

# 1600 79TH AVE, MERRILLVILLE, IN 46410



For more information, please contact:

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# MISSISSIPPI STREET CROSSINGS II

1600 79th Ave, Merrillville, IN 46410



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 3,774 SF

**Lease Rate:** \$35.00 SF/yr (NNN)

**Lot Size:** 2.0 Acres

**Year Built:** 2023

**Building Size:** 14816 SF

**Zoning:** PUD

### PROPERTY HIGHLIGHTS

- 3,774 SF former American Mattress Space
- Located in the heart of the Merrillville, IN trade area
- Outlot to Lowes, Bobs Discount, Costco and many more
- Less than 1/2 Mile to Interchange at I-65/US 30
- 3.7M Square Feet of Existing Retail in immediate proximity



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## PROPERTY DESCRIPTION



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3,774 SF former American Mattress now available for lease in Merrillville, IN. The subject property is located on 79th Avenue in the power center anchored by Costco. Nationals in the center include Lowes, Costco, Bob's Discount Furniture, Babies R Us, Ashley Furniture and others. Property is located less than 1 mile from the I-65 & US 30 exit within the heart of the Merrillville Retail District. Property is near Southlake Mall, which has 1.3 Million SF, and the area also includes an additional 3.7M square feet of retail space.

### LOCATION DESCRIPTION

The property is located on 79th Avenue in Merrillville, IN. The site is on the main thoroughfare of travel into the Lowes, Costco, Ashley Furniture development.

Merrillville, Indiana is a town located in Ross Township, Lake County Indiana (Chicago MSA). As of the 2010 consensus, the population was 35,246. The town is home to the corporate headquarters of NiSource, a Fortune 500 company. Merrillville is also considered a hub for retail trade in Northwest, IN. The US 30 corridor near I-65 is home to a large concentration of big box retailers, restaurants and hotels.

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## RETAILER MAP



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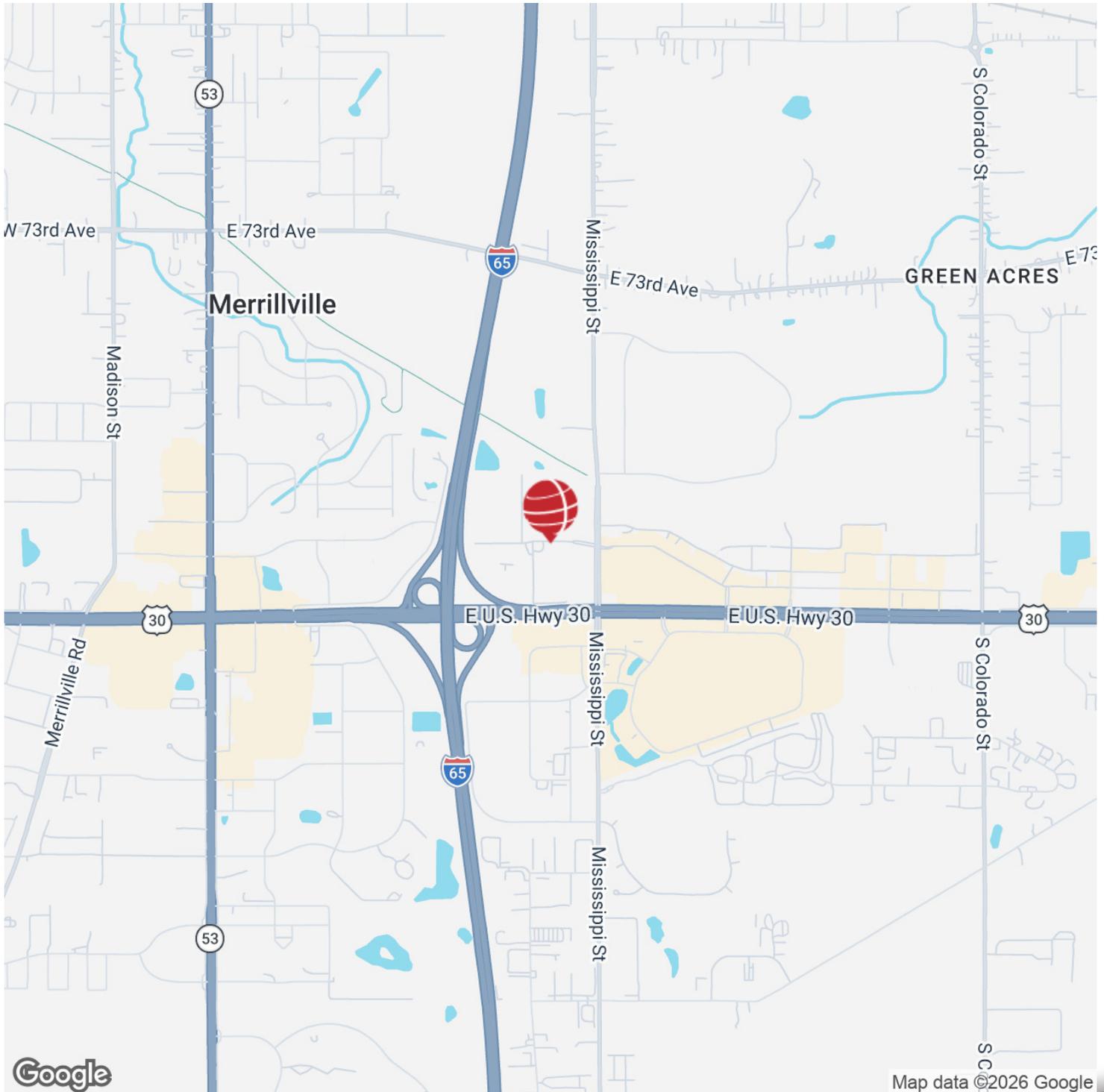
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## LOCATION MAP



