



LAND FOR SALE
Owner Financing Available
2800 Central Ave. | Lake Station, IN 46405

Small Parcel of Land on Heavily Traveled State Highway

- Land:** 0.2 Acre
- Zoning:** C-3
- Land Use:** Retail
- Improvements:** Water, Sanitary Sewer
- List Price:** \$44,990 (Owner Financing Available)

Details:
This small parcel of land, situated on the heavily traveled State Highway along Central Avenue in Lake Station, Indiana, presents an excellent opportunity for a quick-service restaurant (QSR). Its rectangular shape and prime location offer high visibility and accessibility, making it an ideal spot to attract both local residents and passing motorists. With heavy foot and vehicle traffic in the area, this site has significant potential for generating steady customer flow. The growing community nearby further enhances its appeal, positioning it as a strategic investment for any QSR looking to capitalize on the demand for convenient dining options or any other business not requiring a large footprint.

[VIEW PROPERTY ONLINE](#)



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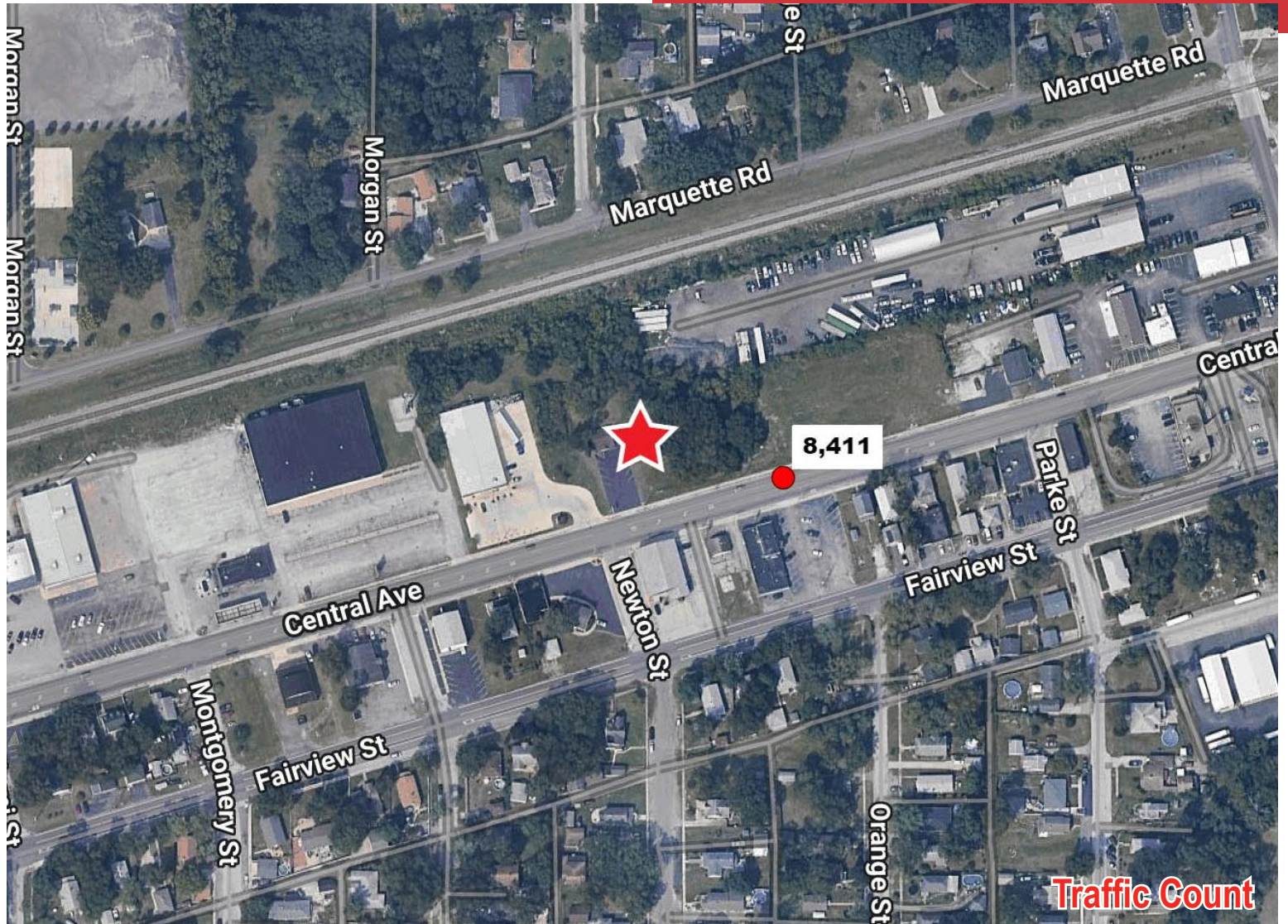
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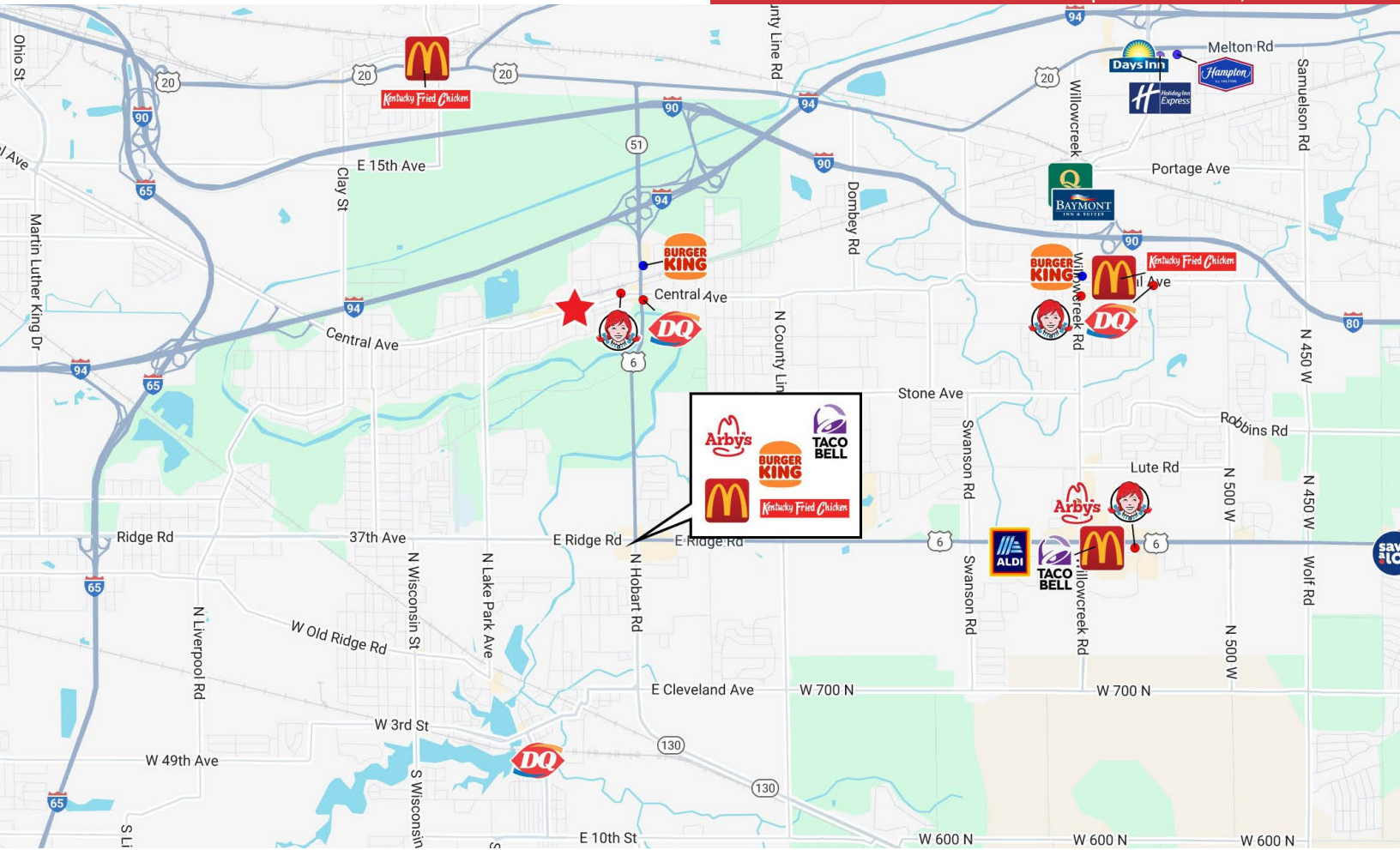


