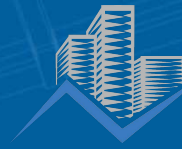
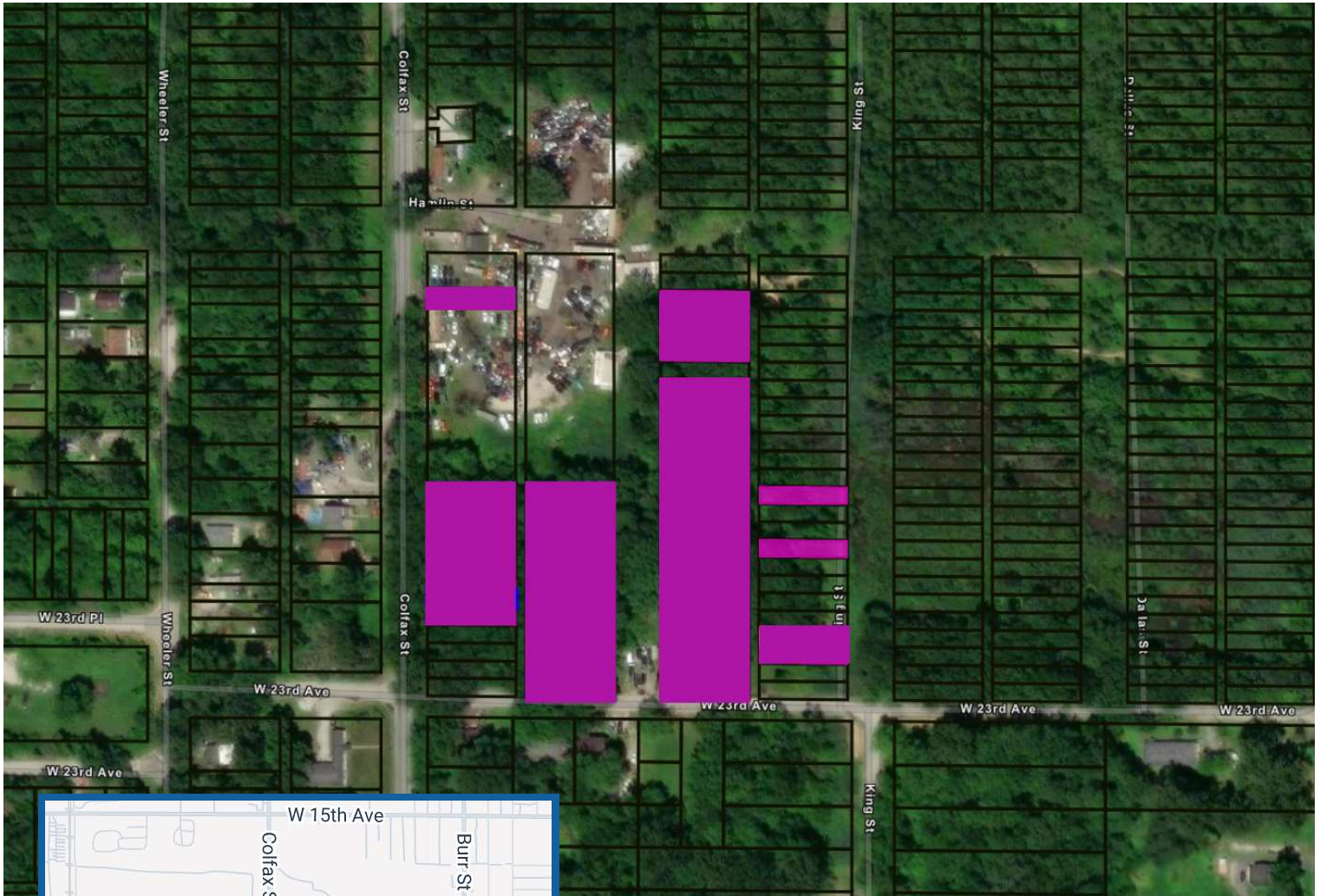


