



for sale



NEW AGE & THE SHIRT HOUSE

7233 Calumet Ave Hammond, IN 46324

HIGH-VISIBILITY TOBACCO SHOP ALONG HAMMOND'S PRIMARY CORRIDOR

Offering Summary



AVAILABLE SF | 2,055 SF
ASKING PRICE | \$285,000
TAXES | \$3,949.82 (2025)



Traffic Count:
29,443 VPD



Population:
109,137 (3 MILES)



Avg HH Income:
\$86,924 (3 MILES)



#Households:
42,919 (3 MILES)

2,055 SF retail building positioned along Calumet Ave, a primary north-south corridor connecting to Lake Michigan and key Indiana trade routes. The property features a bow truss roof with rear overhead door and is currently occupied by New Age Tobacco / The Shirt House.

- **High-Traffic Corridor Location:** Located along Calumet Ave, a major thoroughfare with strong connectivity throughout Hammond and into Northwest Indiana
- **Flexible Retail or Service Use:** Functional layout ideal for smoke shop, repair, restaurant, or specialty retail users.

Nearby Tenants:



MATANKY REALTY GROUP
200 N LASALLE ST, 2350
312-337-1001
MATANKY.COM

TERRI COX
312.337.1001
TCOX@MATANKY.COM



**STRONG
CO-TENANCY
NEARBY**



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