

1516-1530 US 41, SCHERERVILLE, IN 46375



For more information, please contact:

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PRIME RETAIL SPACE FOR LEASE-SCHERERVILLE, IN

1516-1530 US 41, Schererville, IN 46375



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,630 - 42,000 SF
Lease Rate:	Negotiable
Lot Size:	6.38 Acres
Building Size:	93794 SF
Zoning:	C-3
Traffic Count:	39,313 (US 41)

PROPERTY HIGHLIGHTS

- Space for lease on US 41 in Schererville, IN
- 42,000 SF junior box opportunity available
- 1,630 SF former Restaurant w/Hood
- Join newest tenant Twin Peaks (opened Nov. 2023)
- Located in Schererville which is Northwest, IN strongest retail trade areas
- Strong tenant mix including Twin Peaks, Midwest Express, Rise N Roll and others
- D-Bat Softball and Baseball Academies coming in Spring 2024



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PROPERTY DESCRIPTION



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Big Box retail space and 1,630 SF former Restaurant now available for lease in Schererville, IN. The subject property is located directly on US 41 with maximum exposure in one of the strongest trade areas in Northwest, IN. The property is located just North of US 30 and includes a strong tenant lineup, including the newest tenant Twin Peaks and D-Bat. The subject property includes Midwest Express Clinic, Ciao Bella, American Renal, Rise N Roll and more. The big box space can be divided down to roughly 5,000 SF. Office/Medical opportunity available

LOCATION DESCRIPTION

The subject property is located on Indianapolis Boulevard (US Highway 41) just North of US 30 in Schererville, IN

Schererville is a town in St. John Township, Lake County, Indiana. It is part of the Chicago MSA. Long before Indiana became a state, long before the founding of Schererville, people called this place the "Crossroads." Many residents of Schererville commute to work in downtown Chicago due to the city's proximity. Schererville is home to one of Northwest Indiana's premiere retail trade areas.

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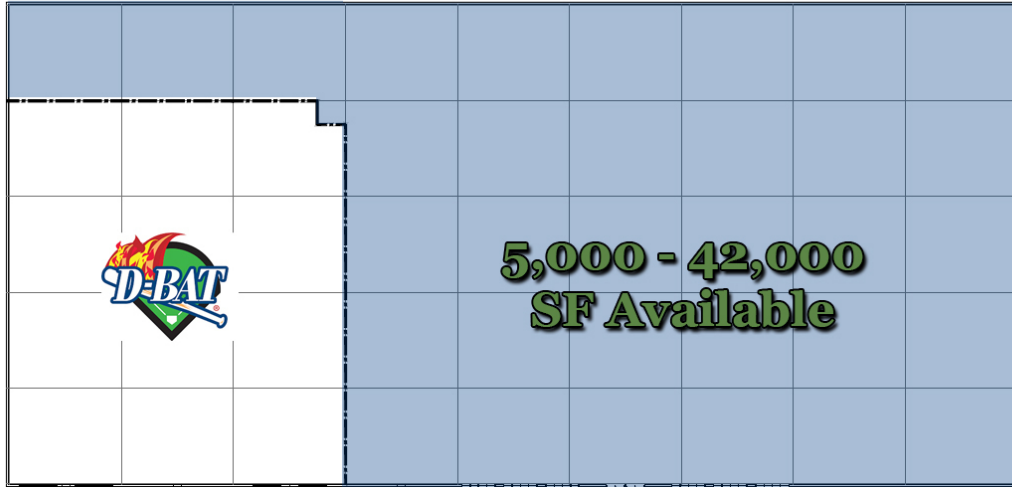
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ADDITIONAL PHOTOS



