

# 5217 HOHMAN AVE, HAMMOND, IN 46320



For more information, please contact:

**ANTONY MIOCIC**  
Director of Office Group  
219.864.0200  
amiocic@latitudeco.com

**CHANDLER KIMMEL**  
219.864.0200  
ckimmel@latitudeco.com



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# SALE OF DOWNTOWN HAMMOND REDEVELOPMENT OPPORTUNITY

5217 Hohman Ave, Hammond, IN 46320



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$499,000
<b>Price / SF:</b>	\$12.05
<b>Lot Size:</b>	0.16 Acres
<b>Year Built:</b>	1903
<b>Building Size:</b>	41400 SF
<b>Zoning:</b>	C-3

### PROPERTY HIGHLIGHTS

- Redevelopment opportunity available in Downtown Hammond on Hohman Avenue
- Five story office building totaling 41,400sf
- Minutes from the newly constructed South Short Train Line
- Located on a corner lot
- Ground floor can be converted to retail use and upper floors can become office or apartment use
- Street and public parking available



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## PROPERTY DESCRIPTION



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Approximately 41,000sf redevelopment opportunity available at 5217 Hohman Ave in Hammond. Built in 1903 and zoned C-3, this five-story property is strategically positioned in Downtown Hammond. Situated on a corner lot on Hohman and Fayette, the building offers convenient access to the newly constructed South Shore Train Line, making it an ideal location for office or apartment spaces. With the ground floor offering flexible potential for retail conversion, and ample street and public parking available, this property is a compelling choice for discerning investors seeking a value-add property in a rapidly redeveloping neighborhood.

### LOCATION DESCRIPTION

This property is located on Hohman Avenue in Downtown Hammond. Downtown Hammond is located on the state line and minutes from Downtown Chicago. The area is in the midst of a revitalization effort. Hammond has a population of approximately 78,000 residents.

<https://www.cnu.org/publicsquare/2023/05/01/small-city-rebuilds-downtown-focus-urbanism>

