

6171 MELTON ROAD, PORTAGE, IN 46368



For more information, please contact:

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6171 MELTON RD - FORMER DENNY'S RESTAURANT

6171 Melton Road, Portage, IN 46368



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	5,540 SF
Lease Rate:	Negotiable
Lot Size:	1.23 Acres
Year Built:	1993
Building Size:	5540 SF
Zoning:	Highway Commercial

PROPERTY HIGHLIGHTS

- 5,540 SF Former Denny's Fully Built Out Restaurant
- Located Less than Quarter Mile from 80/94 & Crisman Rd Interchange
- 1.23 Acre Lot offers Ample Parking
- Full Kitchen with Hood & Walk-In Cooler & Freezer
- 7 Hotels within 1 mile Radius
- Over 70,000 VPD on 80/94 & Over 21,000 VPD On Crisman Rd



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PROPERTY DESCRIPTION



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5,540 SF Former Denny's Restaurant located less than a quarter mile from the 80/94 & Crisman Rd Interchange now for lease. The former restaurant is turn key with full kitchen including Hood, Walk-In Cooler, Freezer, Etc. Big lot at 1.23 acres offers ample parking. 7 Hotels within a 1 mile radius. Huge traffic counts in the immediate area with over 70,000 VPD on 80/94 & over 21,000 VPD on Crisman Rd. Excellent opportunity to take over turnkey restaurant!

LOCATION DESCRIPTION

Located less than a quarter of a mile from the 80/94 & Crisman Rd Interchange. Portage city in Portage Township, Porter County, IN. The population was 36,828 as of the 2010 census and it is the largest city in Porter County and third largest in Northwest Indiana. Portage offer a wide variety of park services, from sports leagues, to crafts, to hiking and water sports. The Sammie L. Maletta Public Marina offers boat launch and slips for public use. The marina opens to the Burns Waterway and has access to nearby Lake Michigan.

