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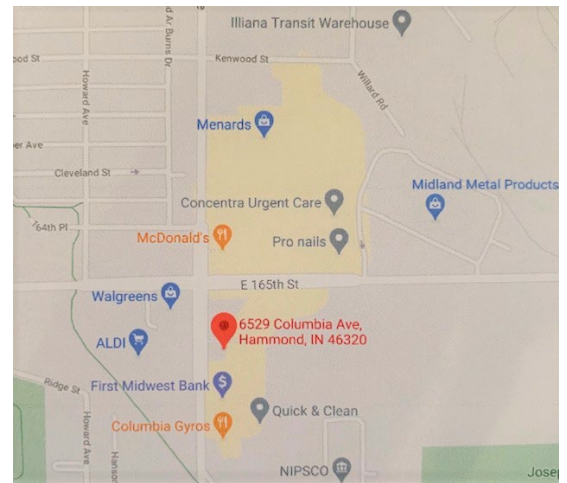


THE PROPERTY FACES ONE OF THE BUSIEST MENARDS IN THE STATE!

6529 Columbia Ave | Hammond | IN | 46320

Available: 10,600 – 62,800 SF

- Property is in a suburb of the Chicago MSA, located 25 miles southeast of downtown Chicago
- First Floor: 52,763 SF (Mezzanine ~10,000 SF)
- Ample parking: 238 parking spaces (~4.5 per 1,000 SF)
- Shared Loading Dock in back
- Zoning: C2, Shopping Center District
- Dense population: 248,749 people live within a 5 mile radius
- Est. Avg. HI (within 5-mile radius): \$70,472
- Easy access: Located at the intersection of Columbia Ave. and E 165th 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 SF), McDonald's, Walgreens, ALDI, Family Dollar, AutoZone, Advance Auto Parts, and Home Depot!



Broker Cooperation Welcome!

For More Information Contact:

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