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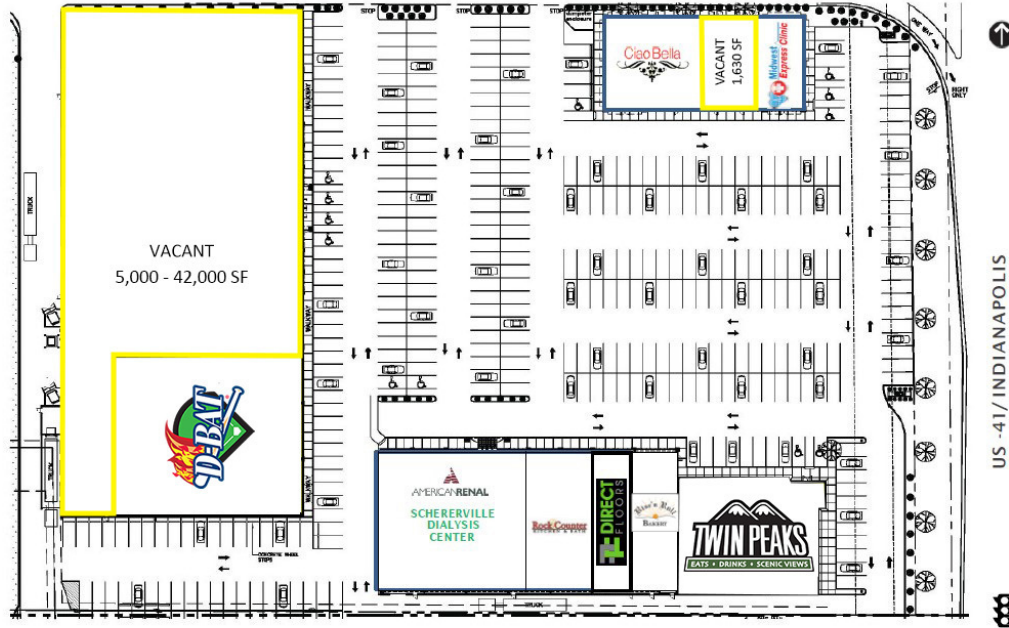
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LEASE SPACES

Site Plan



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 1,630 - 42,000 SF Lease Rate: \$32.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Big Box Retail Available	Available	5,000 - 42,000 SF	NNN	Negotiable	-
Inline former restaurant	Available	1,630 SF	NNN	\$32.00 SF/yr	-

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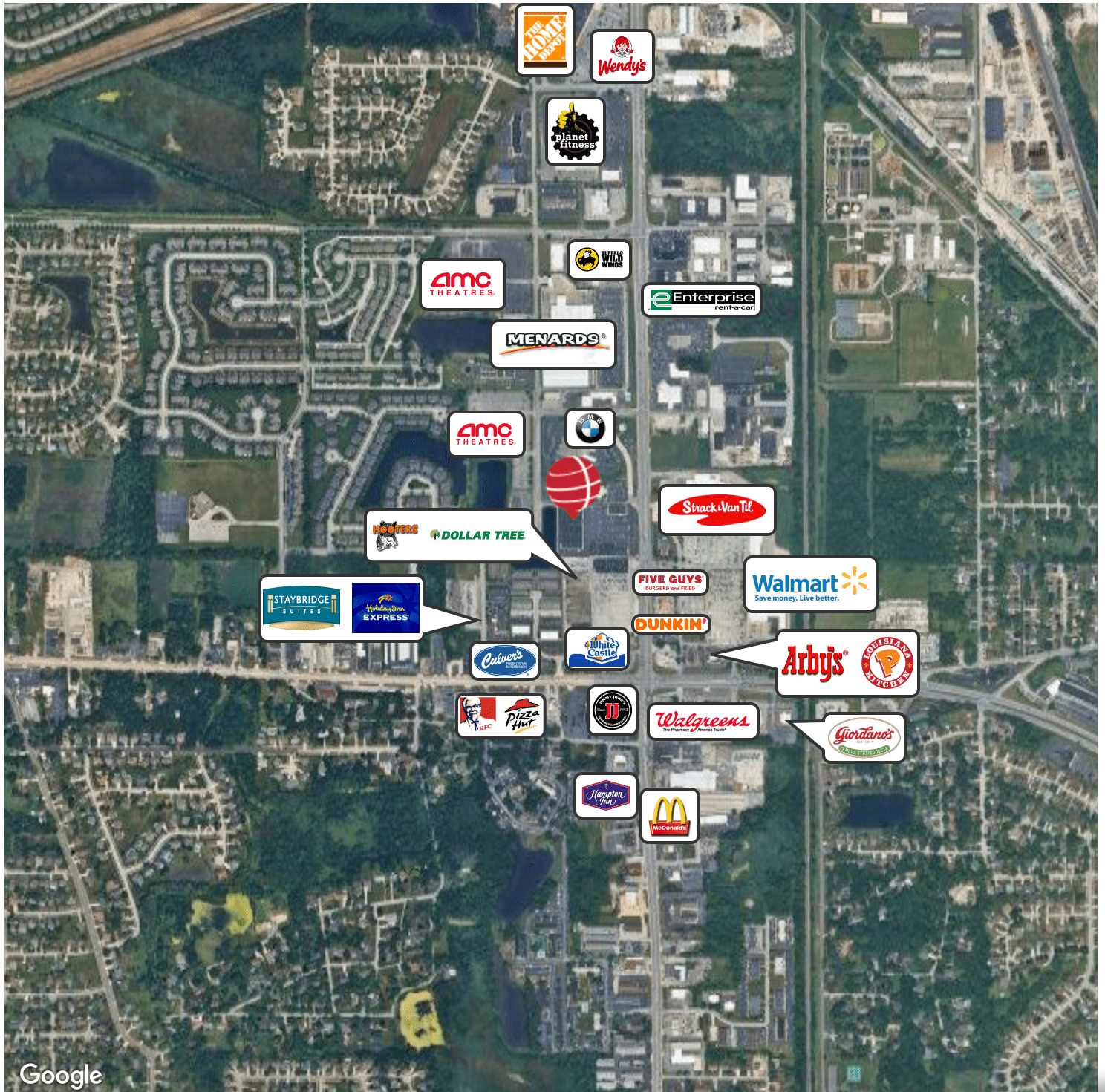
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RETAILER MAP