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ADDITIONAL PHOTOS



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RETAILER MAP



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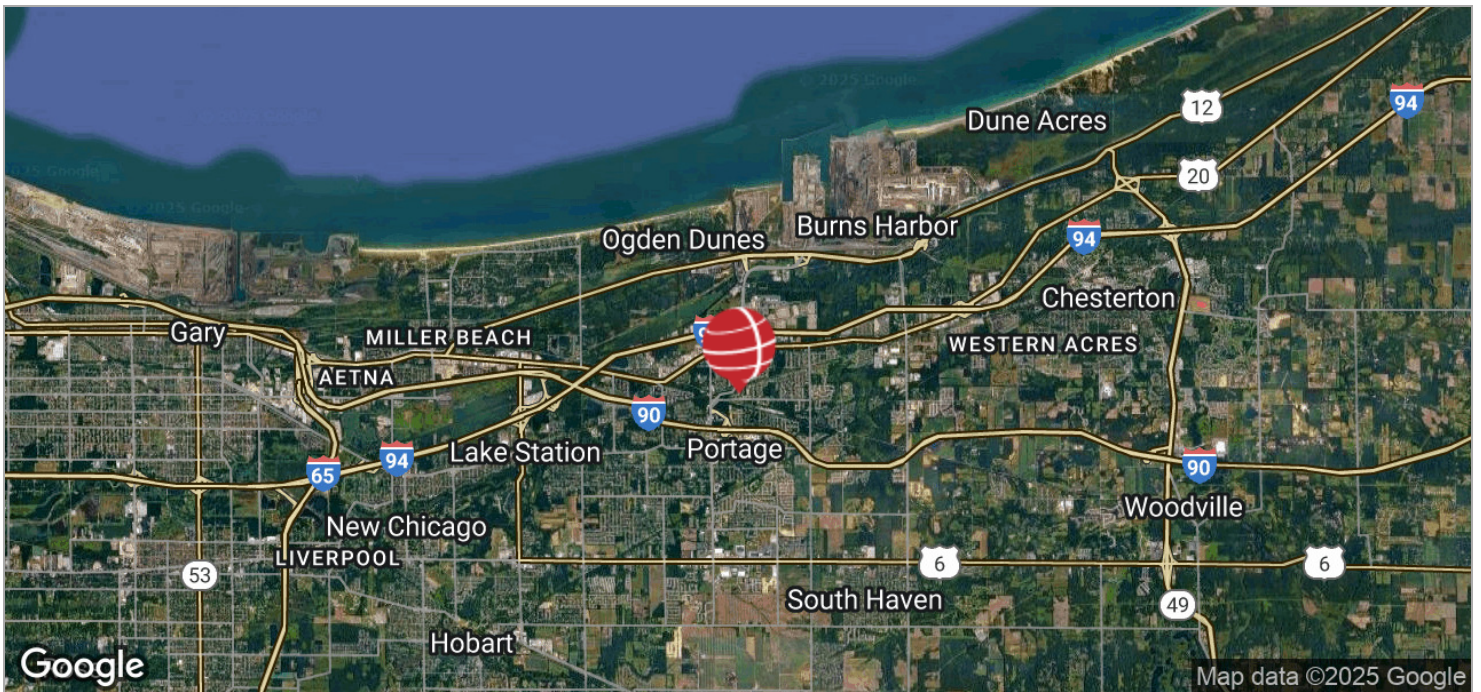
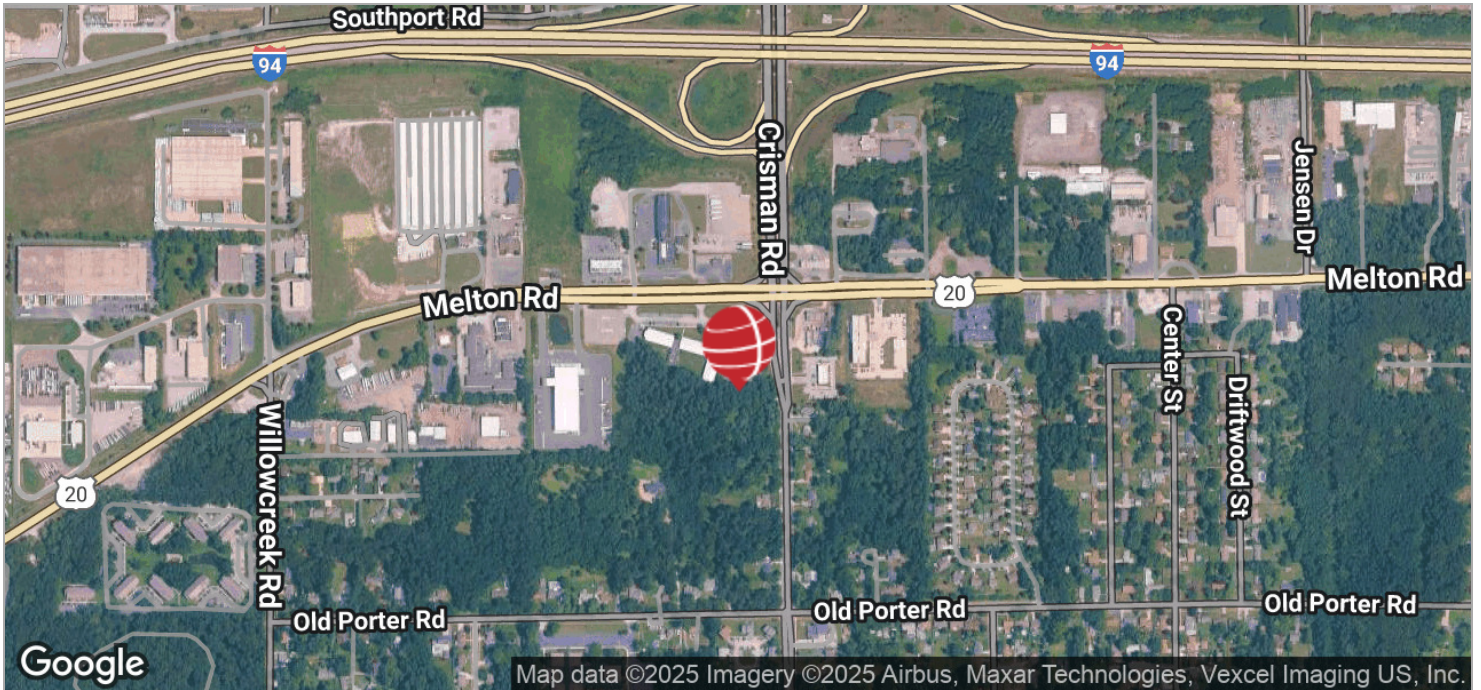
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LOCATION MAPS



