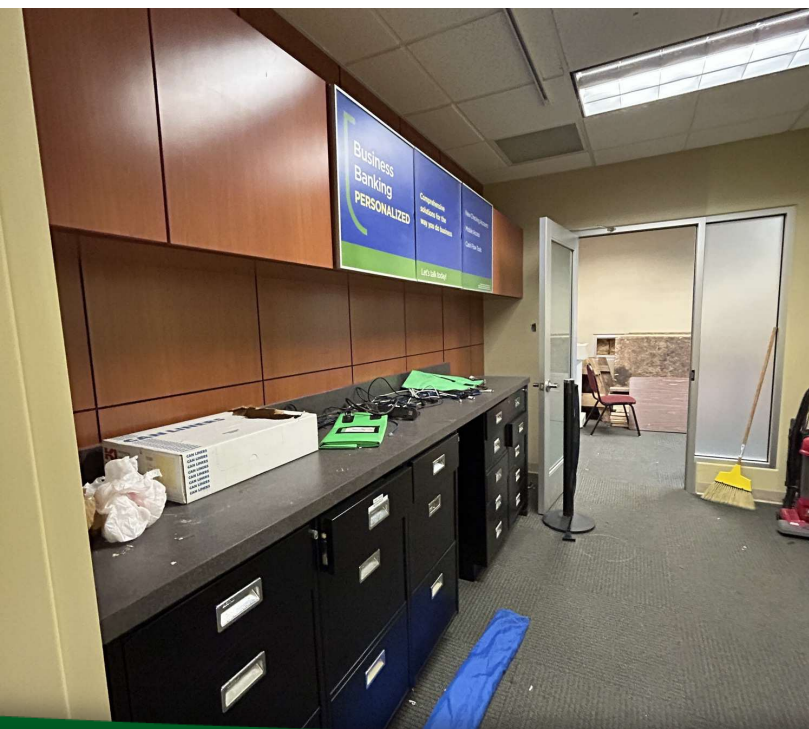


# 115 SIBLEY STREET, HAMMOND, IN 46320



For more information, please contact:

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# EXCESS RETAIL/OFFICE SPACE IN STRACK & VAN TIL

115 Sibley Street, Hammond, IN 46320



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 432 SF

**Lease Rate:** Negotiable

**Year Built:** 2002

**Building Size:** 62,256 SF

### PROPERTY HIGHLIGHTS

- Former Bank unit inside Strack & Van Til Food Market
- Great exposure and visibility with Strack & Van Til's customer base
- Pylon Signage Available
- Close proximity to IN/IL border
- Minutes away from Calumet Avenue and easy access to I-90/94



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# EXCESS RETAIL/OFFICE SPACE IN STRACK & VAN TIL

115 Sibley Street, Hammond, IN 46320



## PROPERTY DESCRIPTION

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Excess retail/office space inside Strack and Van Til (Hammond-Sibley). The vacant unit is a great opportunity for a bank or office user to capitalize on high foot traffic and great exposure inside Strack & Van Til. The property is located within minutes of Calumet Avenue and provides easy access to I-90/94.

### LOCATION DESCRIPTION

Hammond is a city in Lake County, Indiana, United States. It is part of the Chicago metropolitan area, and the only city in Indiana to border Chicago. First settled in the mid-19th century, it is one of the oldest cities of northern Lake County. As of the 2020 United States census, it is also the largest in population. The 2020 population was 77,879, replacing Gary as the most populous city in Lake County. From north to south, Hammond runs from Lake Michigan down to the Little Calumet River; from east to west along its southern border, it runs from the Illinois state line to Cline Avenue. The city is traversed by numerous railroads and expressways, including the South Shore Line, Borman Expressway, and Indiana Toll Road. Notable local landmarks include the parkland around Wolf Lake and the Horseshoe Hammond riverboat casino. Part of the Rust Belt, Hammond has been industrial almost from its inception, but is also home to a Purdue University campus and numerous historic districts that showcase the residential and commercial architecture of the early 20th century.



