

1403-1501 LAKE PARK AVENUE, HOBART, IN 46342



For more information, please contact:

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THE PAVILIONS OF HOBART

1403-1501 Lake Park Avenue, Hobart, IN 46342



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	857 - 6,300 SF
Lease Rate:	\$12.00 - 15.00 SF/yr (NNN)
Lot Size:	16.11 Acres
Year Built:	2002
Building Size:	76,307 SF

PROPERTY HIGHLIGHTS

- The Pavilions of Hobart located on Lake Park Avenue
- Directly across from St. Mary's Medical Center (2,000+ employees & largest regional hospital)
- Signage available on Lake Park Avenue
- Aggressive rental rates
- Wide range of tenants currently occupying The Pavilion including Subway, Schoop's, ATI Physical Therapy, St. Mary's Hospital Clinic and more
- People's Bank and Dunkin' coming soon to The Pavilion's



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PROPERTY DESCRIPTION



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Now leasing The Pavilions of Hobart located on state road 51 in Hobart, IN. This center is strategically located directly across the street from St. Mary's Medical Center with over 2,000 employees and just a few miles east of access to Chicago via I-65. This center has a diverse mix of tenants ranging from retail to office users. With multiple pylon signs at the property and traffic counts near 15,000 VPD on Lake Park Avenue (St. Rd 51) this property offers great exposure for any business.

LOCATION DESCRIPTION

Hobart is a city in Lake County, Indiana, United States. The population was 29,059 at the 2010 census. It has been historically primarily residential, though recent annexation has added a notable retail corridor to the city. Hobart is home to the super-regional Southlake Mall near the intersection of U.S. Route 30 and Interstate 65. and many surrounding retailers and restaurants, although most businesses along the south side of Hobart are required to list their addresses as Merrillville. This area was historically an unincorporated section of Ross Township prior to a 1993 annexation by the city of Hobart and is served by the Merrillville post office.

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LEASE SPACES

The Pavilions of Hobart, Indiana

LAKE PARK AVENUE (S.R. 51)



ADDRESS	TENANT LIST
1403-A	SUBWAY
1403-B	Lighthouse Grille
1405-A	TOMMY THAI
1405-B	Black Diamond Smoke Shop
1407-A	ATI PHYSICAL THERAPY
1407-B	ATI PHYSICAL THERAPY
1409-A & B	SCHOOP'S HAMBURGERS
1411-A	ROSATTI'S PIZZA
1411-B	RICE GARDEN
1413 A & B	AVAILABLE
1417-1427	ANCILLA SYSTEMS
1429	Kara's Hair Studio, Inc.
1431	Orthopedic and Balan
1433	AVAILABLE
1435	Chicago Health Fitness
1437	ST. MARY HOME HEALTH CARE
1439	ST. MARY HOME HEALTH CARE
1441	AVAILABLE
1443-45	CVR MANAGEMENT
1447	MERIDIAN TITLE
1449	AVAILABLE
1451	General Insurance Se
1453	Milestone Contractor
1455	EDWARD JONES
1457	Ginter Realty
1459	Chicago Title LLC
1461-63	HOBART TOWNSHIP ASSESSOR
160-68	LAKE GEORGE MEDICAL CENTER
174	GN ENDOCRONOLOGY
170	GN ENDOCRONOLOGY
190	BraceMan
192	AVAILABLE
194	New Leaf Recreation

LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 857 - 6,300 SF Lease Rate: \$12.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1413 S Lake Park Avenue	Available	1,440 - 2,880 SF	NNN	\$14.00 SF/yr	-
1433 S Lake Park Avenue	Available	1,280 SF	NNN	\$12.00 SF/yr	-
1449 S Lake Park Avenue	Available	1,121 SF	NNN	\$14.00 SF/yr	-
1451 S Lake Park Avenue	Available	1,500 SF	NNN	\$13.00 SF/yr	Office user
1453 S Lake Park Avenue	Available	857 SF	NNN	\$15.00 SF/yr	Office user

