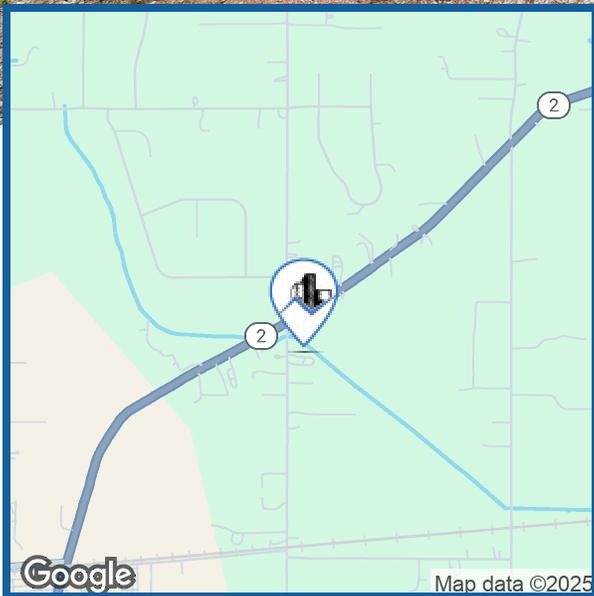


# 345 E 400 N

Valparaiso, IN



**STREETFRONT**  
— REAL ESTATE —



**FOR LEASE | 1,165 - 3,550 SF OF INDUSTRIAL SPACE**

#### PROPERTY HIGHLIGHTS

- 3,550 Total Square Feet
- Three Buildings On Property
- Four Drive-in Doors Total
- On Five Acres
- Minutes From St Rd 49 and U.S. 30

#### FOR MORE INFORMATION

Ryan Peters  
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## OFFERING SUMMARY

Lease Rate:	\$5,000.00/ Month
Building Size:	3,550 SF
Available SF:	1,165 - 3,550 SF
Lot Size:	4.97 Acres
Number of Units:	3
Year Built:	1942

## PROPERTY OVERVIEW

This property offers three stand-alone buildings totaling approximately 3,550 square feet on 5 acres. Built in 1942 and updated for practical commercial use, these buildings can be leased individually or together, providing flexibility for contractors, light industrial users, storage operators, and small businesses.

Building One is approximately 1,165 SF with two 10' drive-in doors, barn-style architecture, and wood-frame construction. Building Two totals approximately 1,224 SF, including 670 SF of garage space with a 10' drive-in door, plus finished office, breakroom, and restroom. Building Three offers approximately 1,175 SF of open layout space with a 10' drive-in door.

## LOCATION OVERVIEW

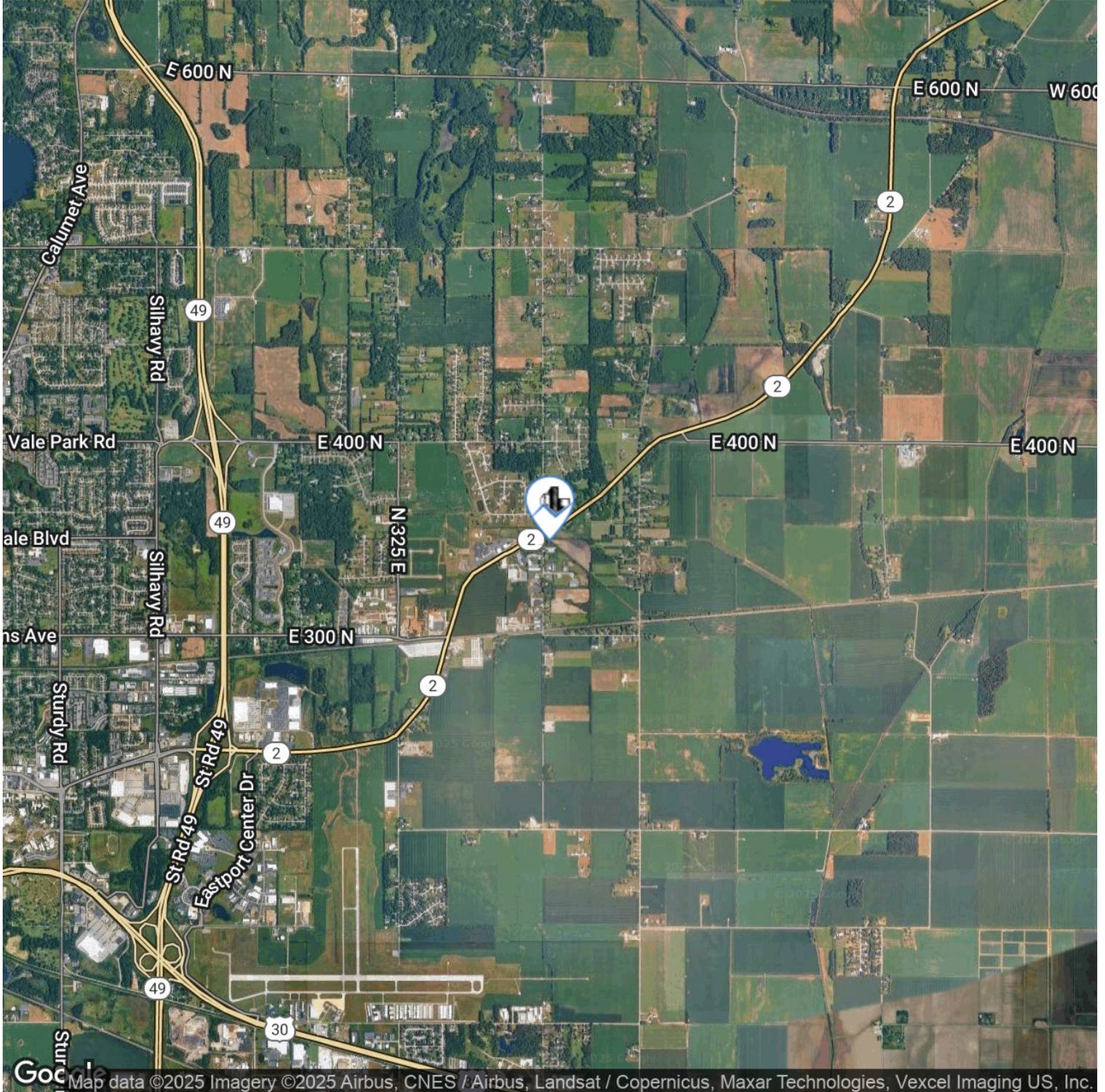
Positioned in Valparaiso's growing commercial corridor, the property is located just off Route 2, offering easy truck access and regional connectivity. The site sits 2.5 miles from State Road 49, 4 miles from Downtown Valparaiso, and 4 miles from U.S. Route 30, placing it within minutes of major retail, industrial service providers, and the broader Northwest Indiana transportation network. This convenient location provides direct access to workforce, customer bases, and major distribution routes serving the Chicago-Northwest Indiana region.

