

1669 -1719 E 37TH AVE, HOBART, IN 46342



For more information, please contact:

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CORNERSTONE CROSSING

1669 -1719 E 37th Ave, Hobart, IN 46342



PROPERTY DESCRIPTION



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Prime retail space now available for lease in Hobart, IN. The subject property sits on heavily traveled Ridge Road (E.37th Ave) with pylon signage available. Only two units available ranging from 1,004 SF to 1,367 SF. Join current tenants Jimmy Johns, Indiana Farm Bureau Insurance, Planet Fitness and many more. The property provides ample parking for customers and is within view of national retailers including: CVS, McDonald's Taco Bell, Burger King, Anytime Fitness, Strack & Van Til, Dollar Tree, White Castle and many others. Don't miss out on an opportunity to locate in a strong retail trade area

LOCATION DESCRIPTION

The subject property is located on E.37th Avenue in Hobart, IN.

Hobart is a city in Lake County, Indiana, United States. The population was 29,059 at the 2010 census. Although it has been historically primarily residential, recent annexation has added a significant retail corridor to the city. Hobart is home to many thriving businesses in its downtown shopping district, including the historic Art Theatre. Hobart is also home to the Westfield Southlake Shopping Mall and many surrounding retailers and restaurants.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,004 - 1,367 SF

Lease Rate: \$16.00 SF/yr (NNN)

Year Built: 2005

Building Size: 130054 SF

PROPERTY HIGHLIGHTS

- Retail space now available in Hobart, IN
- Only three spaces remaining
- Join current tenants Jimmy Johns, Indiana Farm Bureau Insurance, Planet Fitness and many others.
- Pylon signage available as well as ample parking
- Within view of many national retailers
- Average Household Income of over \$75,000 in a 1 Mile Radius from Shopping Center



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LEASE SPACES



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 1,004 - 1,367 SF Lease Rate: \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1729 E 37th Ave	Available	1,004 SF	NNN	\$16.00 SF/yr	-
1737 E 37th Ave	Available	1,367 SF	NNN	\$16.00 SF/yr	-
1709 E 37th Ave	Available	1,200 SF	NNN	\$16.00 SF/yr	-

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ADDITIONAL PHOTOS



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RETAILER MAP



Google

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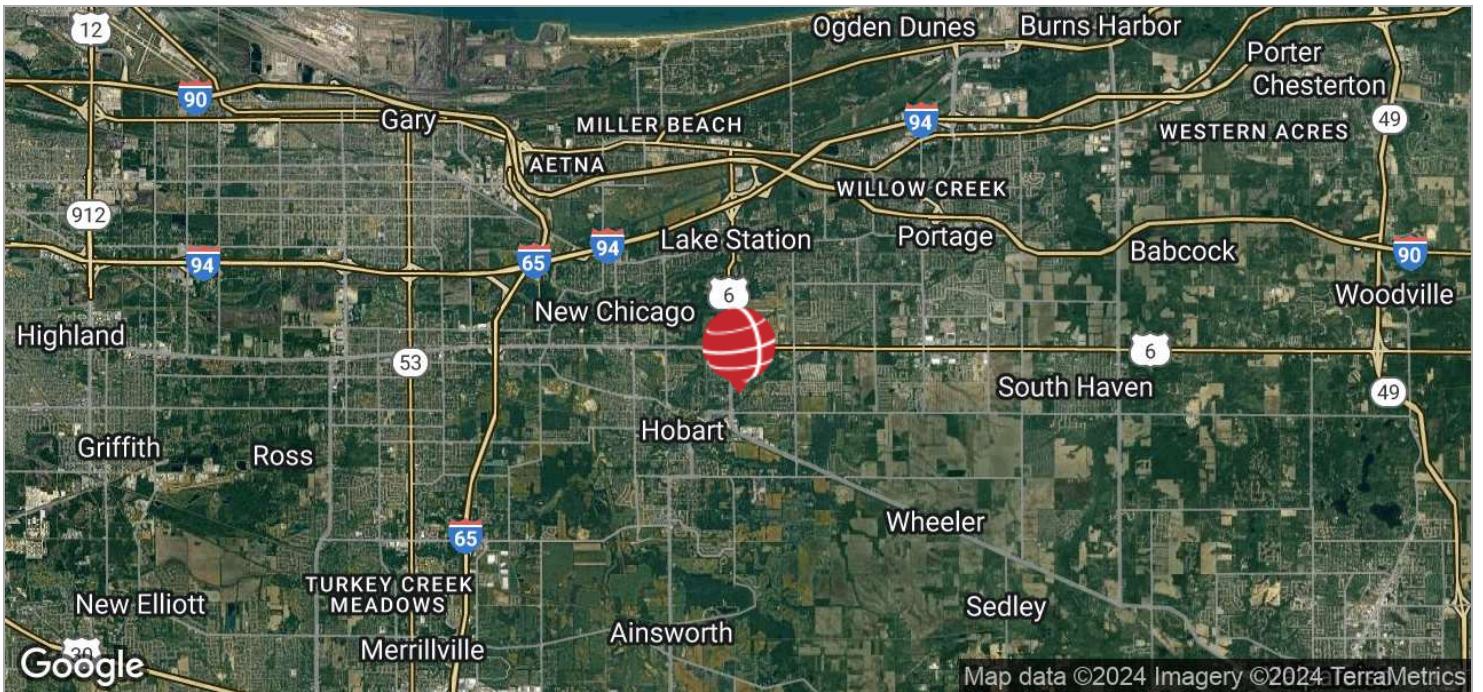
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LOCATION MAPS



