

6190 BROADWAY, MERRILLVILLE, IN 46410



For more information, please contact:

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President

219.864.0200

bmcdermott@latitudeco.com

JOHN O'MALLEY

Associate Broker

219.864.0200

jomalley@latitudeco.com

MYLES RAPCHAK

Principal/Vice President

219.864.0200

mrapchak@latitudeco.com



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FREESTANDING FORMER RESTAURANT

6190 Broadway, Merrillville, IN 46410



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$599,000
Price / SF:	\$101.11
Lot Size:	0.5 Acres
Year Built:	1973
Building Size:	5924 SF
Renovated:	2022

PROPERTY HIGHLIGHTS

- Previous restaurant for sale in Merrillville, IN
- 5,924 SF building including FF&E
- Outparcel to a Ruler Grocer anchored shopping center
- Surrounded by national tenants
- Quick access to I-65 via 61st Avenue
- 0.50 acre parcel which could also be re-developed



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PROPERTY DESCRIPTION



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Former Restaurant available for sale in Merrillville, IN. The subject property is located on Broadway just off 61st with quick highway access. The property is an outparcel to a Ruler Foods anchored shopping center with numerous national tenants surrounding the area. The restaurant was recently renovated and is completely built-out with kitchen equipment included. The parcel is 0.50 acres which also offers developers the opportunity to re-purpose. Aggressively priced below replacement value

LOCATION DESCRIPTION

Located on Broadway in Merrillville, IN. Merrillville, Indiana is a town located in Ross Township, Lake County Indiana (Chicago MSA). As of the 2010 census, the population was 35,246. The town is home to the corporate headquarters of NiSource, a Fortune 500 company. Merrillville is also considered a hub for retail trade in Northwest, IN. The US 30 corridor near I-65 is home to a large concentration of big box retailers, restaurants and hotels.

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RETAILER MAP



Google

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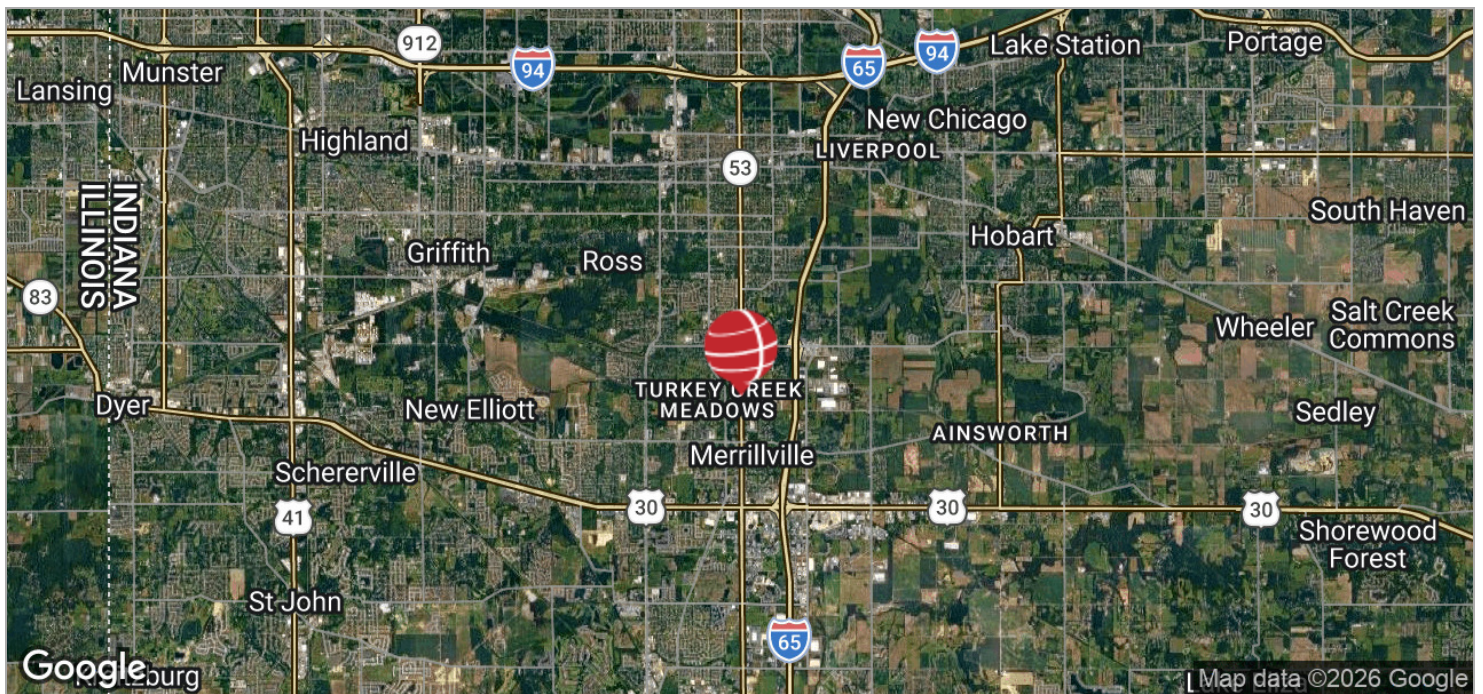
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,684	45,168	114,075
Average Age	44.5	40.5	39.5
Average Age (Male)	40.2	36.8	37.7
Average Age (Female)	46.9	42.7	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,736	18,244	45,718
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$66,713	\$75,902	\$80,781
Average House Value	\$171,921	\$172,962	\$194,954

2023 American Community Survey (ACS)

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