

FOR SALE

1908 E COMMERCIAL AVE

1908 E Commercial Ave., Lowell, IN 46356



OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	9,800 SF
Lot Size:	1.85 Acres
Price / SF:	\$183.67
Year Built:	2013
Zoning:	Commercial

PROPERTY OVERVIEW

Perfect for a large attorney/accounting group, clothing store, discount (Dollar) store, banquet hall, church, or many other commercial uses. All interior equipment/furnishings can be included in a sale

LOCATION OVERVIEW

3.8 Miles from Route 41
6 Miles from I-65
24 Miles from I 80/94

PROPERTY HIGHLIGHTS

- Confidentiality/Non-Disclosure Agreement must be signed before a showing
- Proof of Funds necessary before a showing
- Parking for 85+ vehicles
- 260 feet of frontage on Commercial Ave. in Lowell, IN

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

850 Deer Creek Drive, 2nd Floor
Schererville, IN 46375

P: 219.736.0014
mccollycre.com

JOEL HENDERSON BROKER

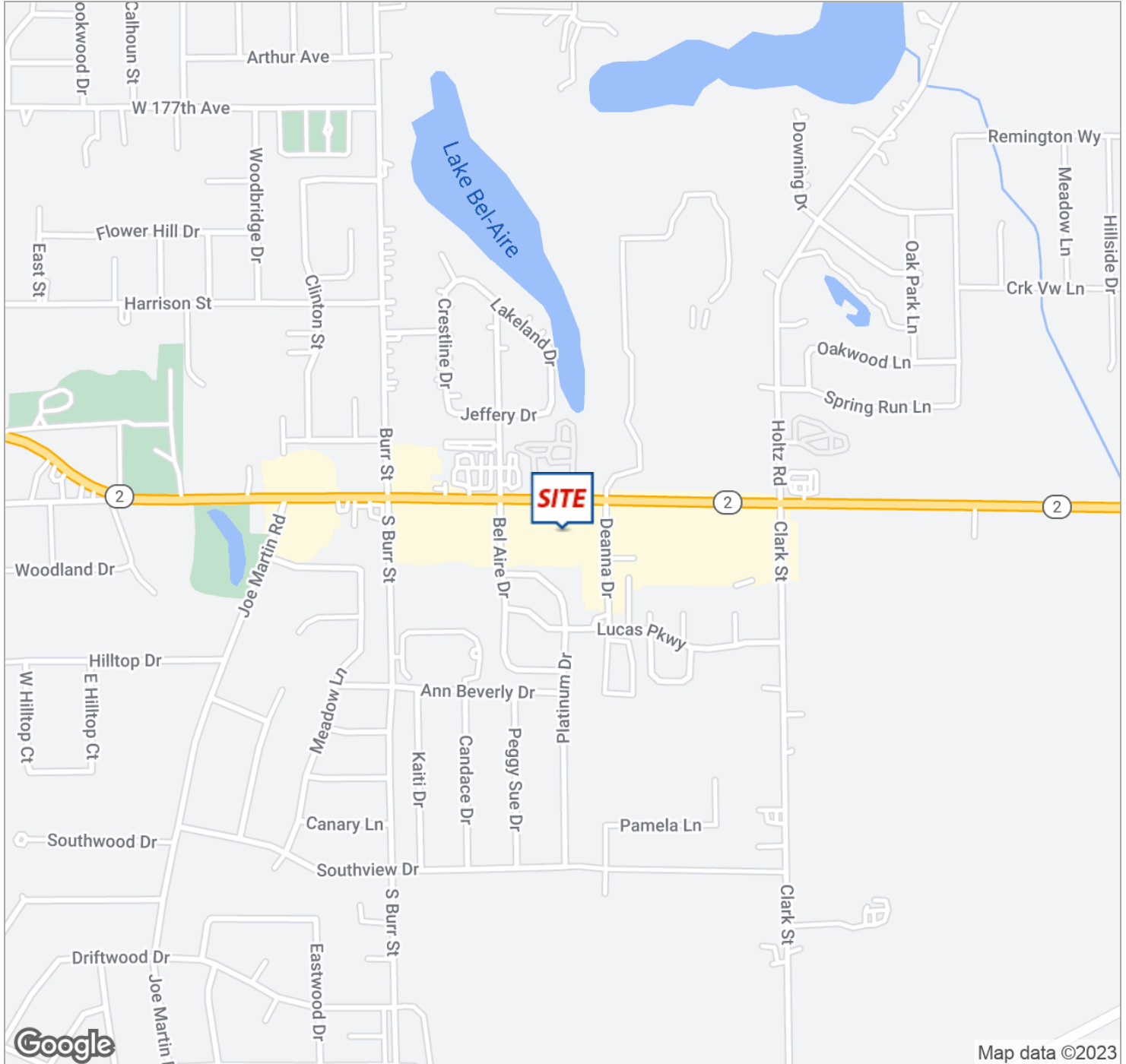
219.808.9635
joel.henderson@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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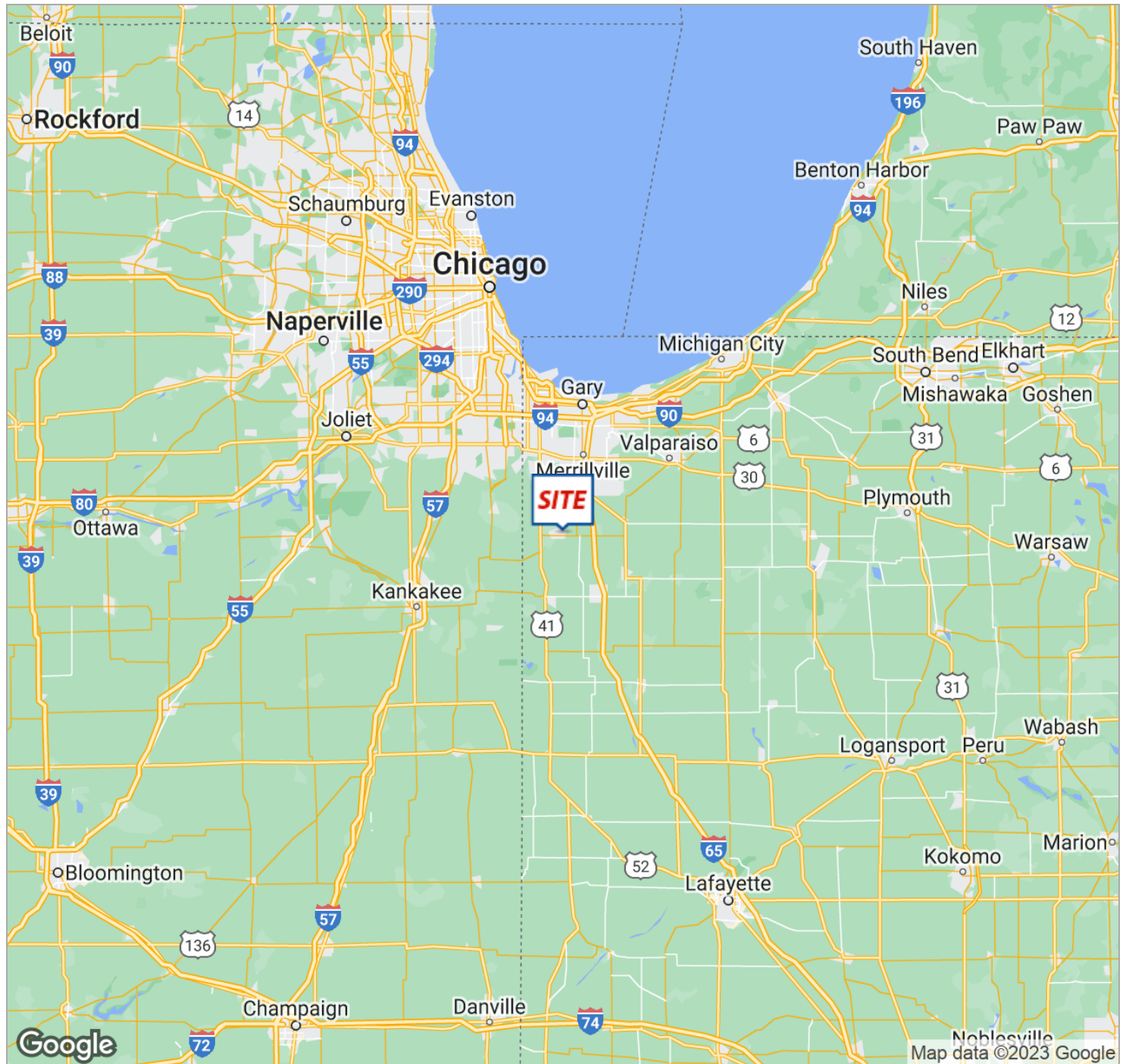
