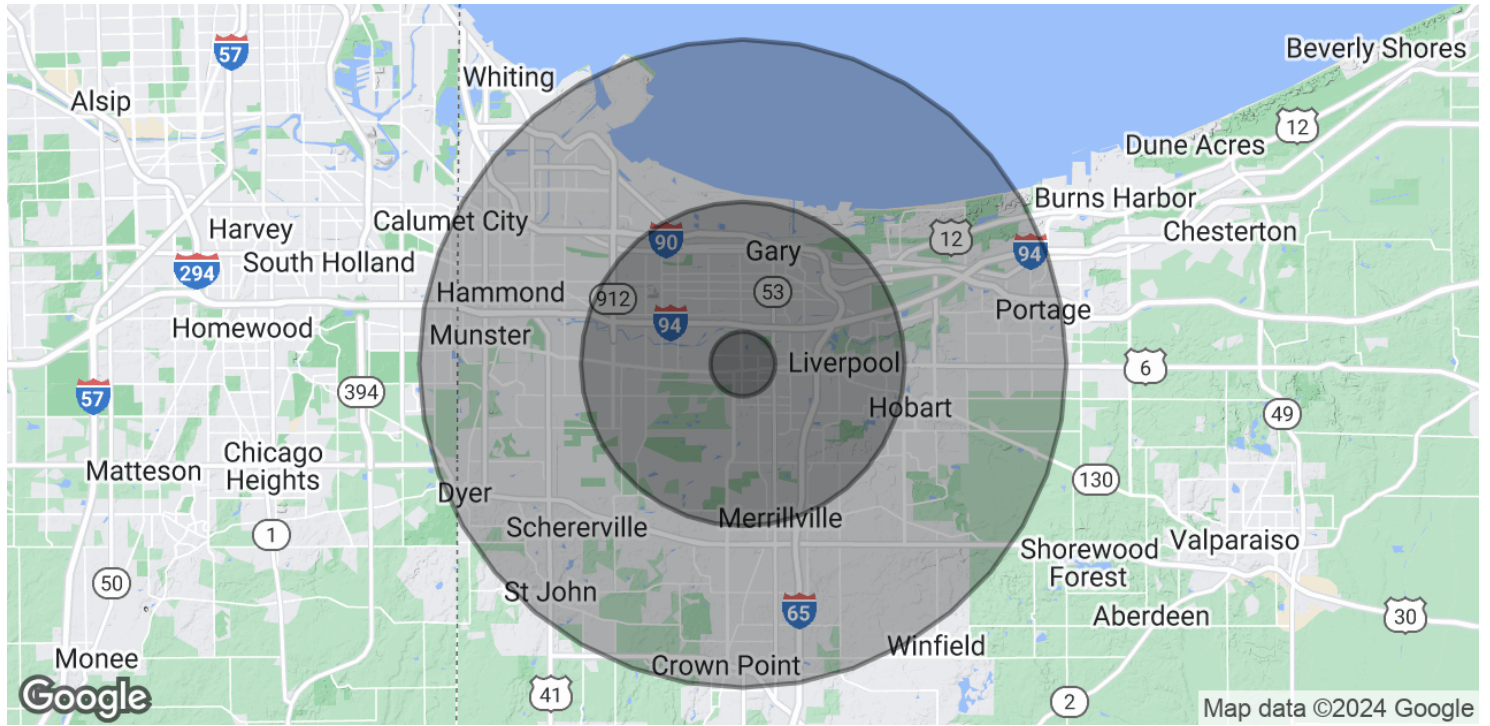
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Total Population - White	1,635	55,269	257,230
% White	23.5%	40.2%	56.3%
Total Population - Black	4,683	66,416	129,532
% Black	67.4%	48.3%	28.3%
Total Population - Asian	8	939	6,848
% Asian	0.1%	0.7%	1.5%
Total Population - Hawaiian	8	28	103
% Hawaiian	0.1%	0.0%	0.0%
Total Population - American Indian	0	229	1,274
% American Indian	0.0%	0.2%	0.3%
Total Population - Other	157	7,123	39,288
% Other	2.3%	5.2%	8.6%

* Demographic data derived from 2020 ACS - US Census

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