

# 1441 E. 82ND AVE, MERRILLVILLE, IN 46410



For more information, please contact:

**BRETT MCDERMOTT**

Senior Vice President

219.864.0200

[bmcdermott@latitudeco.com](mailto:bmcdermott@latitudeco.com)



**LATITUDE**  
COMMERCIAL  
REAL ESTATE SERVICES

[LATITUDECO.COM](http://LATITUDECO.COM)

# 82ND AVE/SOUTHLAKE MALL BUILDING

1441 E. 82nd Ave, Merrillville, IN 46410



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 3,298 SF

**Lease Rate:** \$10.00 SF/yr

**Lease Type:** NNN

**Lot Size:** 1.14 Acres

**Building Size:** 3298 SF

### PROPERTY HIGHLIGHTS

- Located just off the US 30 exit from I-65
- Former restaurant with drive-thru
- 3,298 SF now available for lease with visibility from US 30
- Aggressive rental rates
- Located within proximity of over 1M SF of retail and shopping
- Strong presence of shopping and hotels nearby



**BRETT MCDERMOTT**

Senior Vice President

219.864.0200

bmcdermott@latitudeco.com

• 2 •

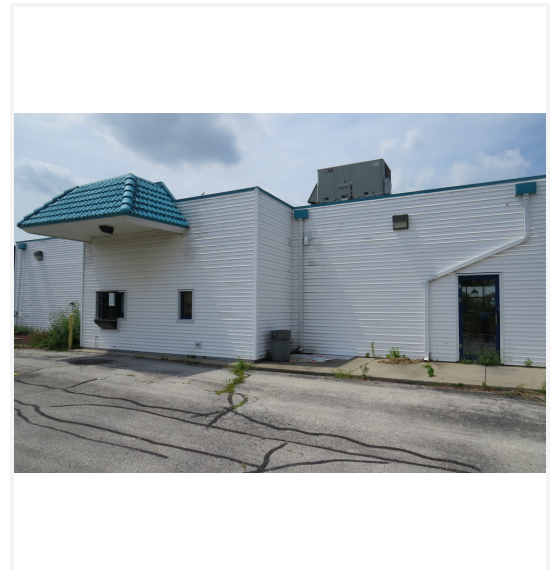
LATITUDECO.COM

# 82ND AVE/SOUTHLAKE MALL BUILDING

1441 E. 82nd Ave, Merrillville, IN 46410



## ADDITIONAL PHOTOS



**BRETT MCDERMOTT**  
Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

# 82ND AVE/SOUTHLAKE MALL BUILDING

1441 E. 82nd Ave, Merrillville, IN 46410



## PROPERTY DESCRIPTION

### PROPERTY OVERVIEW

3,298 SF now available in Merrillville, IN. Property was formerly used as a restaurant and has a drive-thru lane and pick-up window. Building sits on over 1 acre which gives ample parking for customers and employees. Located within the strongest corridor of retail in Northwest, IN. Within view of many national and local tenants.

### LOCATION OVERVIEW

Located in Merrillville just off of US 30 and I-65. Just west of Southlake Mall across Mississippi. High traffic area with many offices and hotels nearby. The population of Merrillville was 35,246 at the 2010 census. Merrillville is located in the east-central portion of Lake County, in the Chicago metropolitan area.