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ADDITIONAL PHOTOS



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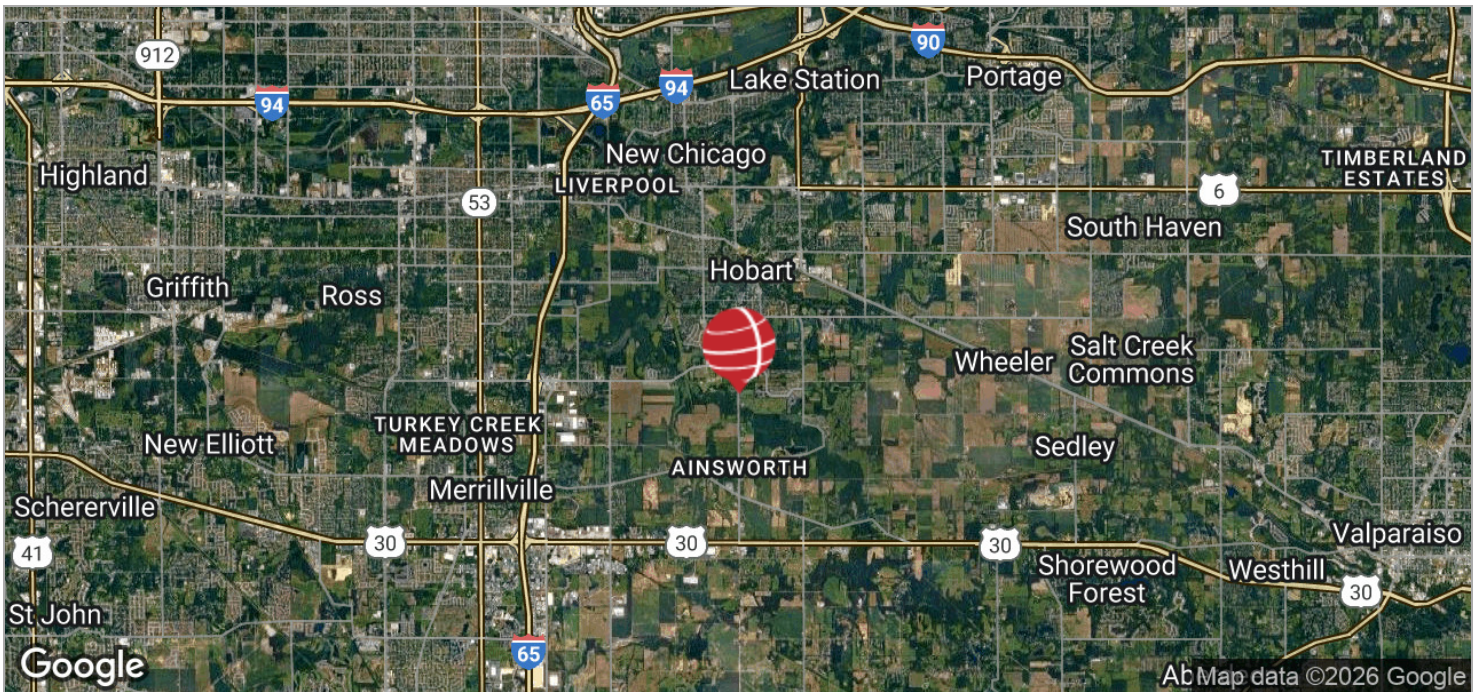
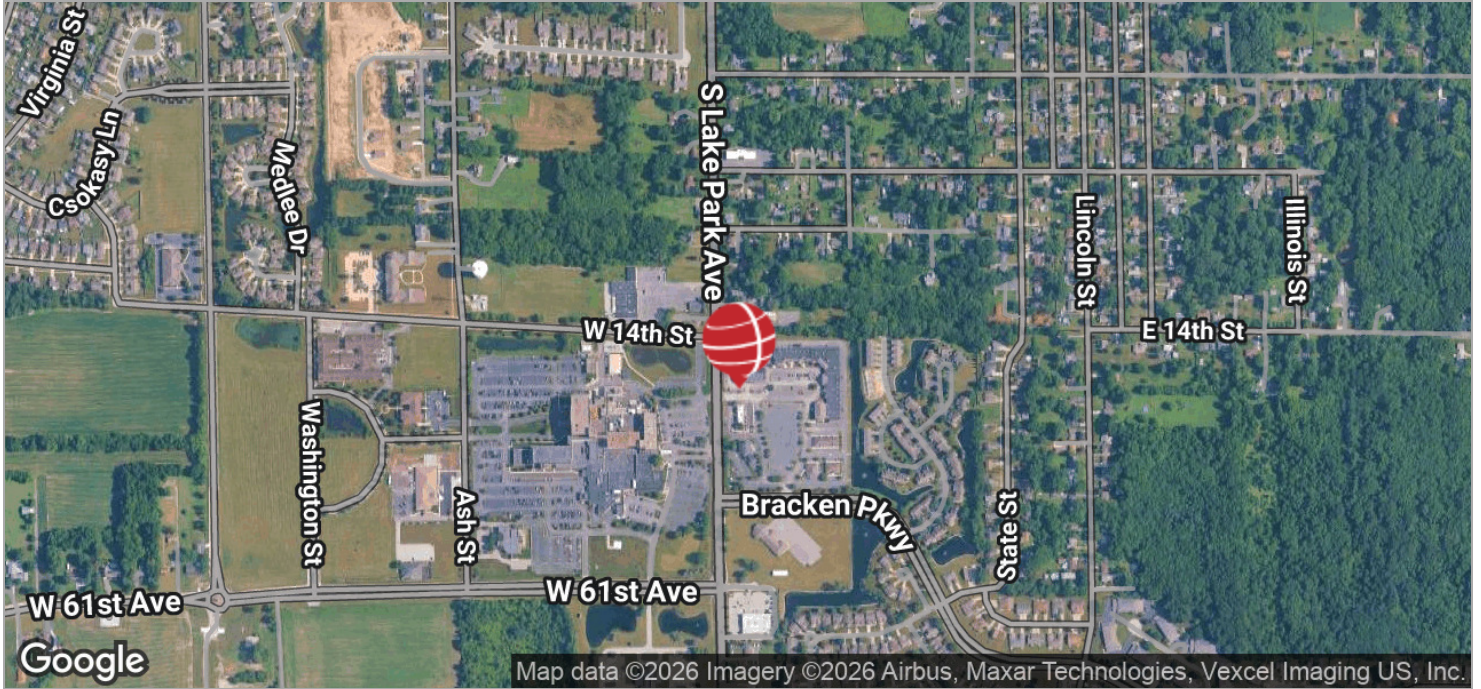
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LOCATION MAPS