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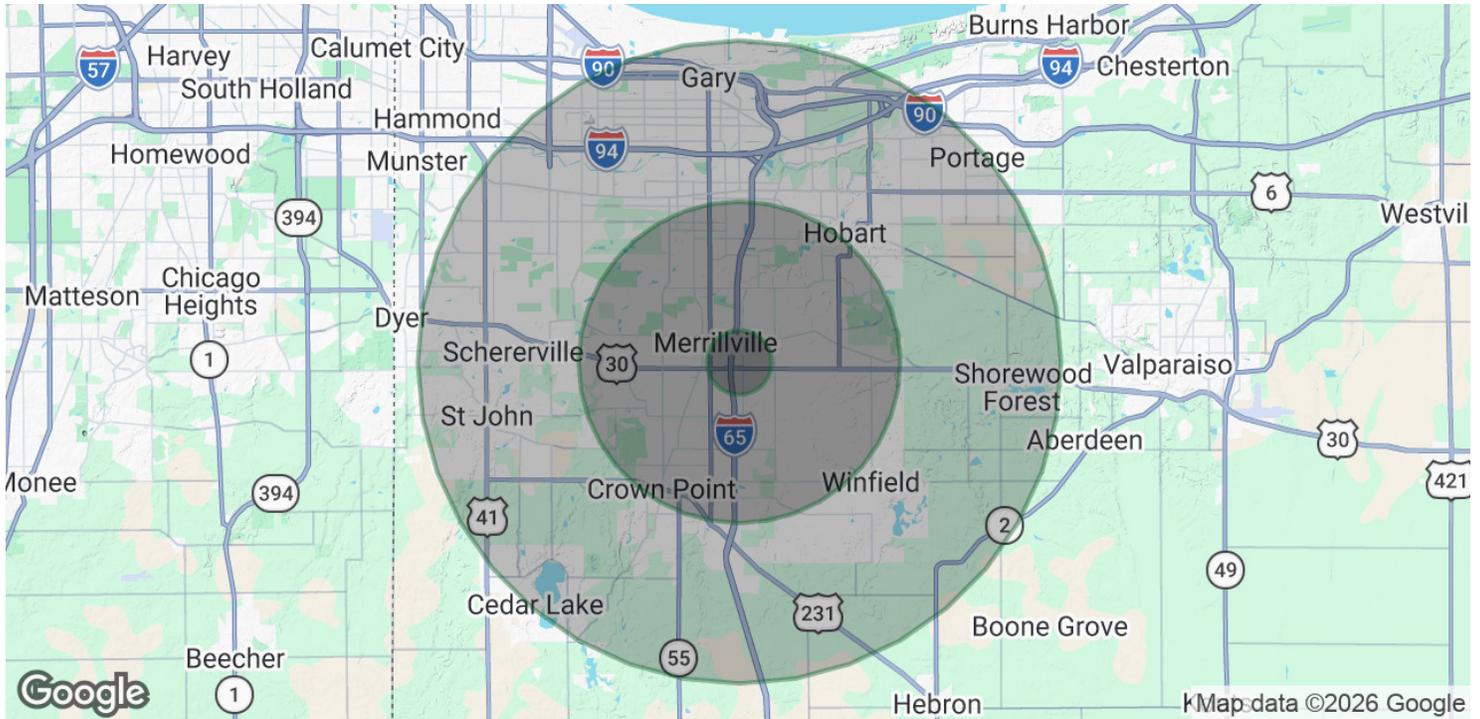
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,605	90,465	346,246
Average Age	41.5	36.5	37.5
Average Age (Male)	36.1	34.3	35.6
Average Age (Female)	44.1	39.3	39.1

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	656	33,659	129,015
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$57,069	\$61,344	\$59,547
Average House Value	\$175,570	\$160,883	\$164,048

\* Demographic data derived from 2020 ACS - US Census

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