### BRETT MCDERMOTT

Senior Vice President

219.864.0200

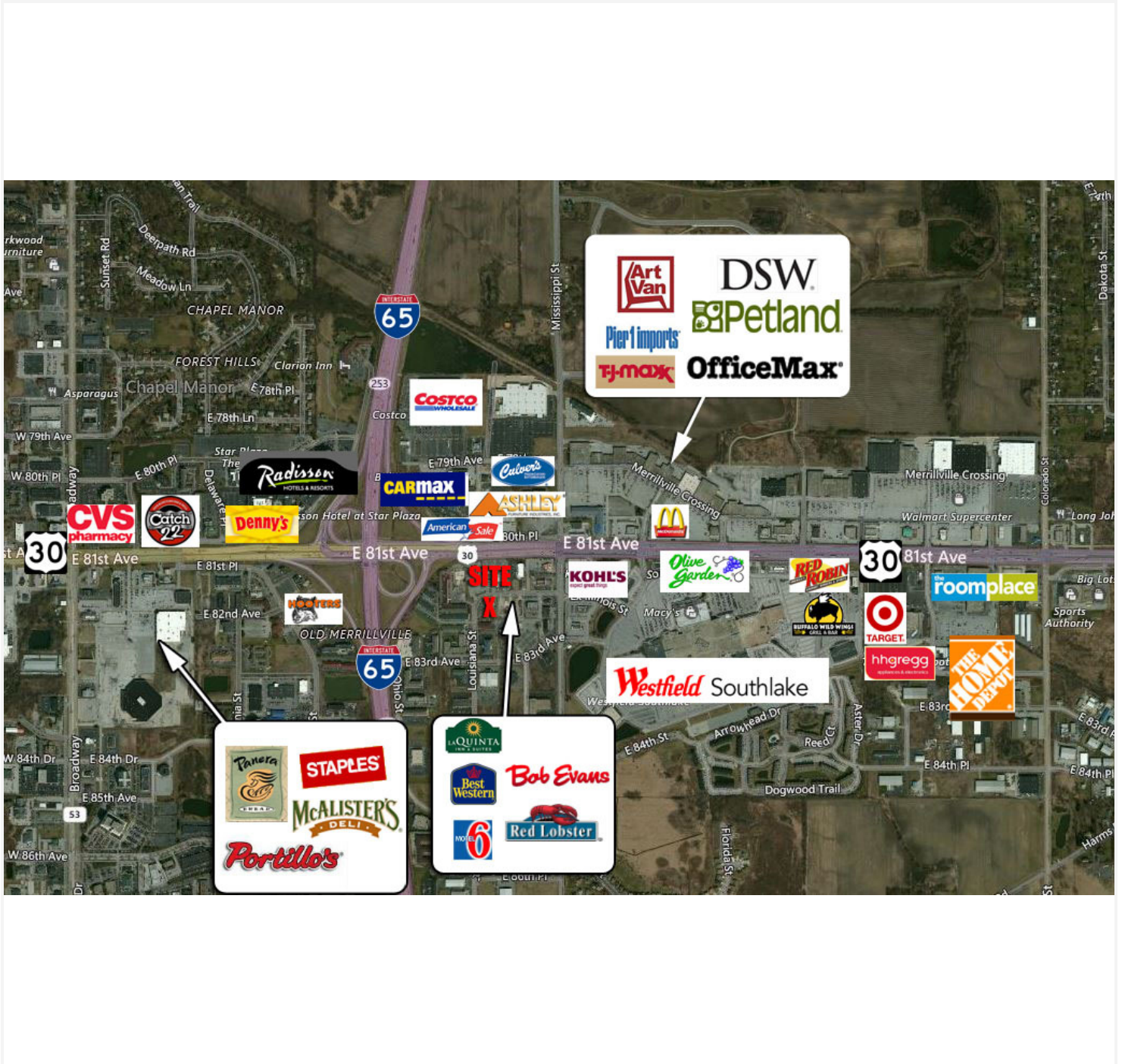
bmcdermott@latitudeco.com

# 82ND AVE/SOUTHLAKE MALL BUILDING

1441 E. 