

7135 INDIANAPOLIS BLVD, HAMMOND, IN 46324



For more information, please contact:

ANTONY MIOCIC

Director of Office Group

219.864.0200

amiocic@latitudeco.com

CHANDLER KIMMEL

219.864.0200

ckimmel@latitudeco.com



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LEASING INDIANAPOLIS BLVD OFFICE SUITE

7135 Indianapolis Blvd, Hammond, IN 46324



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,800 SF

Lease Rate: \$16 SF/yr (NNN)

Lot Size: 0.32 Acres

Year Built: 1955

Building Size: 6800 SF

Zoning: C4

PROPERTY HIGHLIGHTS

- 2800sf of office space for lease on Indianapolis Blvd.
- Located on a main thoroughfare
- Within close proximity to the expressway
- Turnkey office with additional basement storage
- Previously occupied by a professional construction company
- Over 34,000 Vehicles/Day



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PROPERTY DESCRIPTION



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2800sf of office space for lease near 171st and Indianapolis Blvd just north of the expressway. Turnkey space previously used by a professional construction company. The unit consists of approximately 5 offices, a conference room, reception area and waiting room, a large interior common area, as well as basement storage and kitchen space. Ideal for an attorney or medical professional. The neighborhood is developed and numerous retail and office users are located within a one mile radius. NNN's currently estimated at \$6/sf.

LOCATION DESCRIPTION

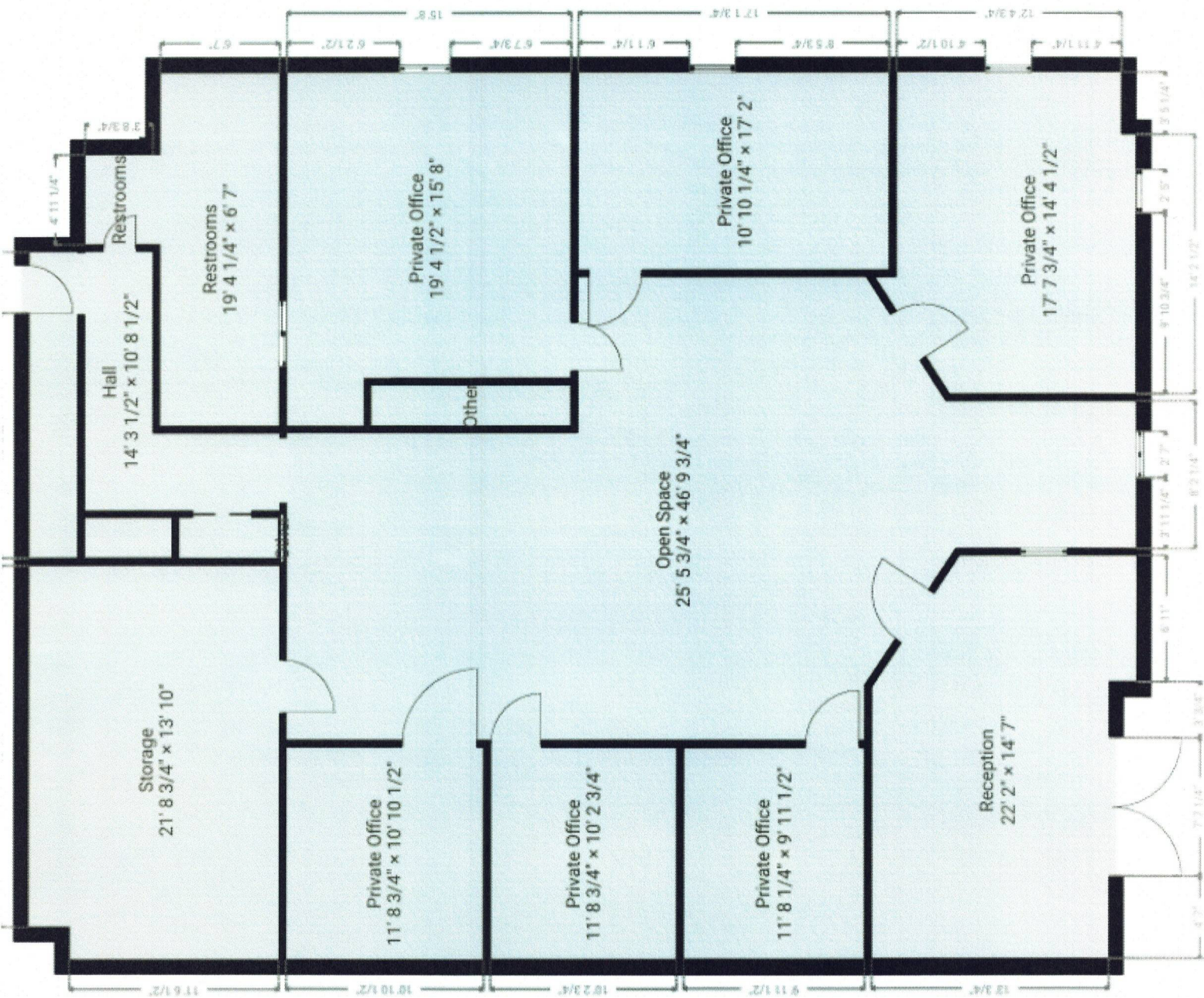
This property is located on Indianapolis Blvd in Hammond, Indiana. Located along Lake Michigan, Hammond is part of the Chicago metropolitan area and the only city in Indiana to border Chicago. As of the 2020 census, it is the eighth-most populous city in Indiana, with 77,879 residents. Hammond is home to Purdue University Northwest.

