

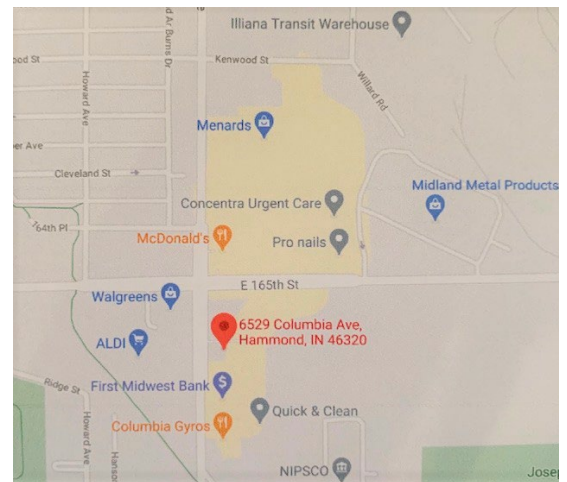
# BUILD-TO-SUIT PAD SITE



**THE PARCEL FACES ONE OF THE BUSIEST MENARDS IN THE STATE!**

**1240 165<sup>th</sup> Street | Hammond | IN | 46320**

- Property is in a suburb of the Chicago MSA, located just 25 miles southeast of downtown Chicago
- Building Size: up to 5,000 s.f.
- Lot Size: 1.19 acres
- Ample parking: 51 spaces ~10 per 1,000 s.f.
- Zoning: C2; Shopping Center District
- Dense population: 248,749 people live within a 5-mile radius
- Est. Avg. HI (within 5-mile radius): \$58,695
- Easy access: Located off the intersection of Columbia Ave. and E 165<sup>th</sup> St.
- High traffic counts: 35,000 cars per day at intersection
- Great visibility: Over 200+ feet of frontage
- Nearby retailers include: Menards (mega store 200,000 s.f.), McDonald's, Walgreens, ALDI, Family Dollar, AutoZone, Advance Auto Parts, and Home Depot!



**Broker Cooperation Welcome!**

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