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RETAILER MAP



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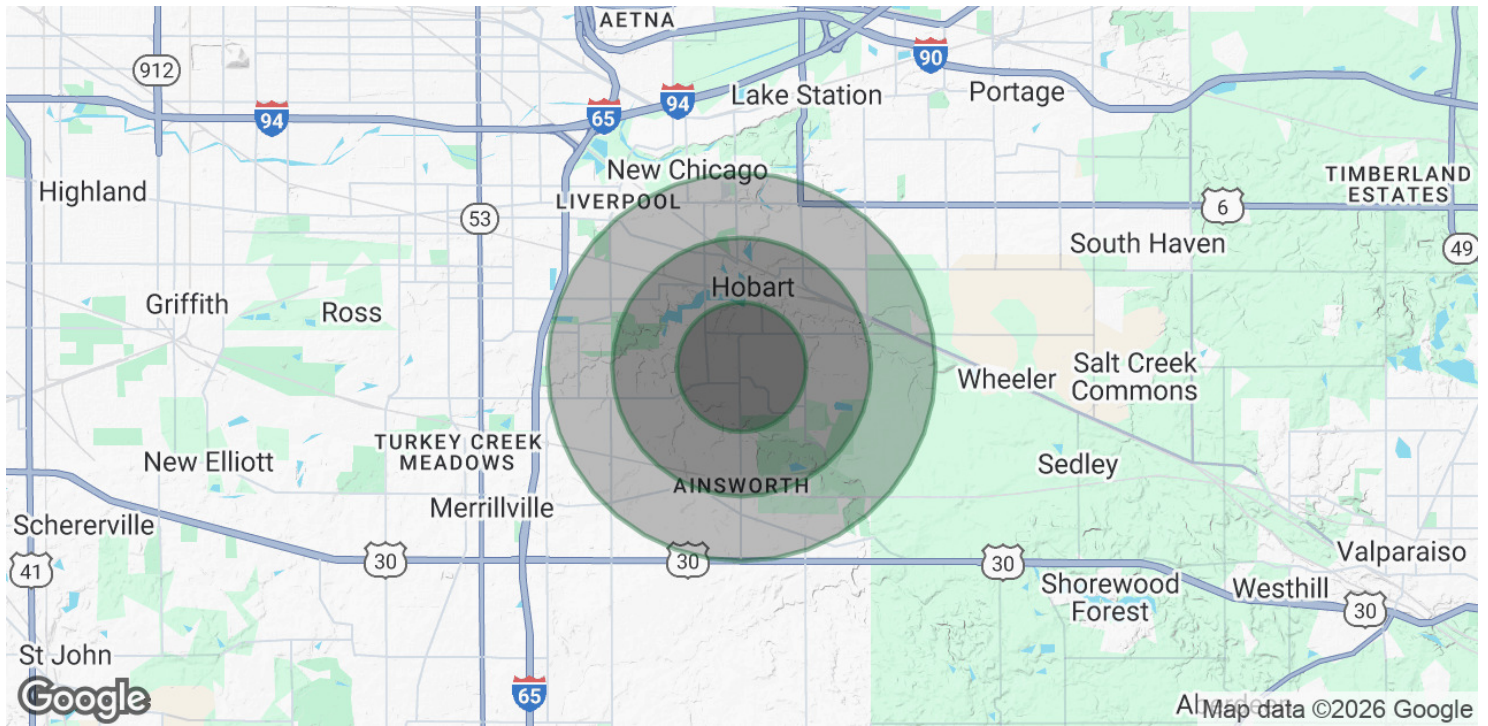
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,014	13,742	27,481
Average Age	46.1	41.9	40.8
Average Age (Male)	46.1	41.6	40.0
Average Age (Female)	48.9	43.4	42.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,911	6,085	11,786
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$62,762	\$70,000	\$67,760
Average House Value	\$160,148	\$167,692	\$154,499

* Demographic data derived from 2020 ACS - US Census

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