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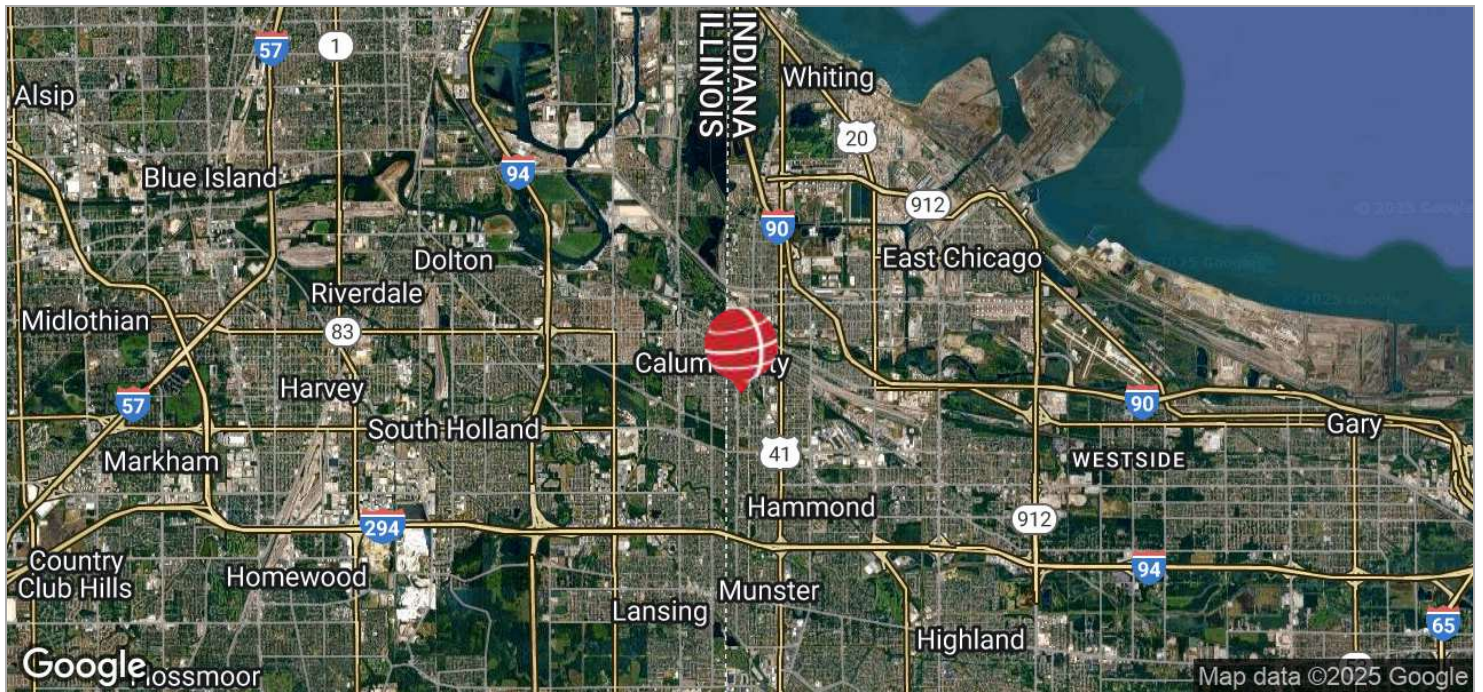
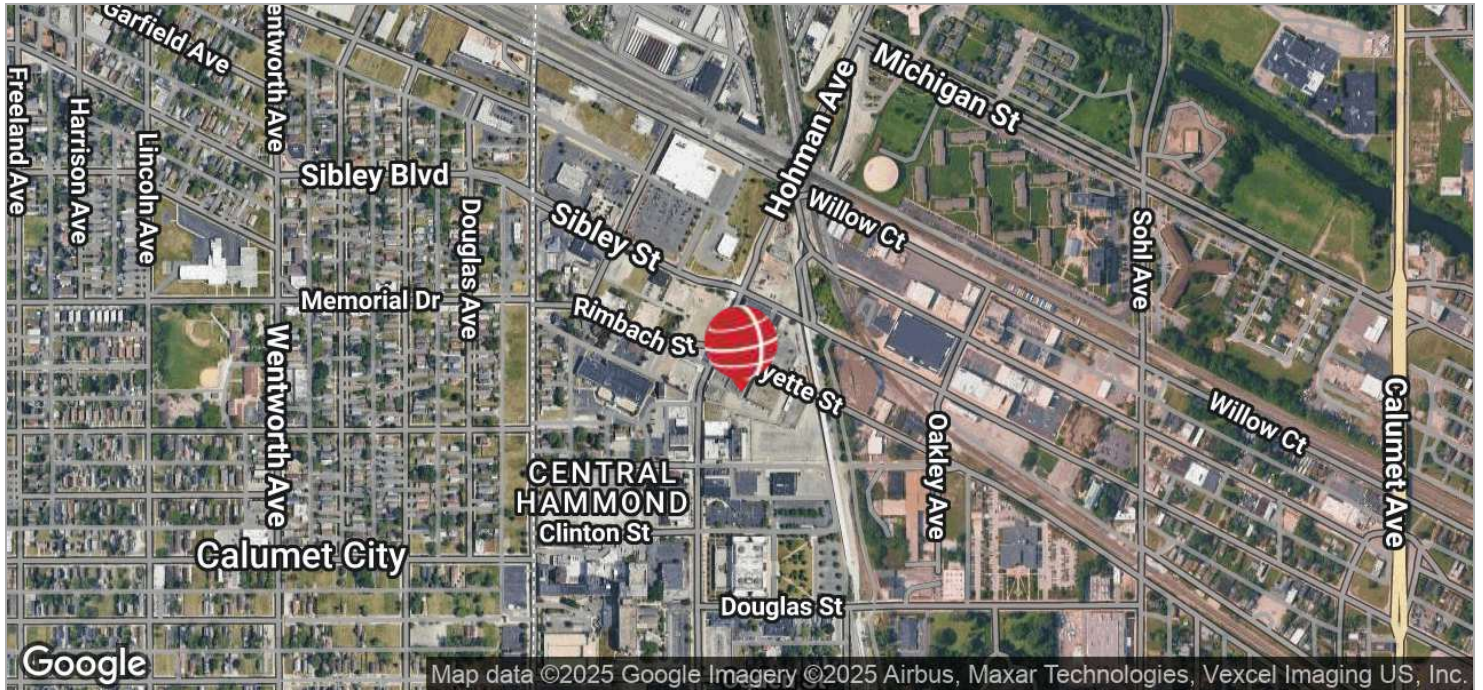