2241 Hamlin Street

Gary, IN



STREETFRONT
— REAL ESTATE —



FOR SALE | \$450,000

PROPERTY HIGHLIGHTS

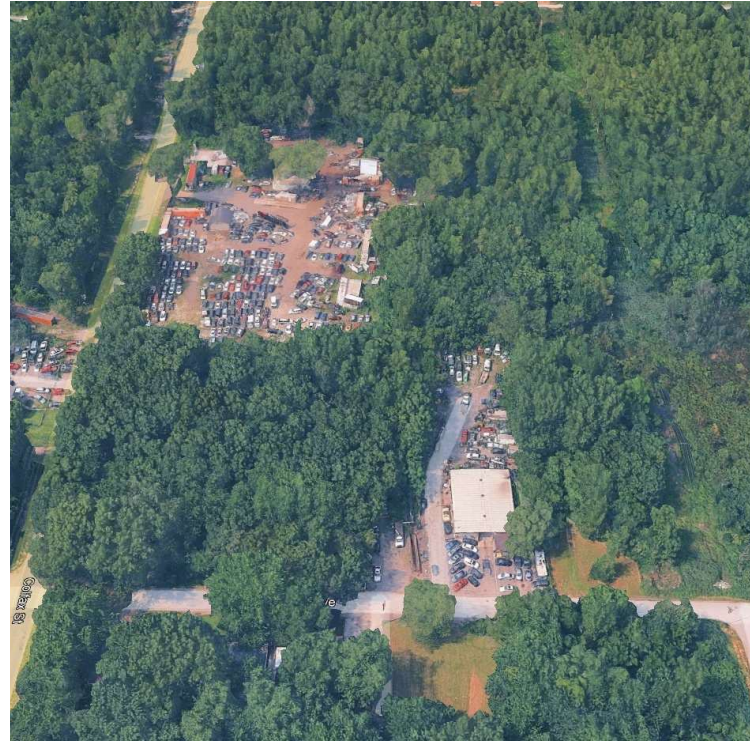
- 5,262 SF
- 3.41 Acres
- One Mile to I-80/94
- 1.3 Miles from Hard Rock Casino
- Two Drive-In Doors

FOR MORE INFORMATION

Ryan Peters
219.510.3720
ryan@streetfrontre.com

2241 Hamlin Street

Gary, IN



OFFERING SUMMARY

Sale Price:	\$450,000
Available SF:	5,262SF
Lot Size:	3.41 Acres
Price / Acre:	\$131,965

PROPERTY OVERVIEW

Situated just off the northeast corner of Colfax Street and W 23rd Avenue, this property is approximately 3.41 acres across multiple parcels. The site features a 5,262 SF metal building constructed in 1977, well-suited for use as a commercial garage or service facility. The building layout includes a 462 SF office area and a 4,800 SF warehouse space with two convenient drive-in doors for easy vehicle access and loading.

LOCATION OVERVIEW

Conveniently located just one mile from the I-80/94 interchange via Burr Street, this property offers excellent regional access for transportation and logistics. It is also positioned 1.3 miles from the Hard Rock Casino Northern Indiana, providing proximity to a major local entertainment and employment hub. The site benefits from easy connectivity to key roadways, making it ideal for businesses requiring efficient access throughout Northwest Indiana and the greater Chicago metropolitan area.

