



6621 Melton Rd.
Portage, IN 46368



PROPERTY DESCRIPTION

High Traffic, Commercially Zoned Lot

2.92 acres square lot, ideal location for QSRs, government agency facilities, or retail stores.
Zoned for commercial and has a wide frontage on US 20.

OFFERING SUMMARY

Sale Price or Lease Rate:	Contact Broker
Available SF:	2.92 Acres
Lot Size:	2.92 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,919	10,902	29,486
Total Population	4,763	27,148	71,035
Average HH Income	\$75,852	\$75,558	\$69,095





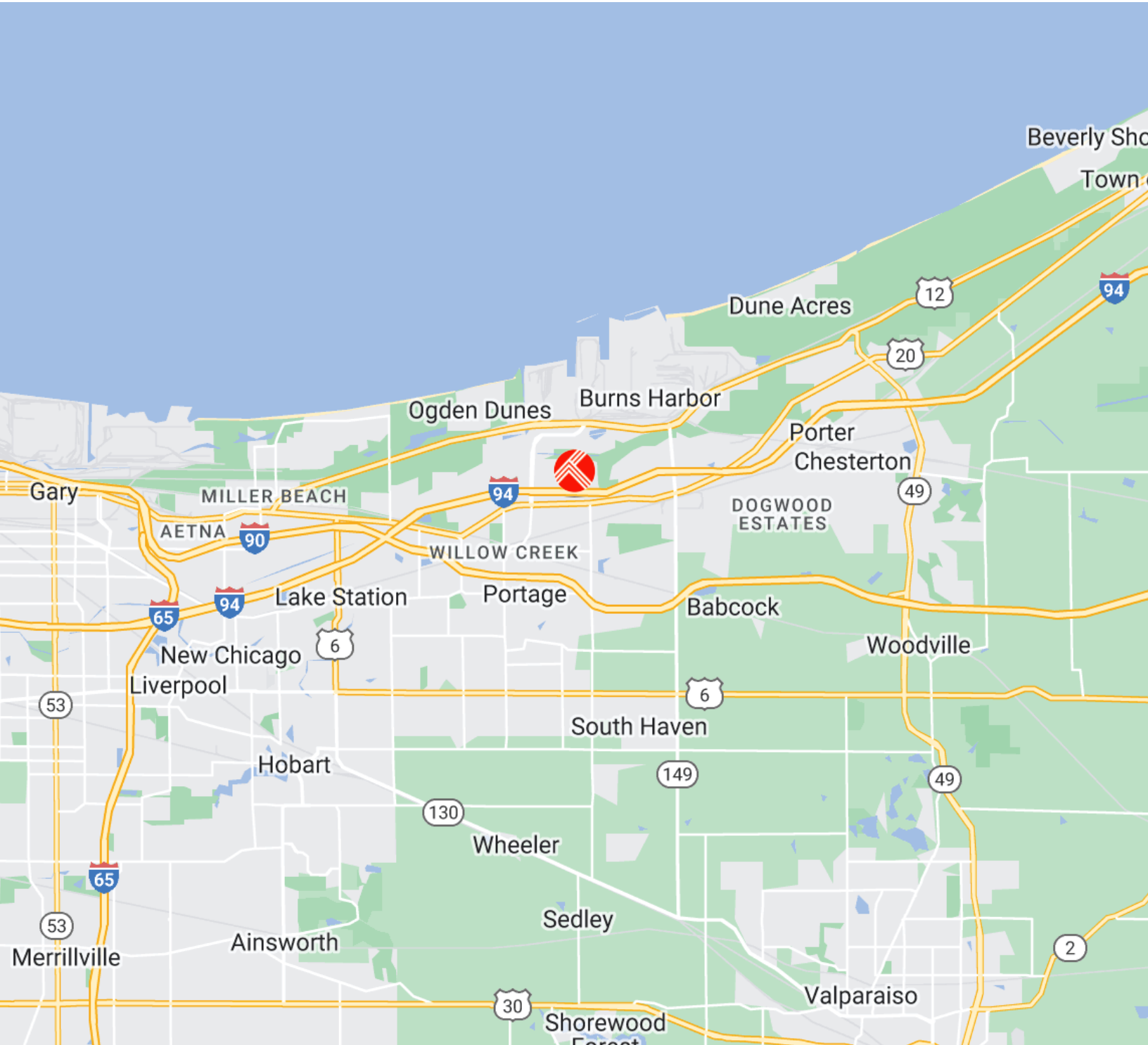
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Regional Map





