

SUMMARY

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS

## OFFICE BUILDING FOR SALE

### PROPERTY SUMMARY

Positioned in the heart of historic downtown Hammond, this well-maintained single-tenant commercial office building offers a rare opportunity for businesses seeking both character and convenience. Offering ~2,657 SF, the building provides an efficient and flexible layout ideal for a variety of professional or service-oriented uses. The building blends classic downtown charm with functional workspace, featuring ample room for private offices, collaborative areas, and client-facing operations. Large windows at the front of the building invite natural light, creating a welcoming and productive environment.

The property also boasts the inclusion of two (2) highly sought-after off-street parking spaces located at the rear of the building – a valuable amenity in the downtown area. Its prime location places tenants or owners within walking distance of local shops, restaurants, and civic institutions, offering both convenience and visibility. This property is perfectly suited for an owner-user or investor looking to establish a presence in one of Hammond’s most vibrant and walkable districts.

### ASKING PRICE

- \$375,000

### BUILDING INFO

- Building Size: 2,657 SF
- 1 Story
- Zoning: MX CBD

### DO NOT DISTURB TENANT

- Please coordinate with Listing Agents for a scheduled tour.

### TRAFFIC COUNTS (ADT 2025)

- E. Thomas Street (Westbound Hwy 190): 8,820
- N. Cherry Street: 6,916

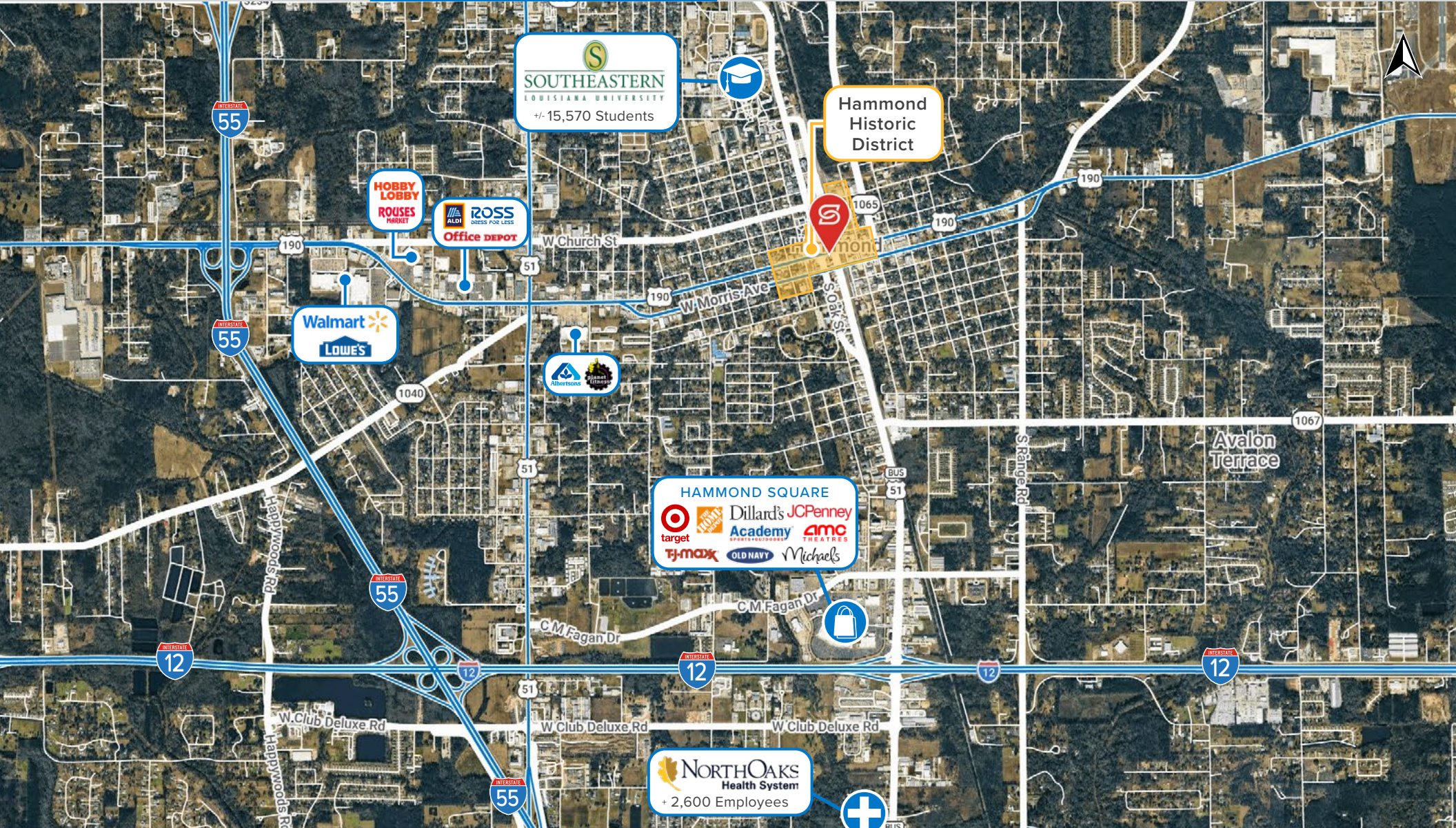


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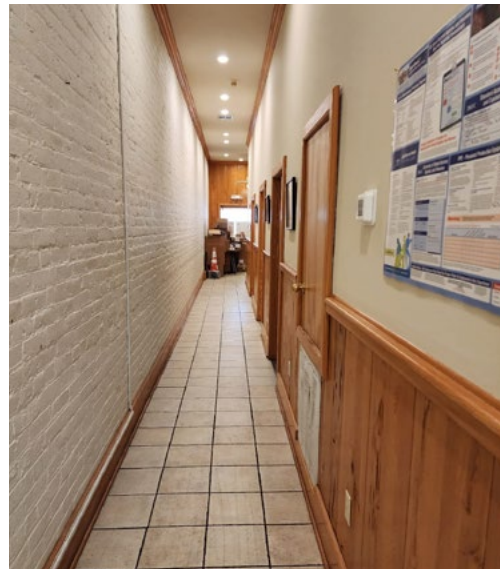
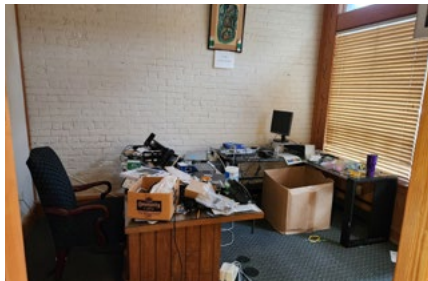


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### 2025 DEMOGRAPHICS

 POPULATION

1 MILE	3 MILE	5 MILE
6,795	30,640	62,556

 AVG. HH INCOME

1 MILE	3 MILE	5 MILE
\$66,318	69,776	\$79,675

 HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,638	11,892	24,579

