

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$999,000
<b>Price / SF:</b>	\$101.44
<b>Building Size:</b>	9,848 SF
<b>Lease Rate:</b>	\$14.00 SF
<b>Lease Type:</b>	Modified Gross
<b>Available Lease SF:</b>	3,109 SF
<b>NIPSCO Expenses:</b>	\$4.00/SF
<b>'23 Pay '24 RE Taxes:</b>	\$22,015.70

### PROPERTY OVERVIEW

This fully operational restaurant is in great condition and ready to rebrand however you wish or can now be leased as a restaurant or 3,109 SF available as office/retail. Included in the sale of the property are all furniture, fixtures, equipment and 3-way liquor license. Sports bar is currently still open for business. Programmable lighted pylon sign. 201' of frontage on Sheffield Avenue. 2023 pay 2024 taxes \$22,015.70. (\$2.23/SF) 2023 INDOT traffic counts for Sheffield Avenue 7,823 cars/day.

### LOCATION OVERVIEW

Located on the east side of Sheffield Avenue, just .7 miles from the future South Shore train station. Less than 1 mile from 213th Street and Dyer Park Department, 1 mile south of Main Street, 1 1/2 miles north of U.S. Highway 30. Less than 2 miles south of Centennial Village/Park/Golf Course. 5 miles south of 80/94 and less than 1 hour to Chicago. Near Walt's and Gus Bock's Ace Hardware , Stardust Bowling Ally and so much more.

# Sheffields

1025 Sheffield Ave, Dyer, IN, 46311  
TOTAL AREA: 3,109 sq ft Estimated

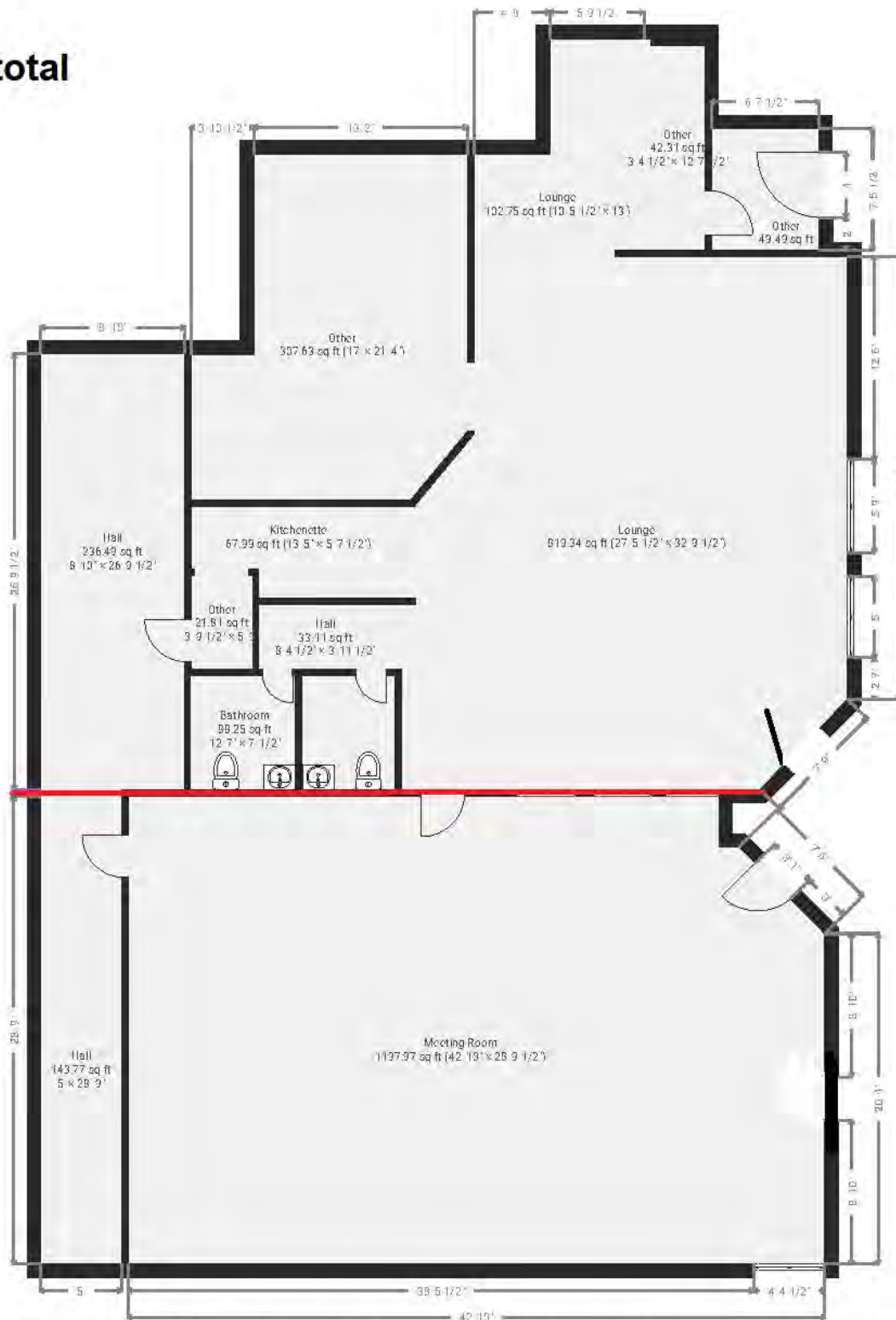
COMMERCIAL  
**In-Sites** LLC  
SUBMITTED BY Jim Dye  
jimdye@commercialinsites.com • 219-789-1770