82nd Ave, Merrillville, IN 46410



ADDITIONAL PHOTOS



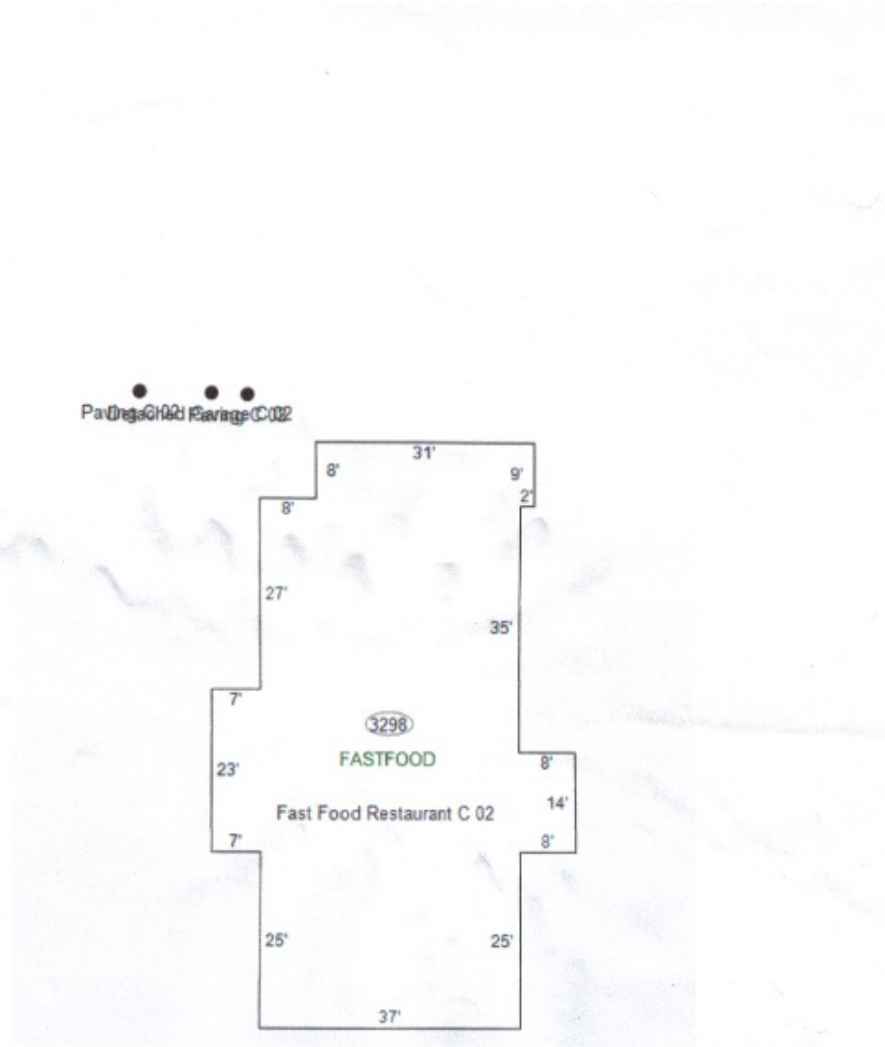
**BRETT MCDERMOTT**  
Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

