

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,310 SF
Lease Type:	Gross
Expenses:	Utilities/Janitorial
Lot Size:	0.18 ac
Parking:	Open Parking
Zoning:	B-5

PROPERTY OVERVIEW

This commercial building has been a long standing barber shop with the barber chairs still in place and ready to go. There is room to add a salon in the other half of the building. Property is available to be leased out as a barber shop/salon or it can be renovated to another type of commercial space. Owner has plans to renovate the exterior of the building (parking lot, add windows, roof, etc) to give it a new look. Interior renovated in 2025. Current zoning allows for a wide range of retail and business uses such as barber shop/salon, grocery /convenience store, cell phone store, tobacco store, massage therapy as well as professional office.

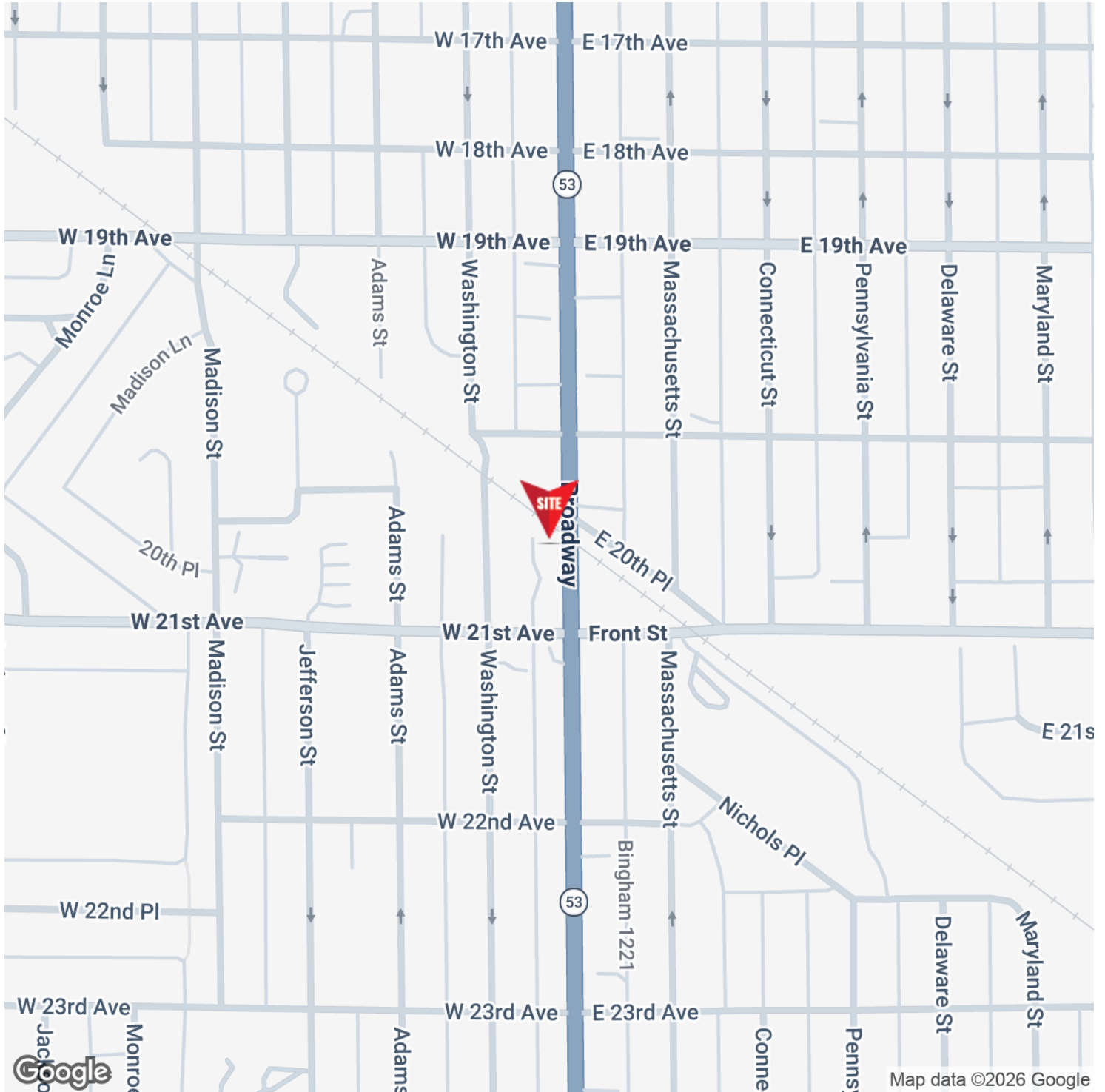
LOCATION OVERVIEW

Property is 1 mile North of the Broadway exit at I-65. Located along Gary's business corridor with high visibility and good parking. 12,500 vehicles per day (2025) drive past this property giving it good exposure and easy access for your customers and clients. Parking on site for 10+ vehicles.