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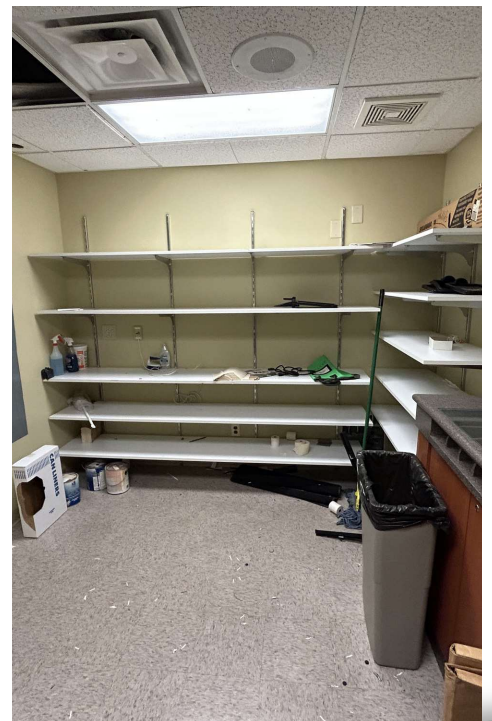


# EXCESS RETAIL/OFFICE SPACE IN STRACK & VAN TIL

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## ADDITIONAL PHOTOS



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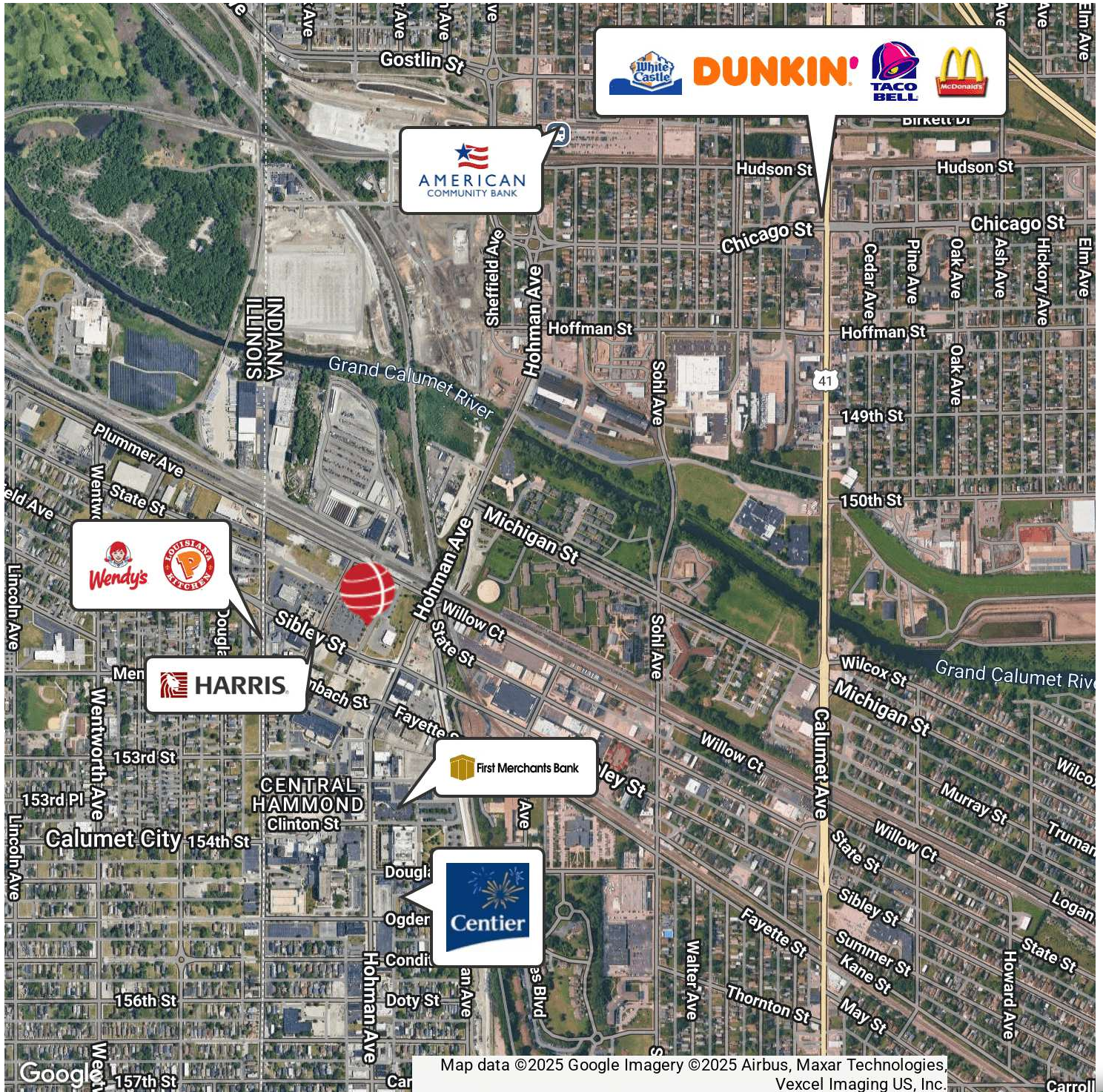