## ▼ Ground Floor

**3,109 SF total**

**1,767 SF**

**1,342 SF**



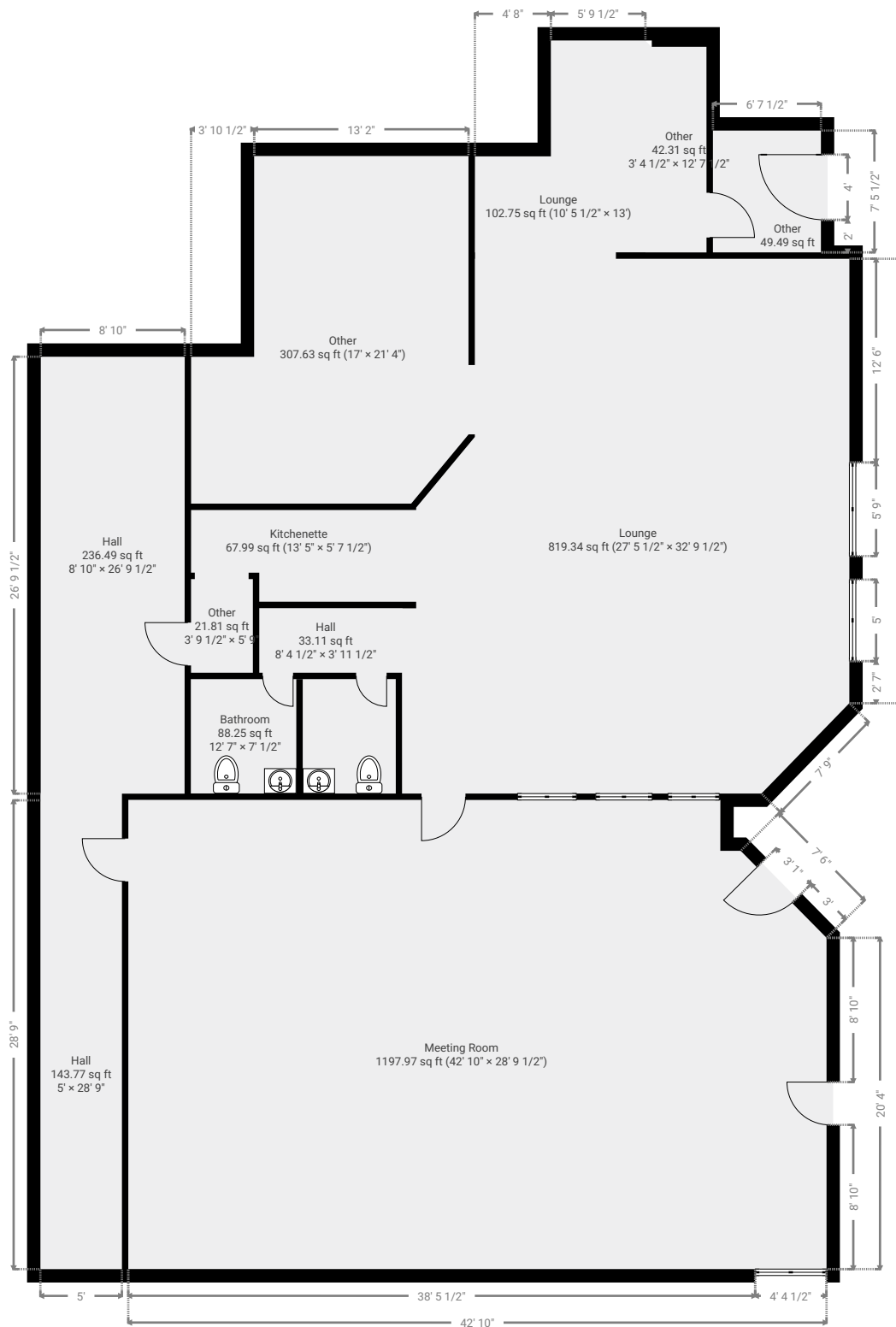
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0' 4' 8' 12' 16'  
1:121  
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0' 4' 8' 12' 16' 1:121  
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## INTERIOR PHOTOS