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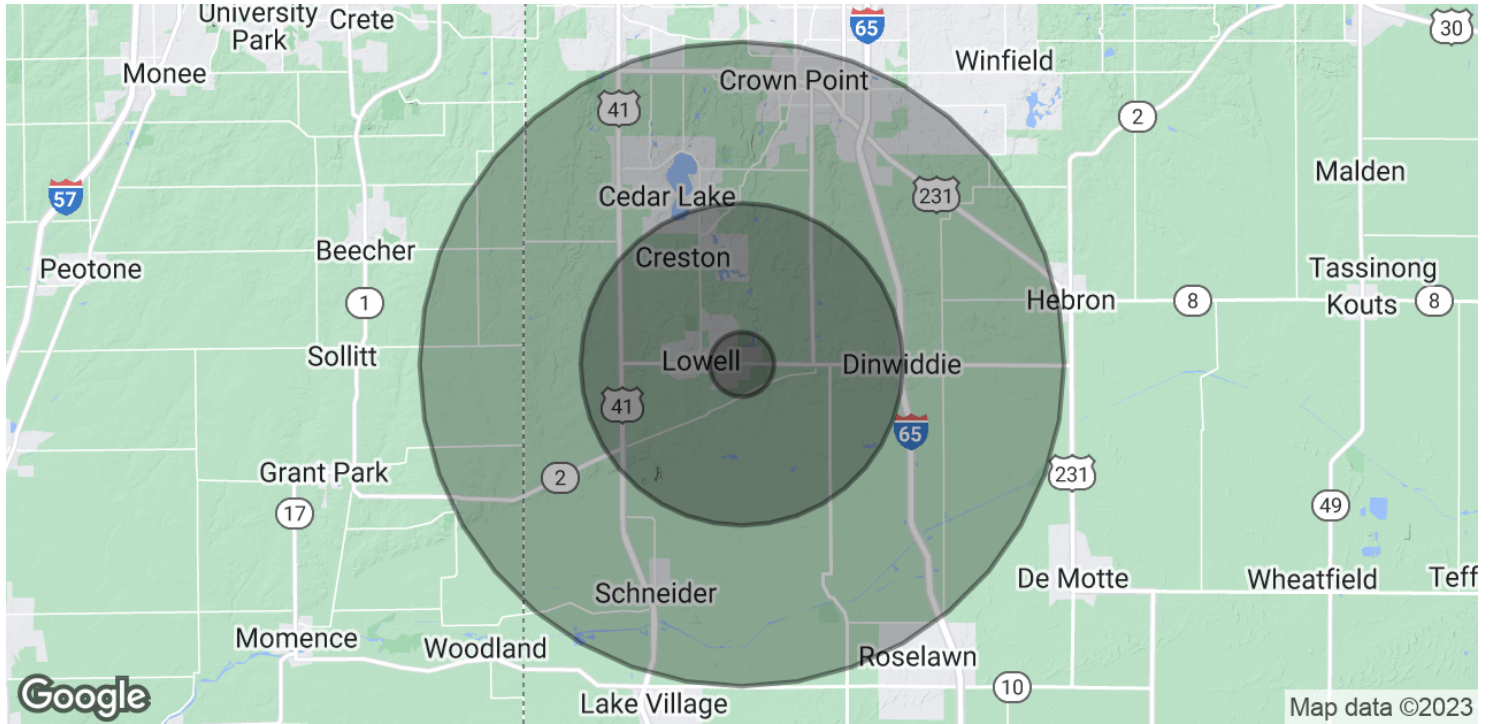
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	409	21,540	84,309
Average Age	43.6	42.5	41.4
Average Age (Male)	44.9	43.5	41.4
Average Age (Female)	43.9	42.0	41.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	129	9,139	36,448
# of Persons per HH	3.2	2.4	2.3
Average HH Income	\$119,057	\$91,097	\$84,348
Average House Value	\$233,610	\$203,047	\$176,673

* Demographic data derived from 2020 ACS - US Census

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