# EXCESS RETAIL/OFFICE SPACE IN STRACK & VAN TIL

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## RETAILER MAP



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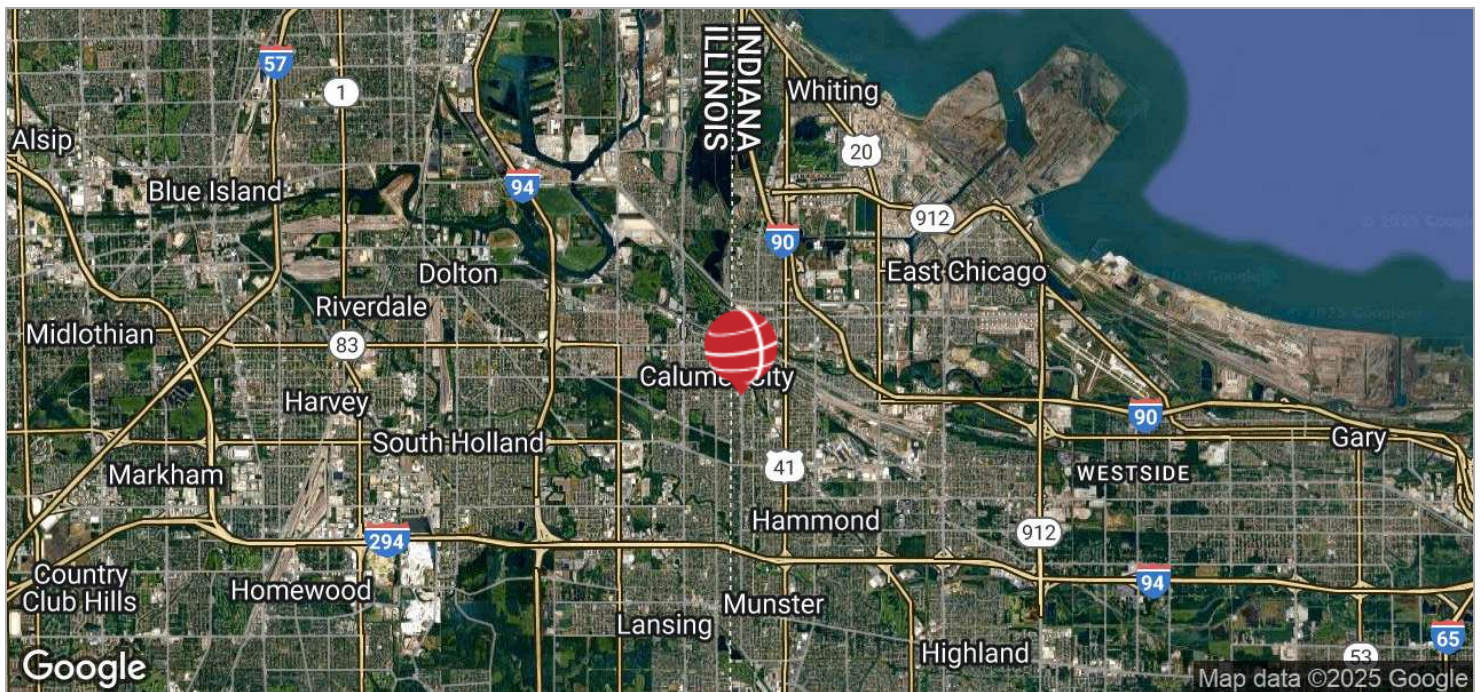
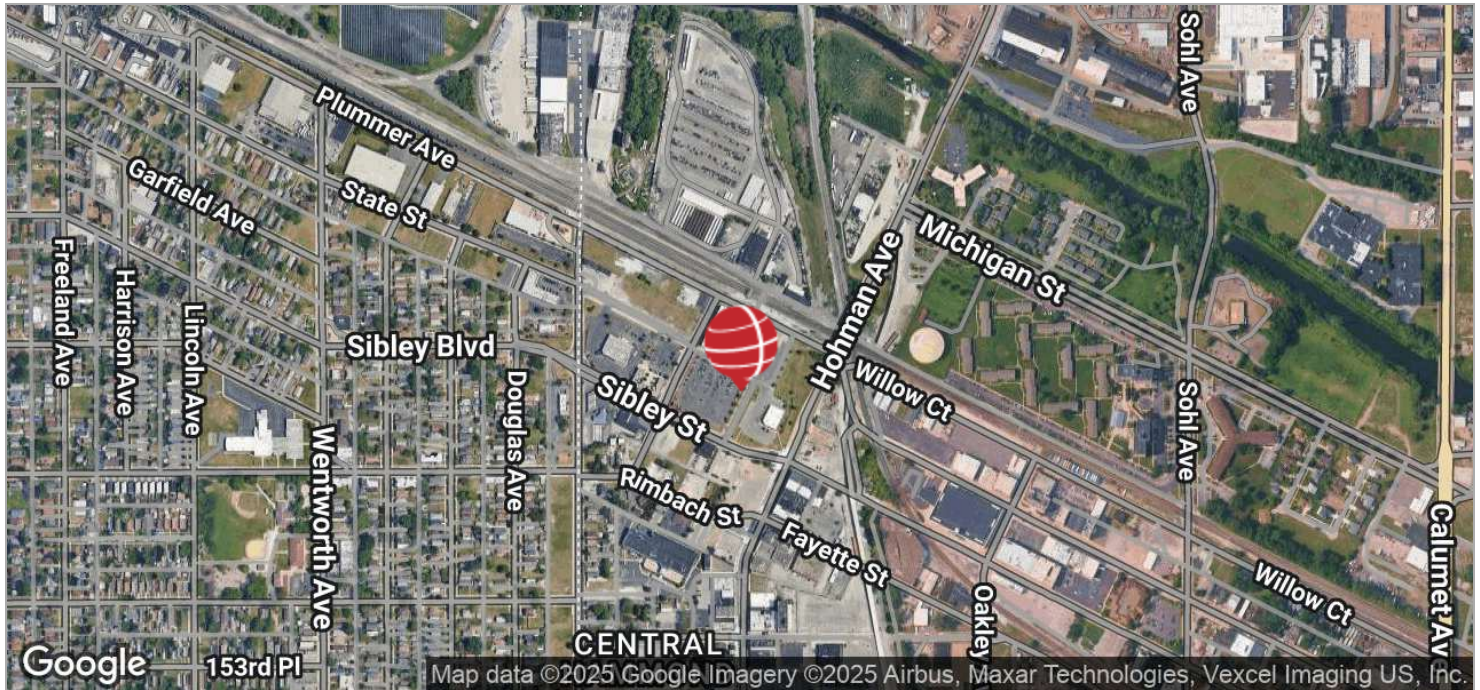