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## KITCHEN PHOTOS





## ADDITIONAL PHOTOS



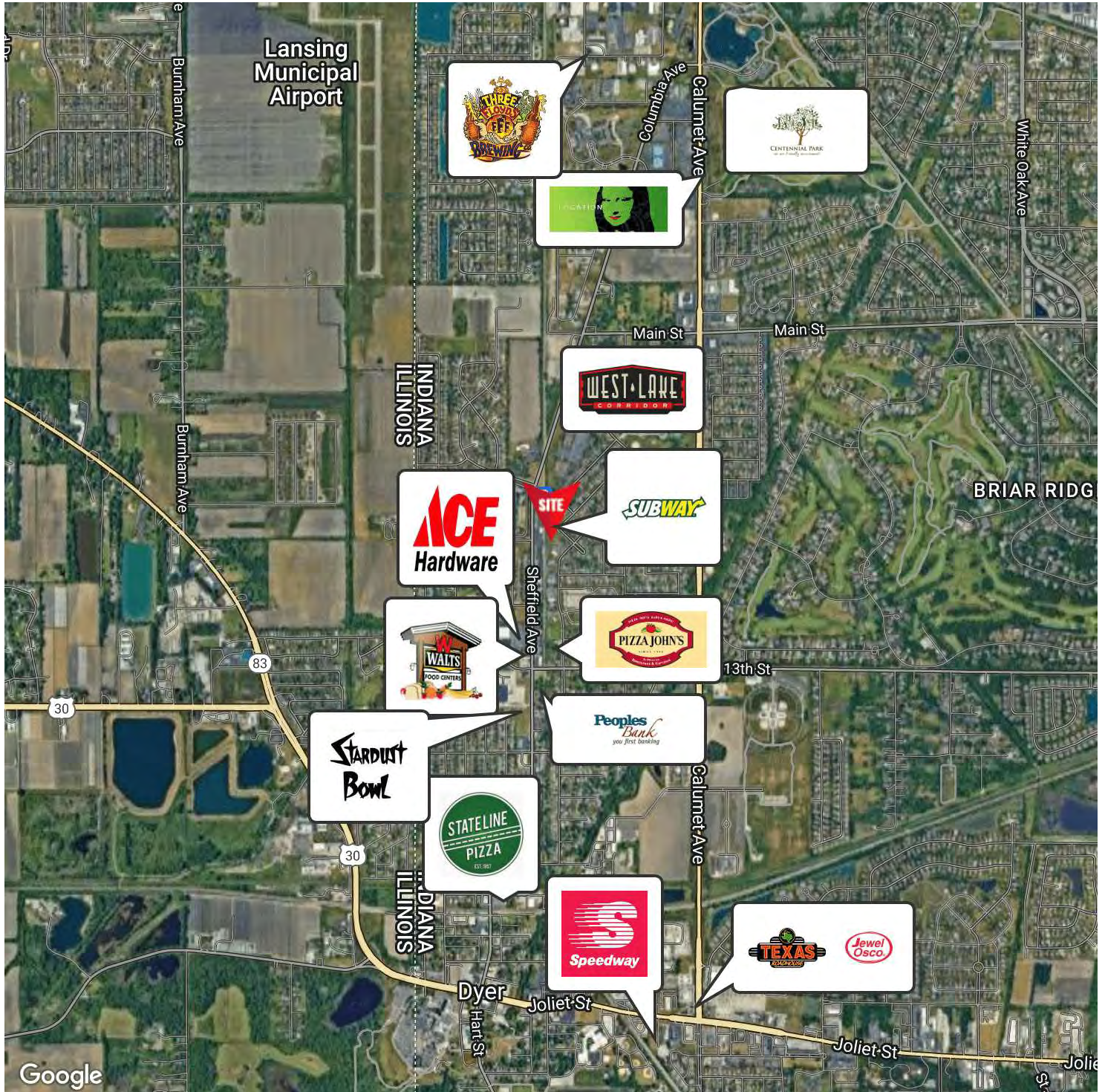


## AERIAL PHOTOS



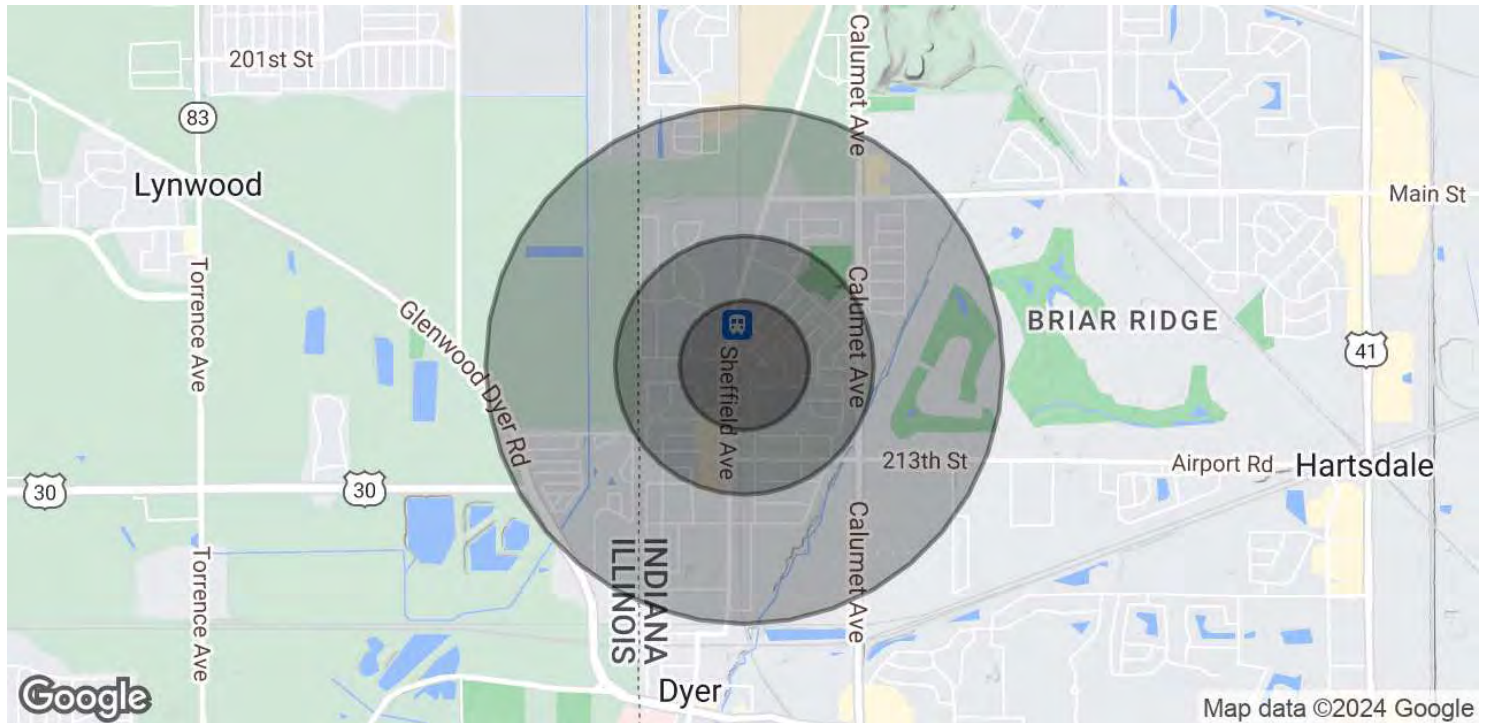


## RETAILER MAP





## DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	693	2,631	7,469
Average Age	63.3	58.9	47.7
Average Age (Male)	64.7	60.1	47.7
Average Age (Female)	62.0	57.8	48.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	281	1,094	3,169
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$98,019	\$92,712	\$85,693
Average House Value	\$208,963	\$199,394	\$190,444

2020 American Community Survey (ACS)