Google

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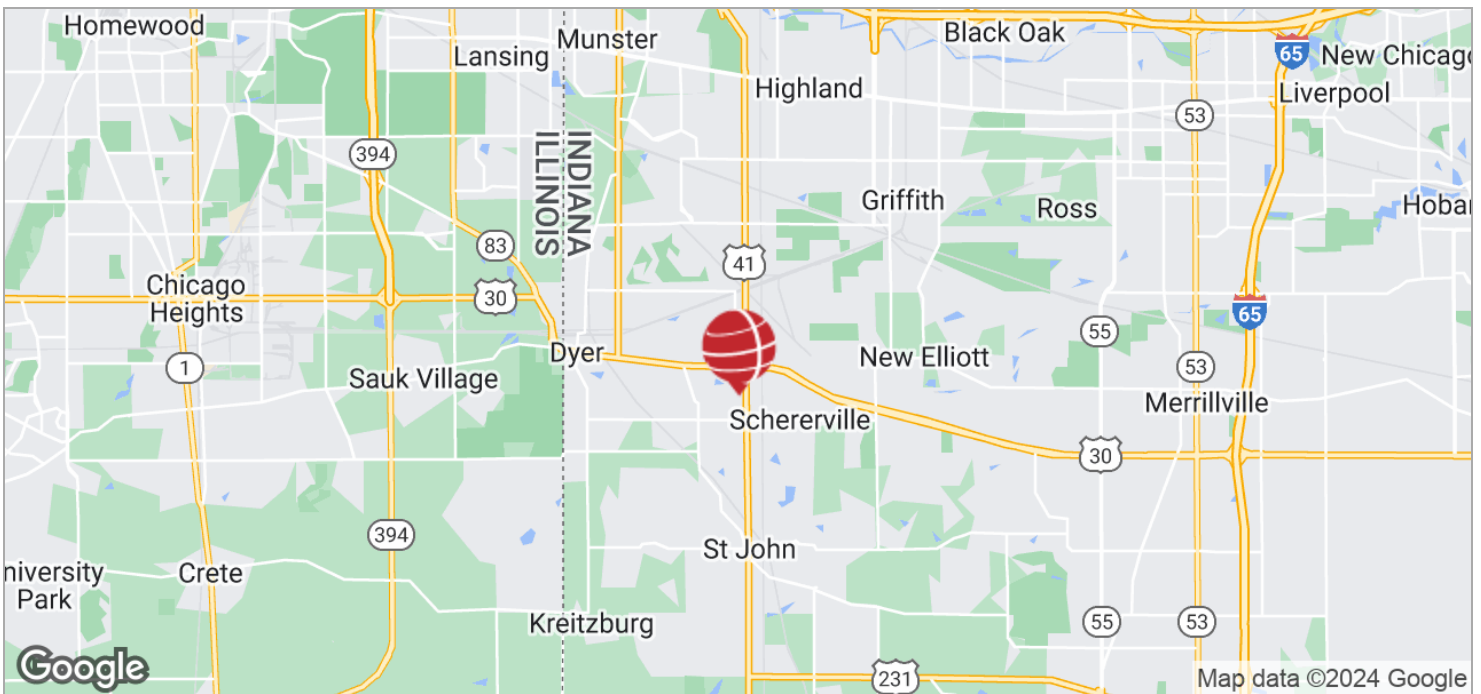