# 82ND AVE/SOUTHLAKE MALL BUILDING

1441 E. 82nd Ave, Merrillville, IN 46410



## SITE PLAN

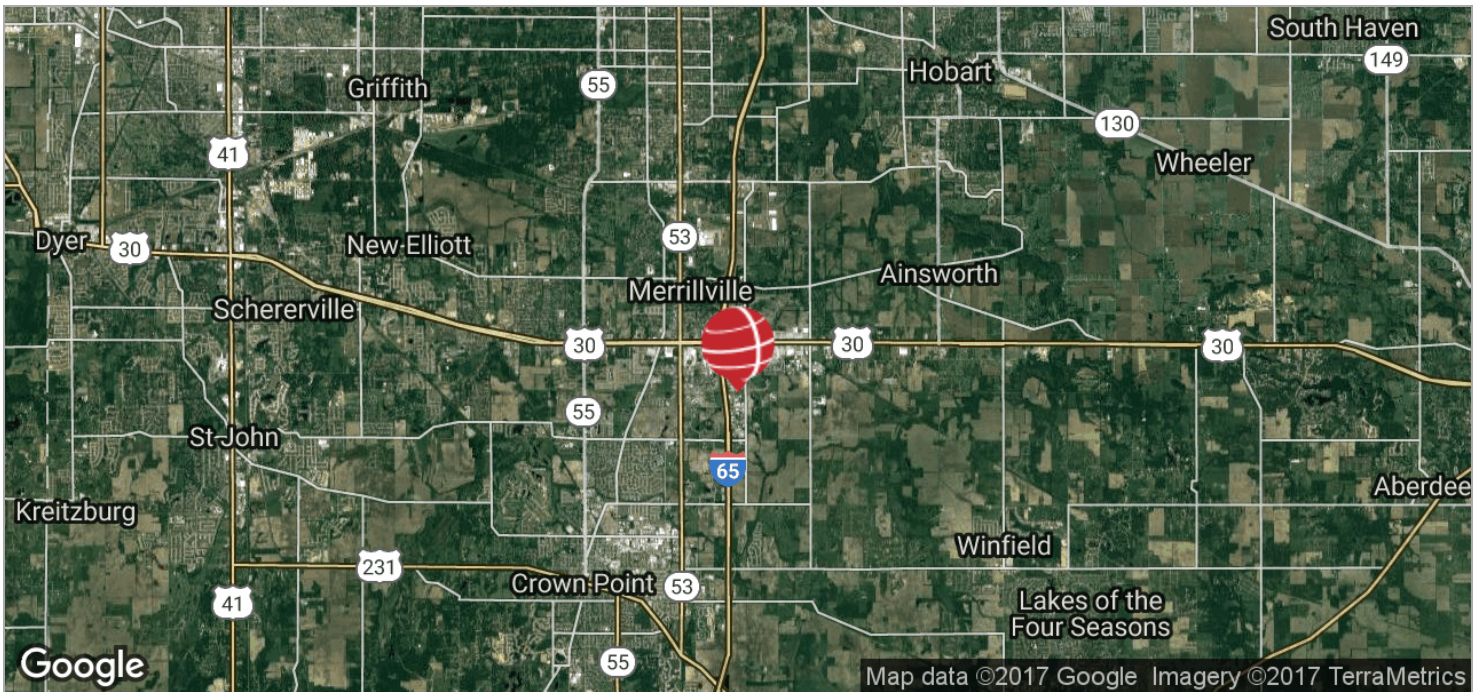
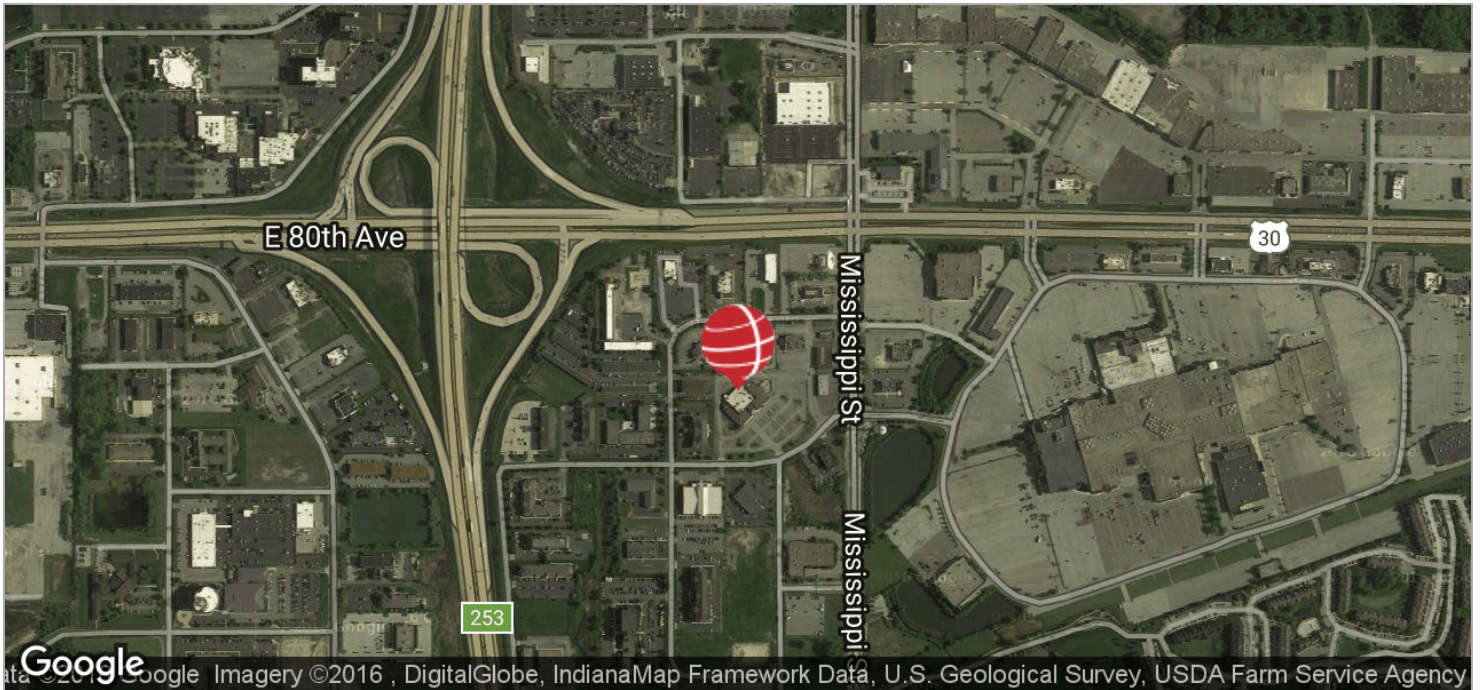