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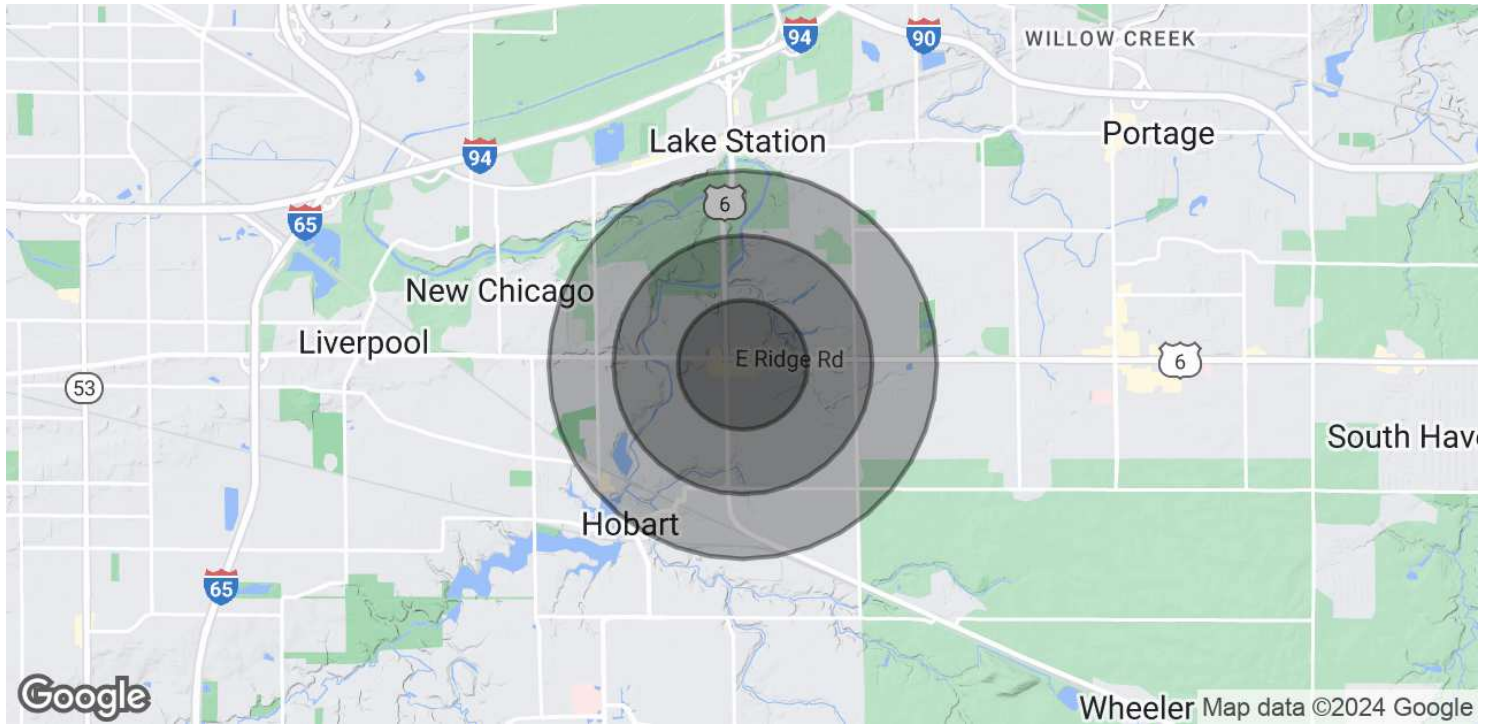
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,242	4,610	12,988
Average Age	40.2	38.9	38.4
Average Age (Male)	39.0	36.6	37.2
Average Age (Female)	43.0	41.5	39.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	473	1,848	5,691
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$81,351	\$75,155	\$62,717
Average House Value	\$154,323	\$153,975	\$135,356

* Demographic data derived from 2020 ACS - US Census

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