ADDITIONAL PHOTOS



LOCATION MAP



For Information Contact:

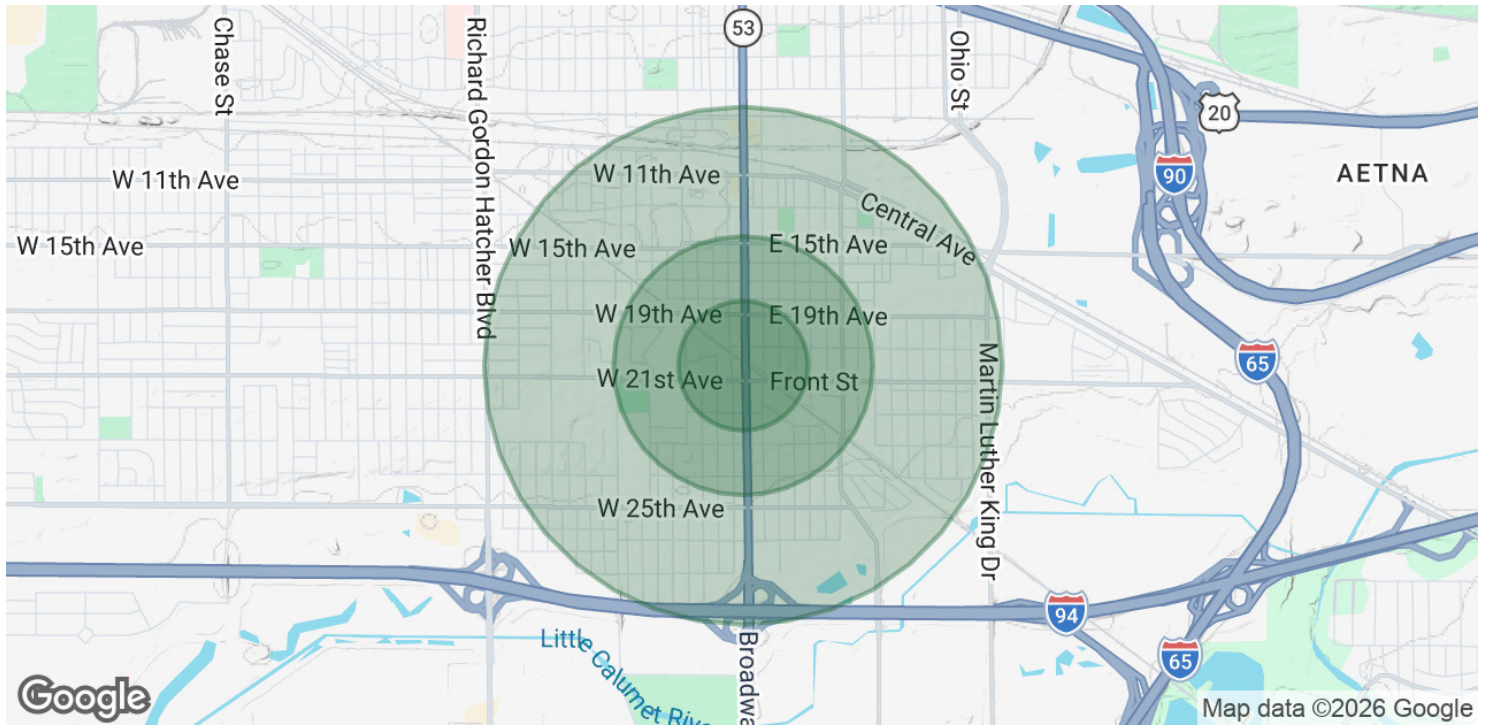
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	422	2,384	7,899
Average Age	50.6	40.7	40.4
Average Age (Male)	47.3	40.2	39.6
Average Age (Female)	47.6	40.3	42.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	235	1,105	3,584
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$31,439	\$38,909	\$44,096
Average House Value	\$68,828	\$55,260	\$54,967

2023 American Community Survey (ACS)