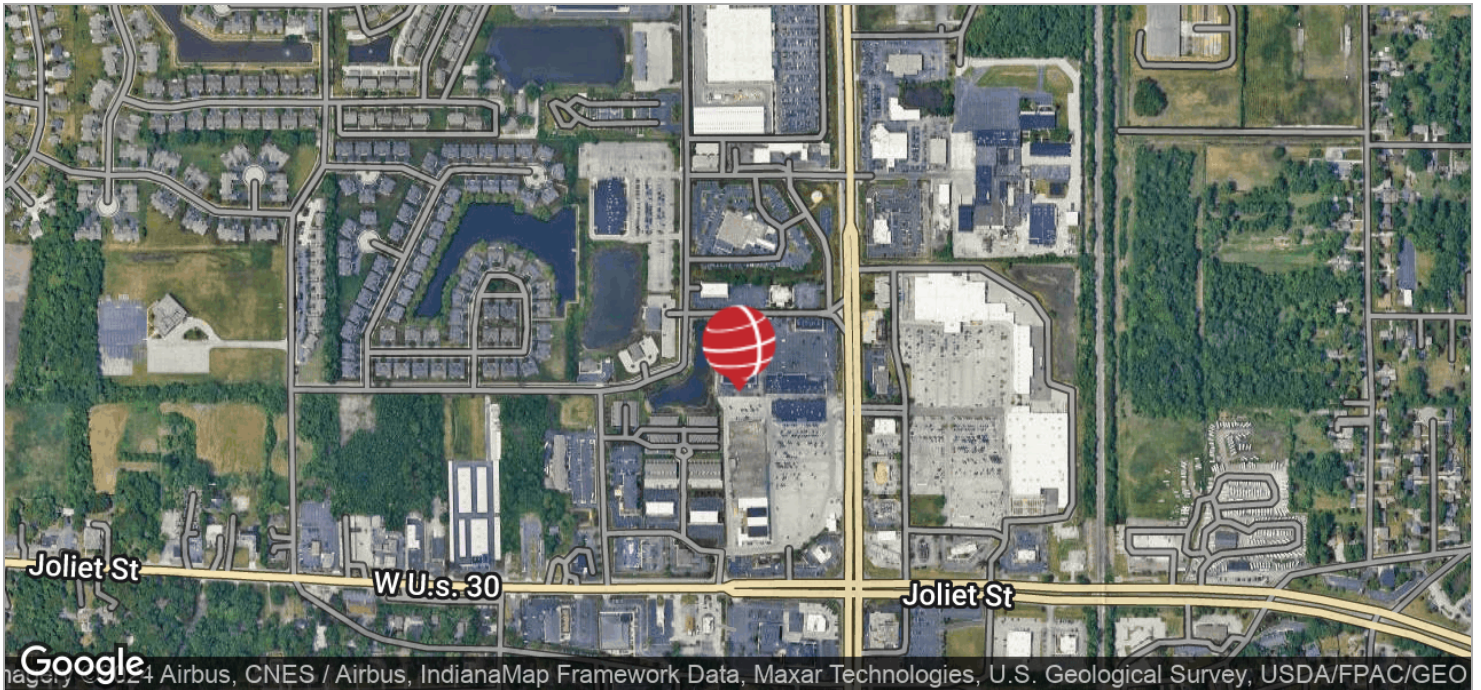
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LOCATION MAPS