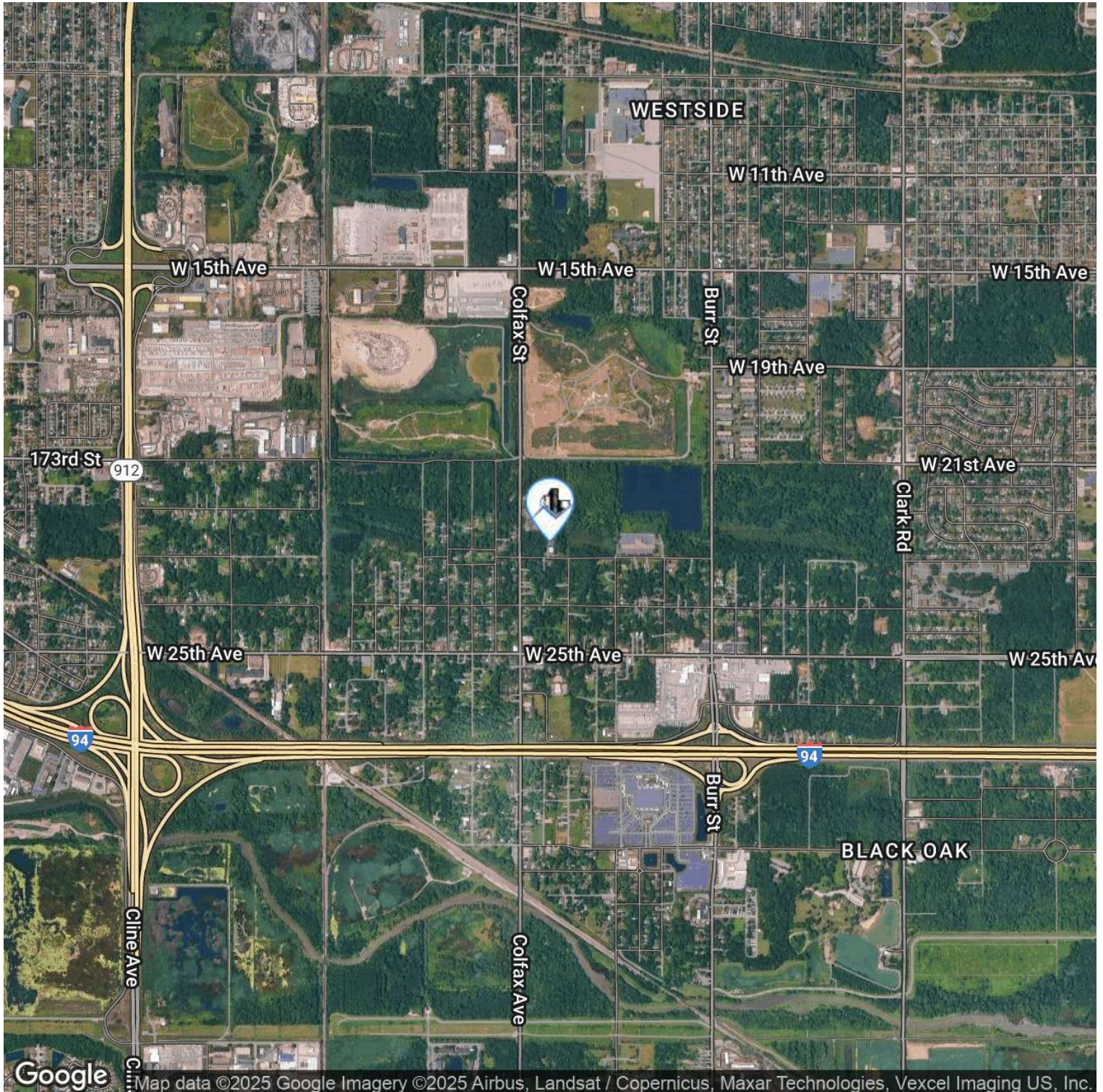
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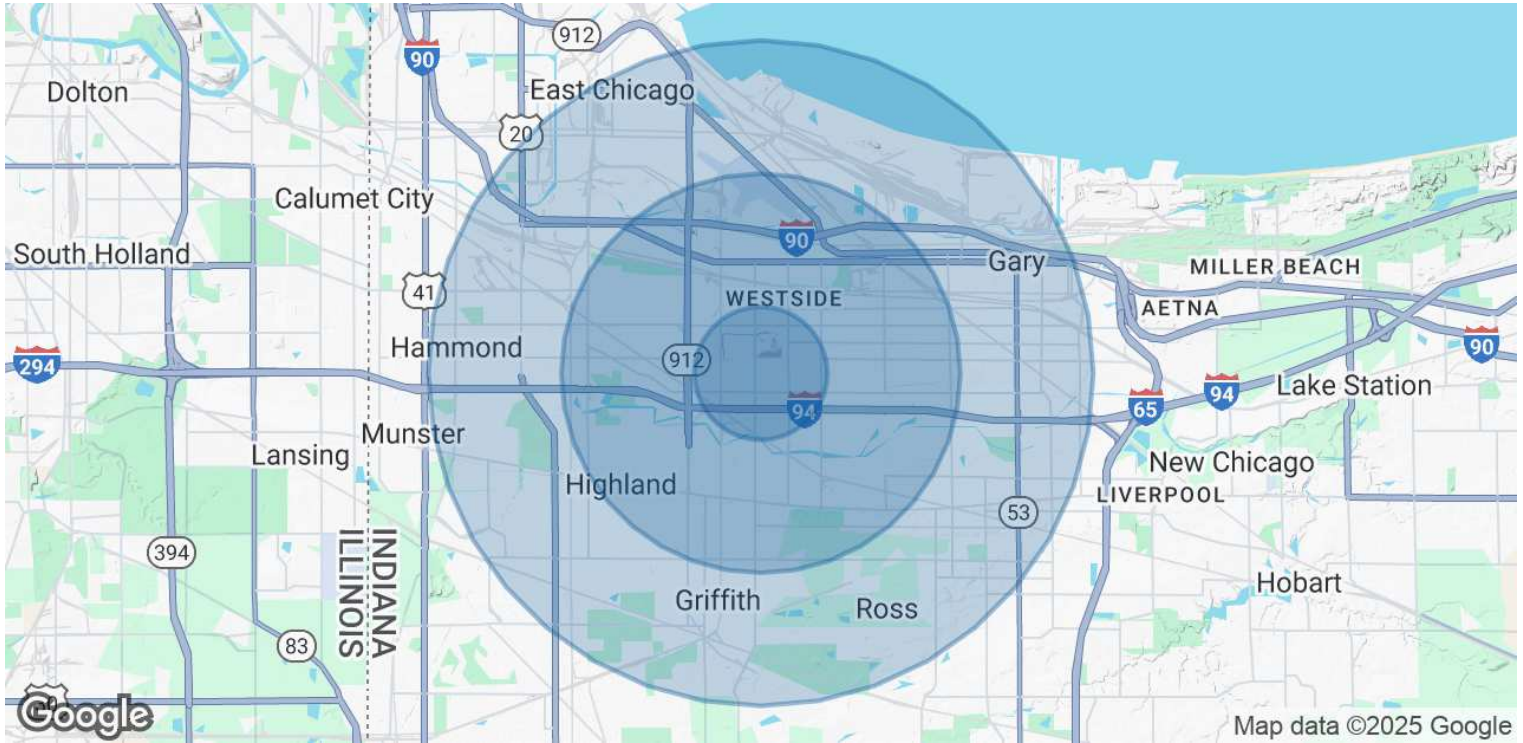
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2241 Hamlin Street

Gary, IN



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,845	62,818	153,914
Average Age	37	39	40
Average Age (Male)	36	38	38
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,491	25,260	62,645
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$54,079	\$70,019	\$72,897
Average House Value	\$166,863	\$184,193	\$190,479

Demographics data derived from AlphaMap

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