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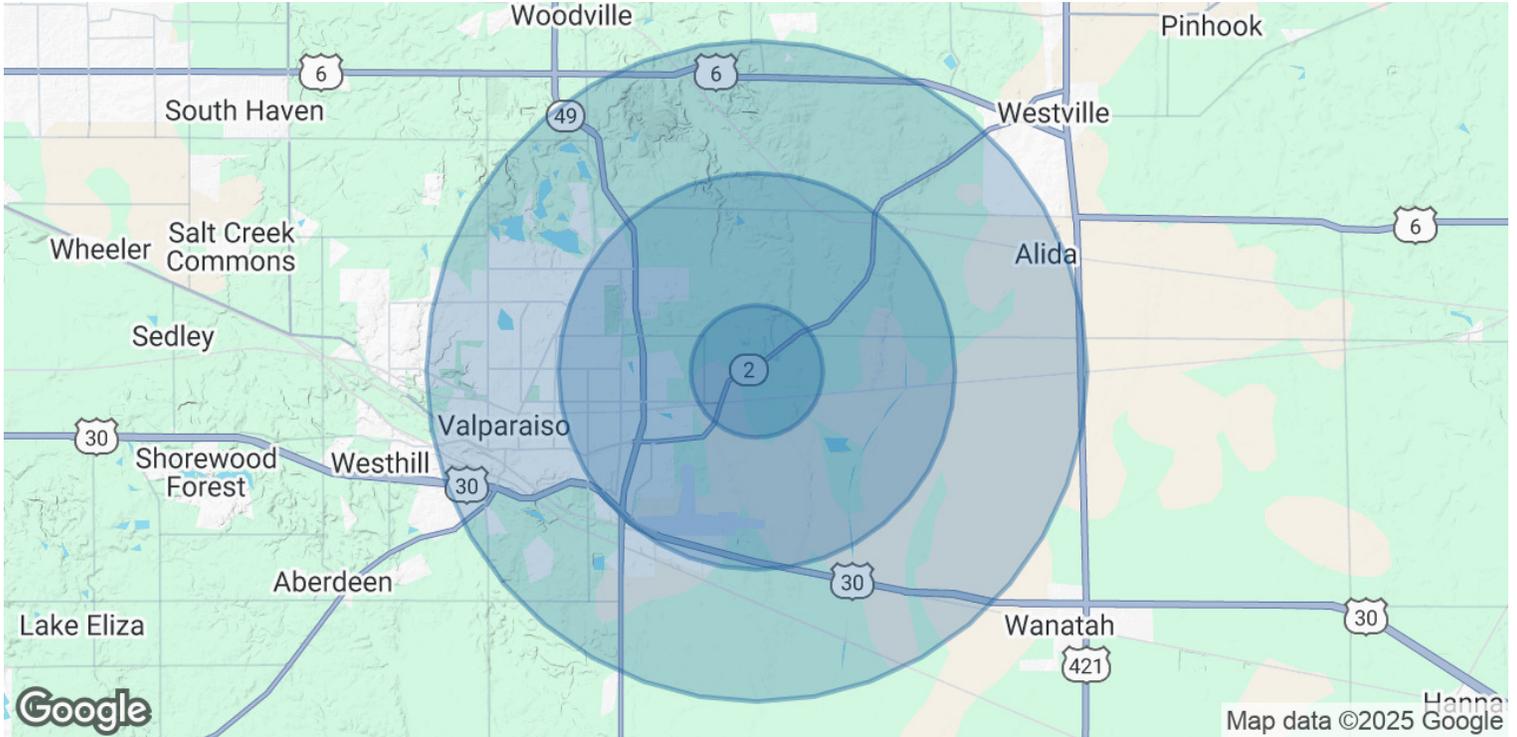
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,419	21,511	48,114
Average Age	42	41	41
Average Age (Male)	41	39	40
Average Age (Female)	44	43	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	517	8,965	19,419
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$109,706	\$90,156	\$100,014
Average House Value	\$381,929	\$305,890	\$321,324

Demographics data derived from AlphaMap

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