Traffic Count



LOCATION OVERVIEW

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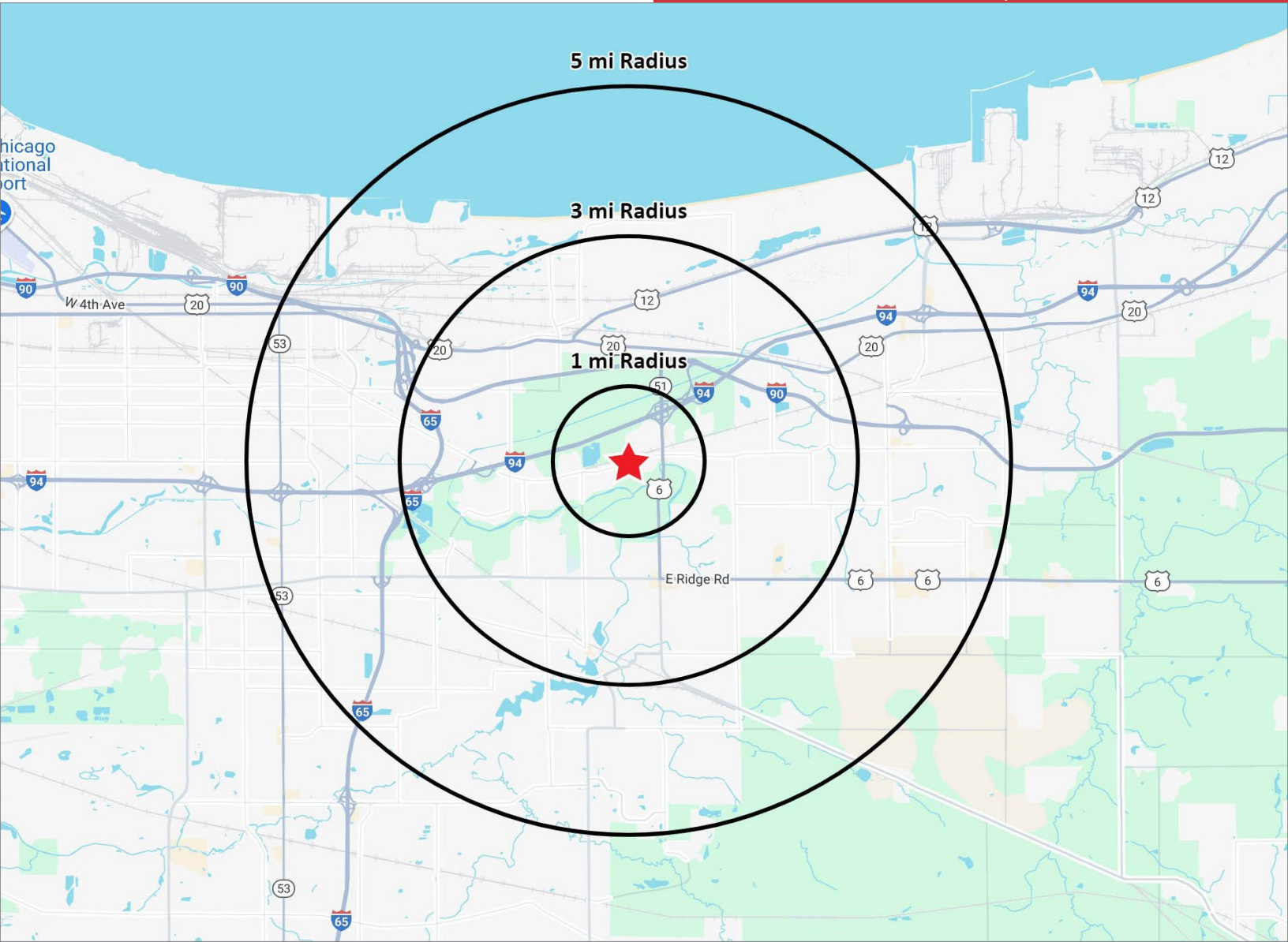


Lake Station, Indiana, is a diverse community that blends residential living, commercial enterprises, and light industrial activity. Nestled near the shores of Lake Michigan, the city offers a suburban atmosphere with a variety of housing options, making it an attractive place for families and professionals alike. The local economy thrives on a mix of small businesses and larger industrial operations, providing jobs and services to residents. This combination fosters a sense of community while supporting economic growth, making Lake Station a unique and vibrant place to live and work.



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POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	3,860
3 MILE	267,101
5 MILE	905,190

1 MILE	1,068
3 MILE	70,391
5 MILE	241,661

1 MILE	\$84,169
3 MILE	\$84,890
5 MILE	\$93,554

1 MILE	\$153,273
3 MILE	\$201,935
5 MILE	\$228,621