# 82ND AVE/SOUTHLAKE MALL BUILDING

1441 E. 82nd Ave, Merrillville, IN 46410



## LOCATION MAPS



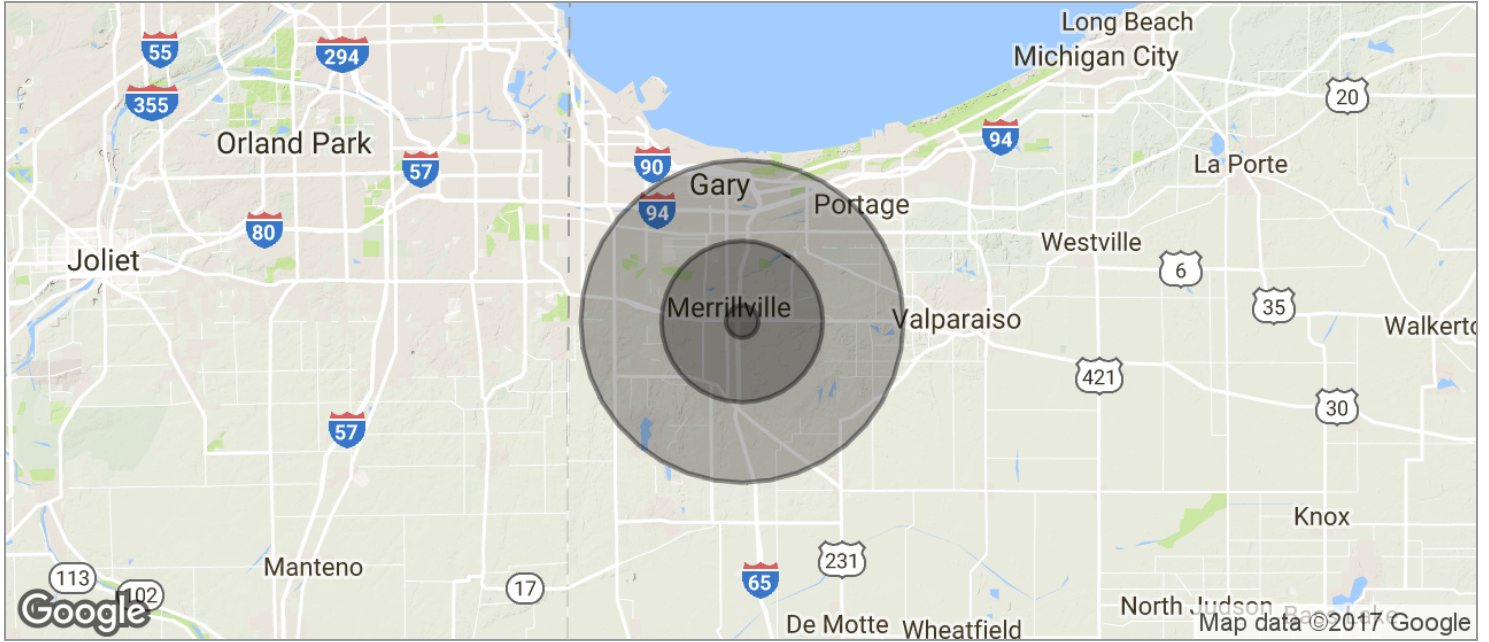
**BRETT MCDERMOTT**  
Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

# 82ND AVE/SOUTHLAKE MALL BUILDING

1441 E. 82nd Ave, Merrillville, IN 46410



## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	1,663	86,028	340,413
MEDIAN AGE	40.4	36.6	37.5
MEDIAN AGE (MALE)	35.1	34.4	35.5
MEDIAN AGE (FEMALE)	44.0	39.5	39.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	683	32,163	126,379
# OF PERSONS PER HH	2.4	2.7	2.7
AVERAGE HH INCOME	\$57,398	\$62,507	\$59,876
AVERAGE HOUSE VALUE	\$174,851	\$168,593	\$166,010

\* Demographic data derived from 2010 US Census