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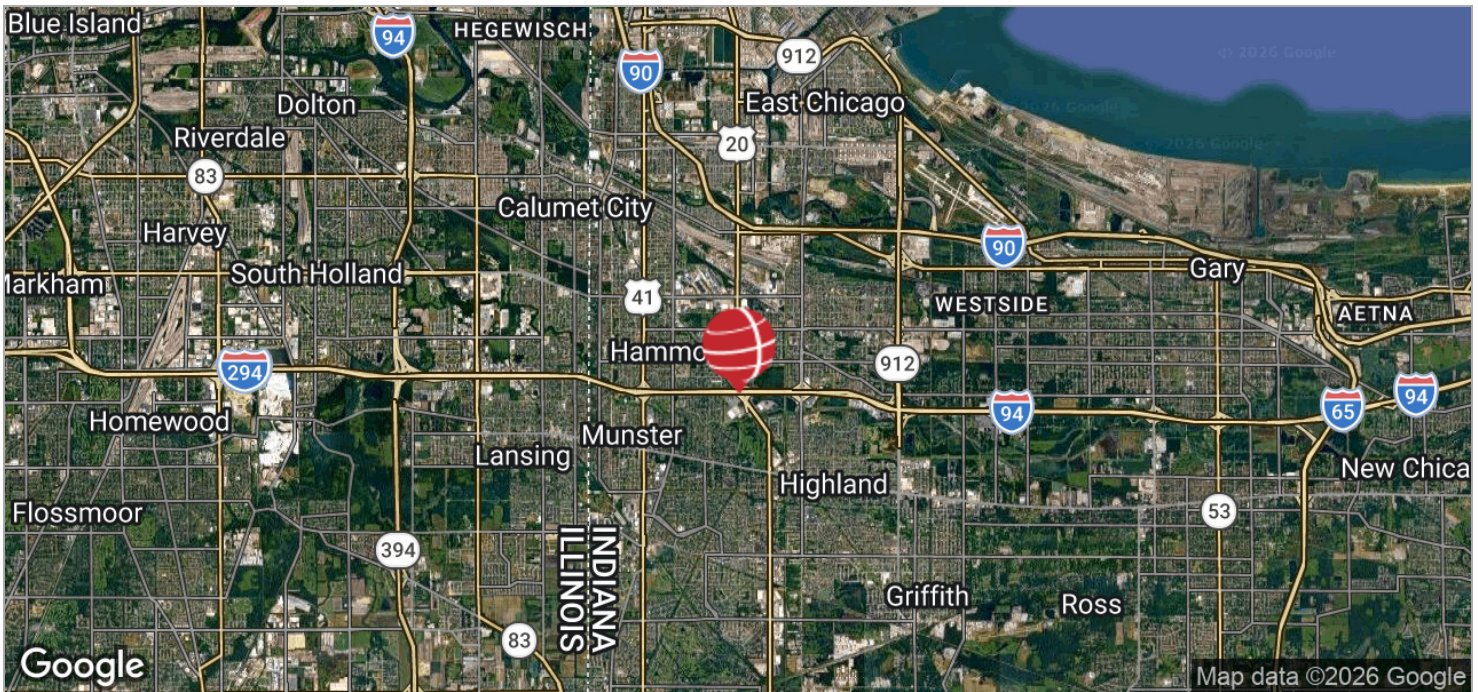
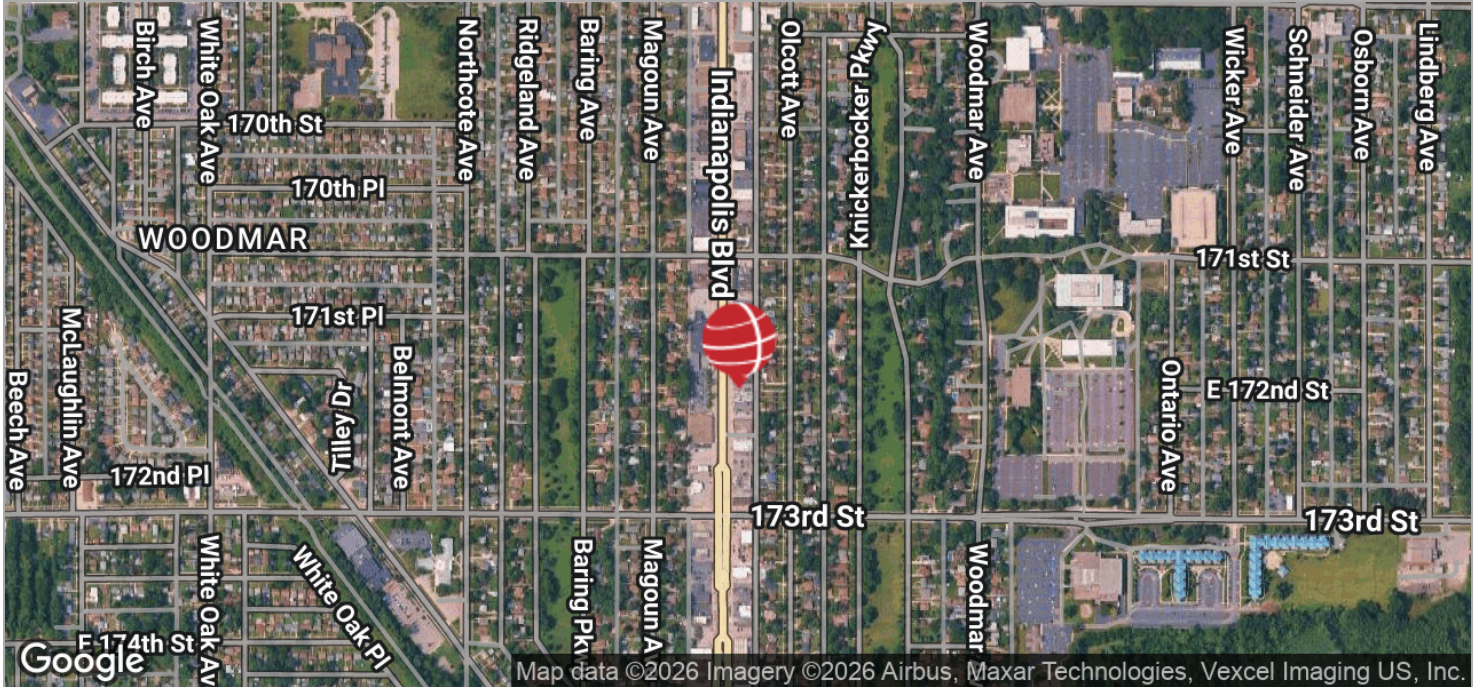