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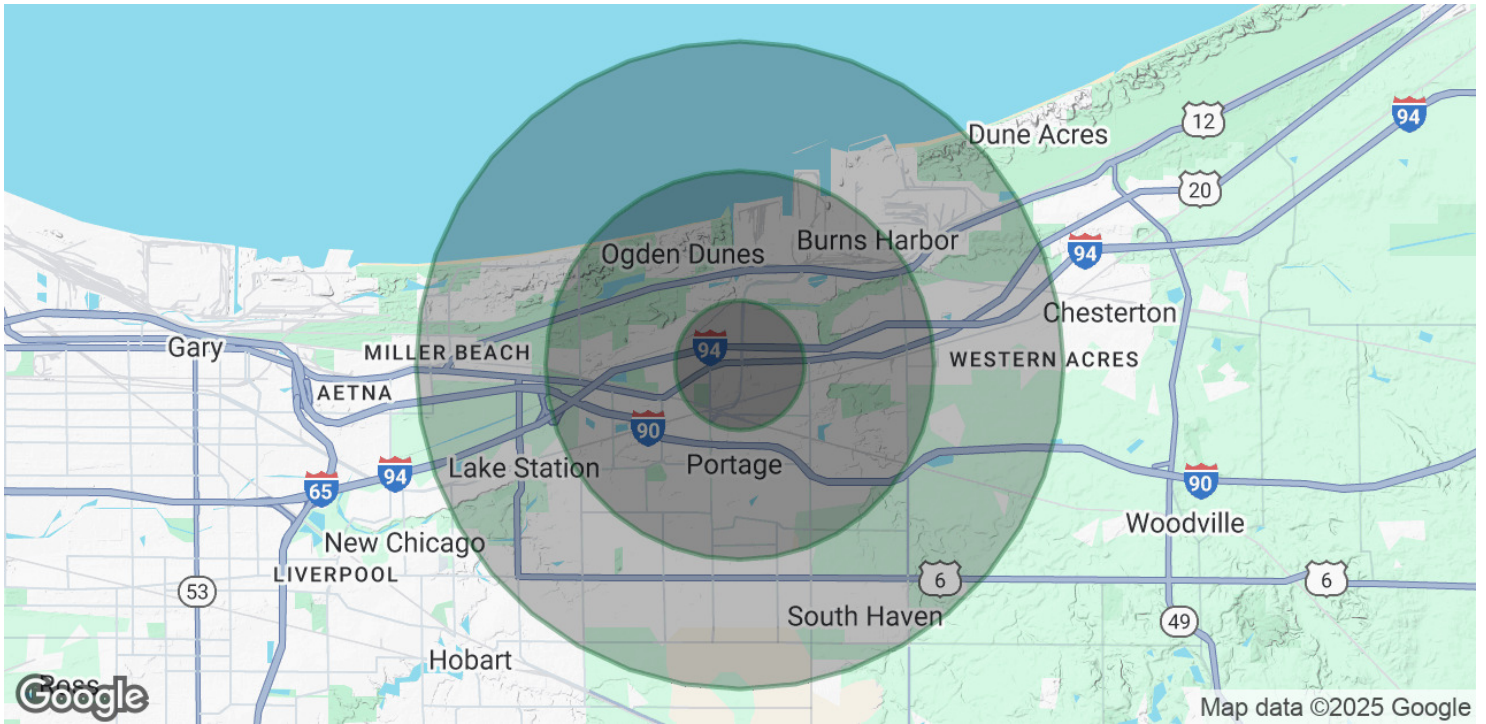
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,784	33,714	69,119
Average Age	41	41	41
Average Age (Male)	41	40	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,487	13,056	27,422
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$92,935	\$95,109	\$88,238
Average House Value	\$279,851	\$289,096	\$262,762

Demographics data derived from AlphaMap

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