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## LOCATION MAPS



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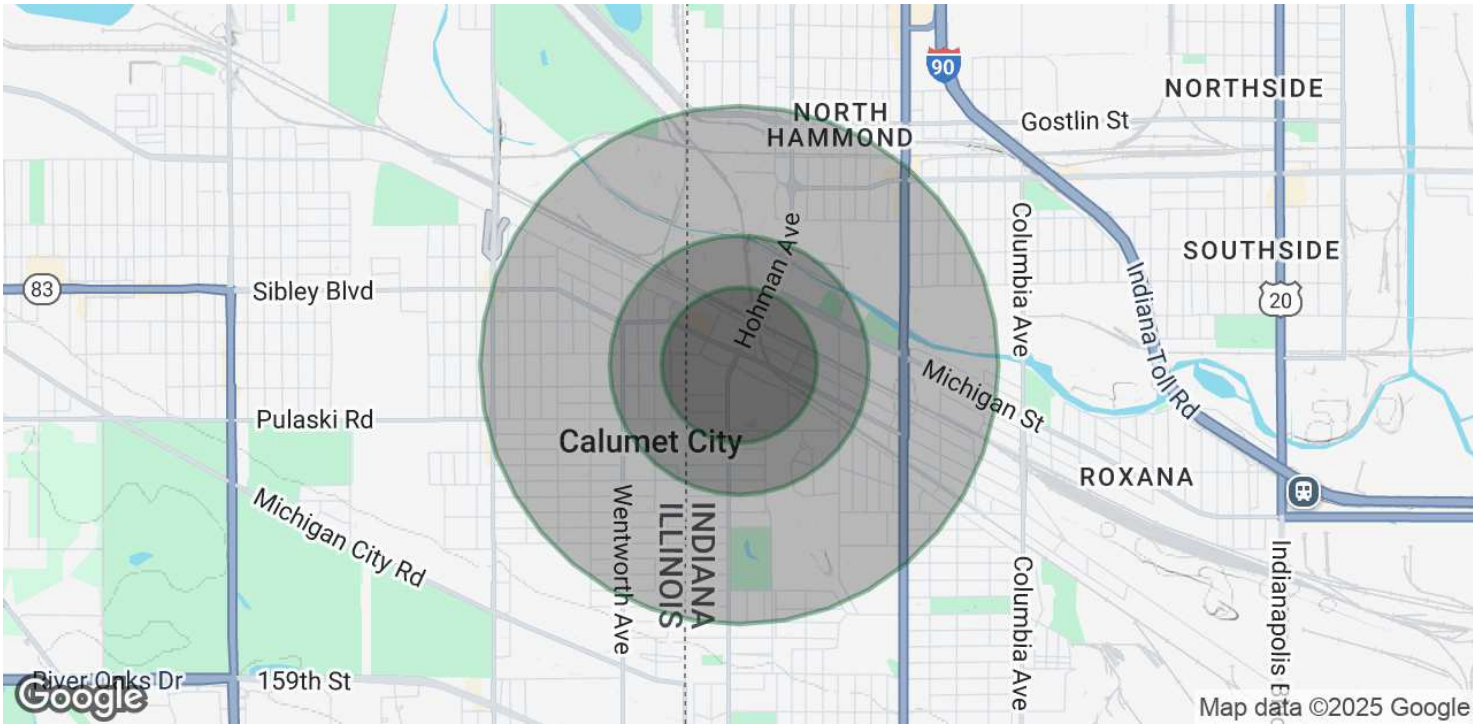


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	447	3,000	17,249
Average Age	37	36	36
Average Age (Male)	37	35	36
Average Age (Female)	38	36	36

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	200	1,322	6,443
# of Persons per HH	2.2	2.3	2.7
Average HH Income	\$35,579	\$45,724	\$55,818
Average House Value	\$221,241	\$196,094	\$172,378

Demographics data derived from AlphaMap

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