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LOCATION MAPS



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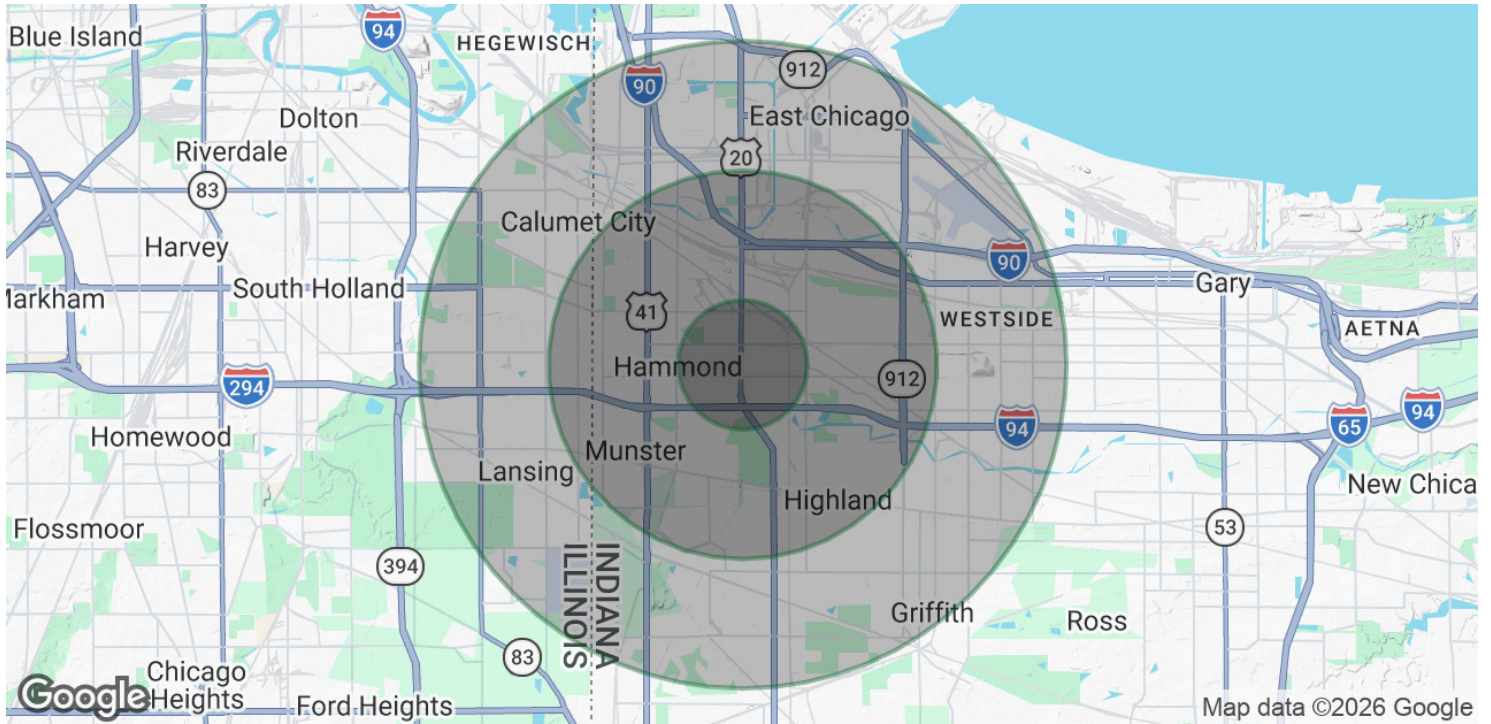
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,126	105,407	251,356
Average Age	36.9	35.4	36.0
Average Age (Male)	36.4	33.5	34.6
Average Age (Female)	37.3	37.1	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,638	38,815	93,495
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$49,077	\$56,294	\$57,290
Average House Value	\$125,574	\$156,746	\$157,642

2020 American Community Survey (ACS)

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