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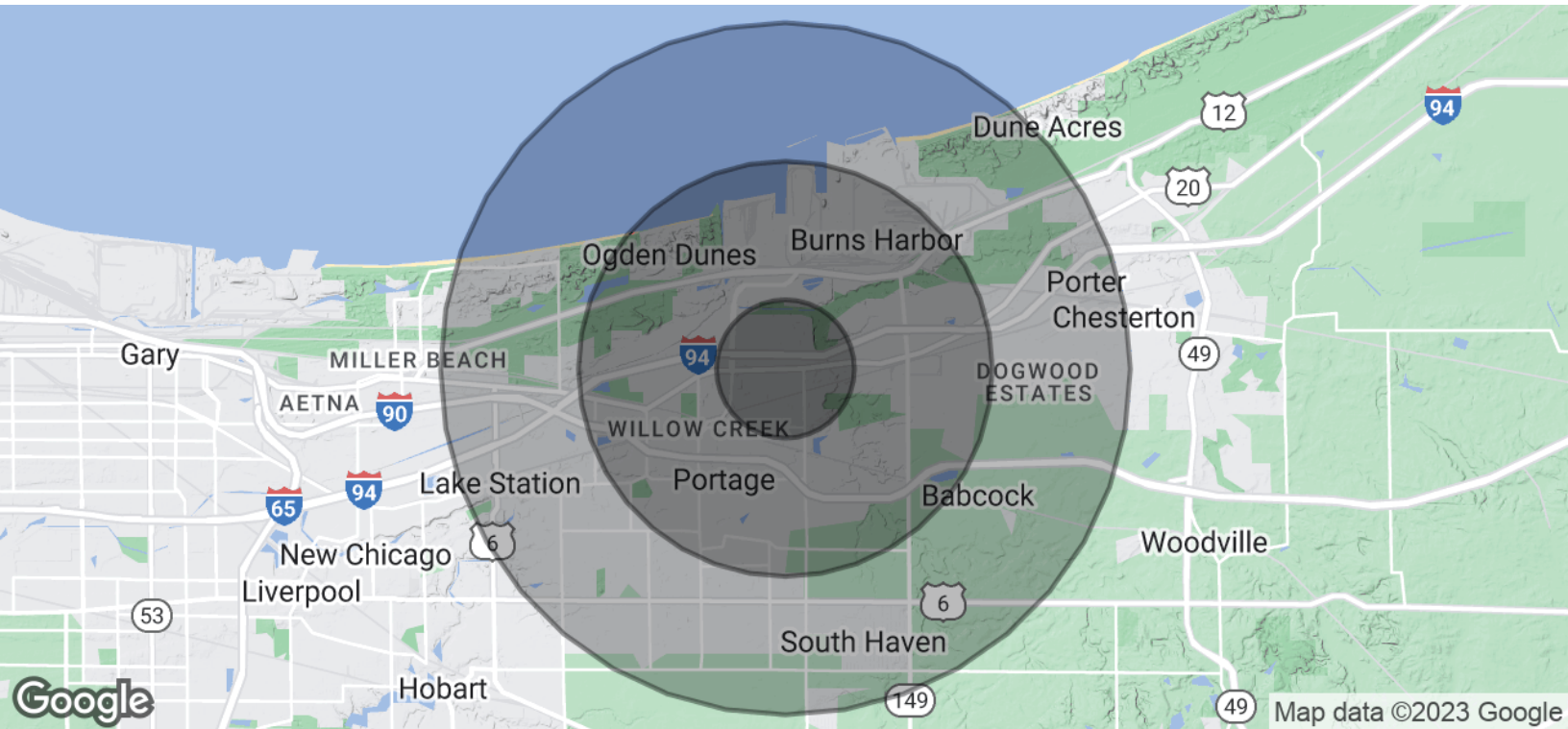
Area Retailers





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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,763	27,148	71,035
Average Age	36.7	38.1	38.6
Average Age (Male)	33.6	35.7	36.9
Average Age (Female)	37.6	38.9	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,919	10,902	29,486
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$75,852	\$75,558	\$69,095
Average House Value	\$187,377	\$198,545	\$165,058

* Demographic data derived from 2020 ACS - US Census