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## LOCATION MAPS



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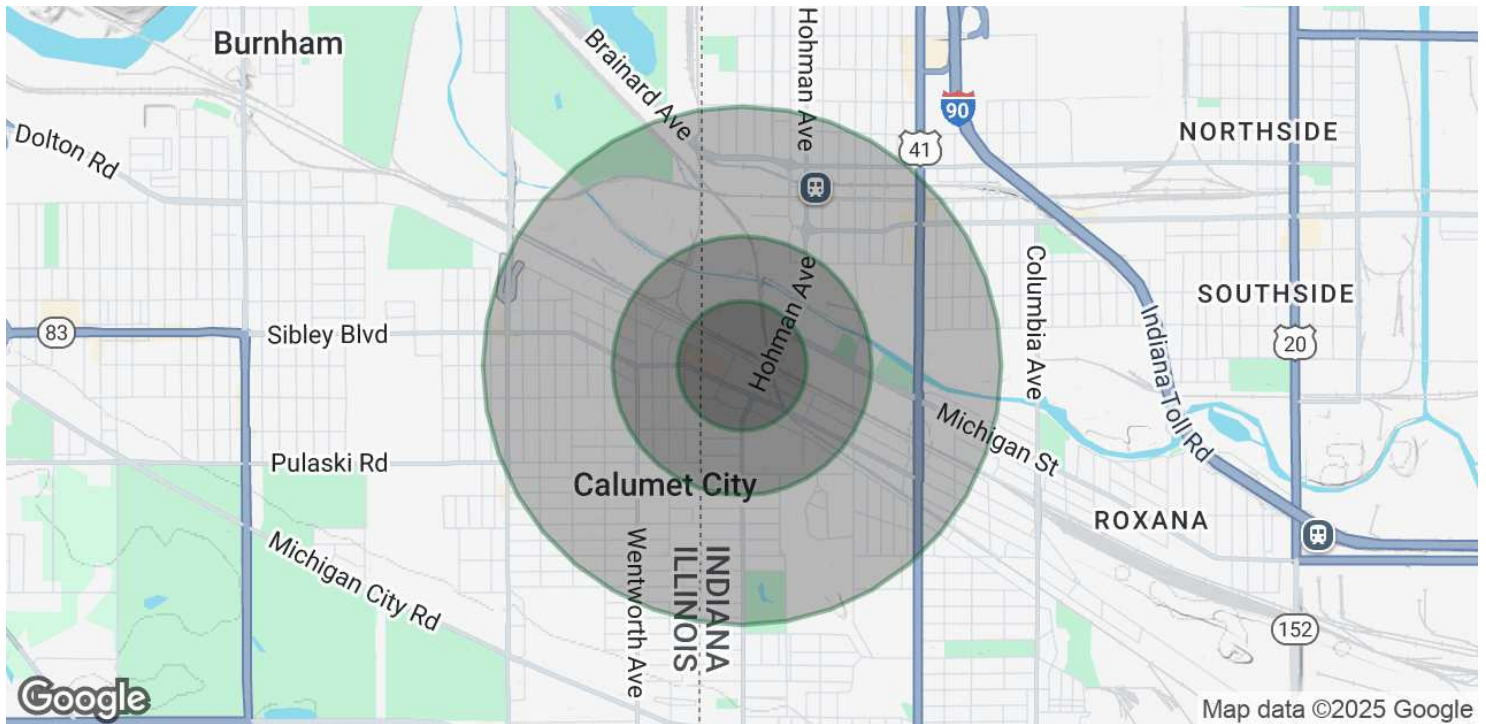


# EXCESS RETAIL/OFFICE SPACE IN STRACK & VAN TIL

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	825	3,423	15,790
Average Age	44.6	40.3	34.5
Average Age (Male)	44.6	40.8	33.4
Average Age (Female)	42.3	39.0	35.2

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	488	1,848	7,093
# of Persons per HH	1.7	1.9	2.2
Average HH Income	\$31,430	\$32,342	\$40,190
Average House Value	\$12,506	\$36,793	\$76,808

2020 American Community Survey (ACS)

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