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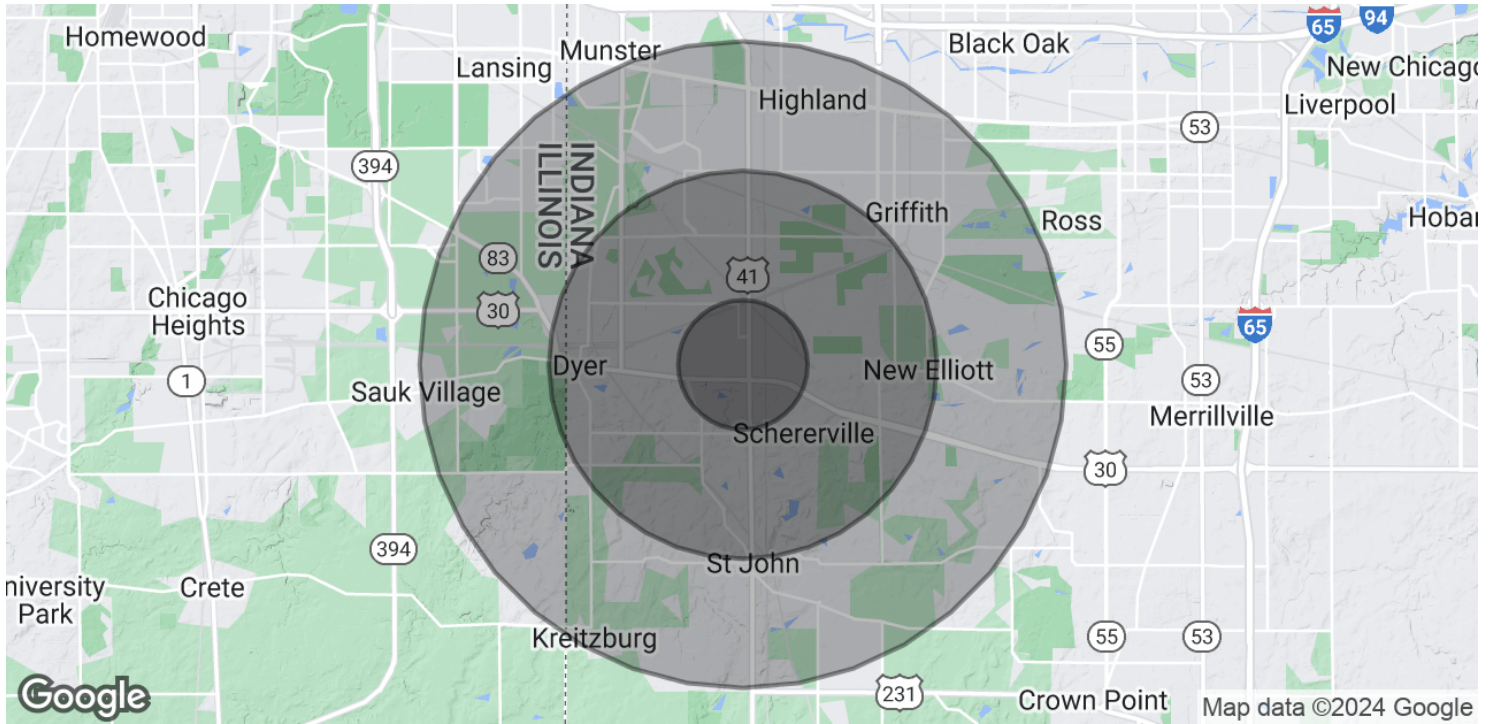
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,867	51,759	152,741
Average age	42.5	41.9	40.2
Average age (Male)	40.7	40.4	38.7
Average age (Female)	45.1	43.8	41.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,908	20,194	57,040
# of persons per HH	2.4	2.6	2.7
Average HH income	\$77,488	\$84,372	\$80,853
Average house value	\$218,732	\$227,481	\$211,060

* Demographic data derived from 2020 ACS - US Census

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