

142-316 W. LINCOLN HIGHWAY, SCHERERVILLE, IN 46375



For more information, please contact:

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President

219.864.0200

bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President

219.864.0200

mrpachak@latitudeco.com

JOHN O'MALLEY

Senior Broker

219.864.0200

jomalley@latitudeco.com



LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

LATITUDECO.COM

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,200 - 4,948 SF

Lease Rate: \$12 - 18 SF/yr (NNN)

Lot Size: 5.1 Acres

Year Built: 1978

Building Size: 51253 SF

Renovated: 2017

Zoning: C-3

PROPERTY HIGHLIGHTS

- 1,200-4,948 SF units available
- Strong mix of national and local tenants
- 270 Parking spaces available
- Located in one of the strongest retail markets in Northwest, IN
- Great visibility with a large Pylon for signage
- Full signalized access



BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY
Senior Broker
219.864.0200
jomalley@latitudeco.com

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Now leasing Lincoln Ridge Plaza in Schererville, IN with spaces ranging from 1,200-4,948 SF with multiple entrances to the center including at the stoplight entrance. Join a strong lineup of tenants that include F45 Fitness, Dominos, Cost Cutters, Chicago Title Smoochie Pooch and many others. This site sits along heavily traveled US 30, just East of the intersection of US 30 & 41 ("Crossroads of America") with full signalized access. The center has undergone significant renovations and updates in the last few years. Spaces range from 1,200 SF to 4,948 SF with visibility to over 41,000 vehicles per day and access to a large pylon sign. 270 Parking spaces for use by employees and customers with many opportunities to eat and shop within the center.

LOCATION DESCRIPTION

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.



BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

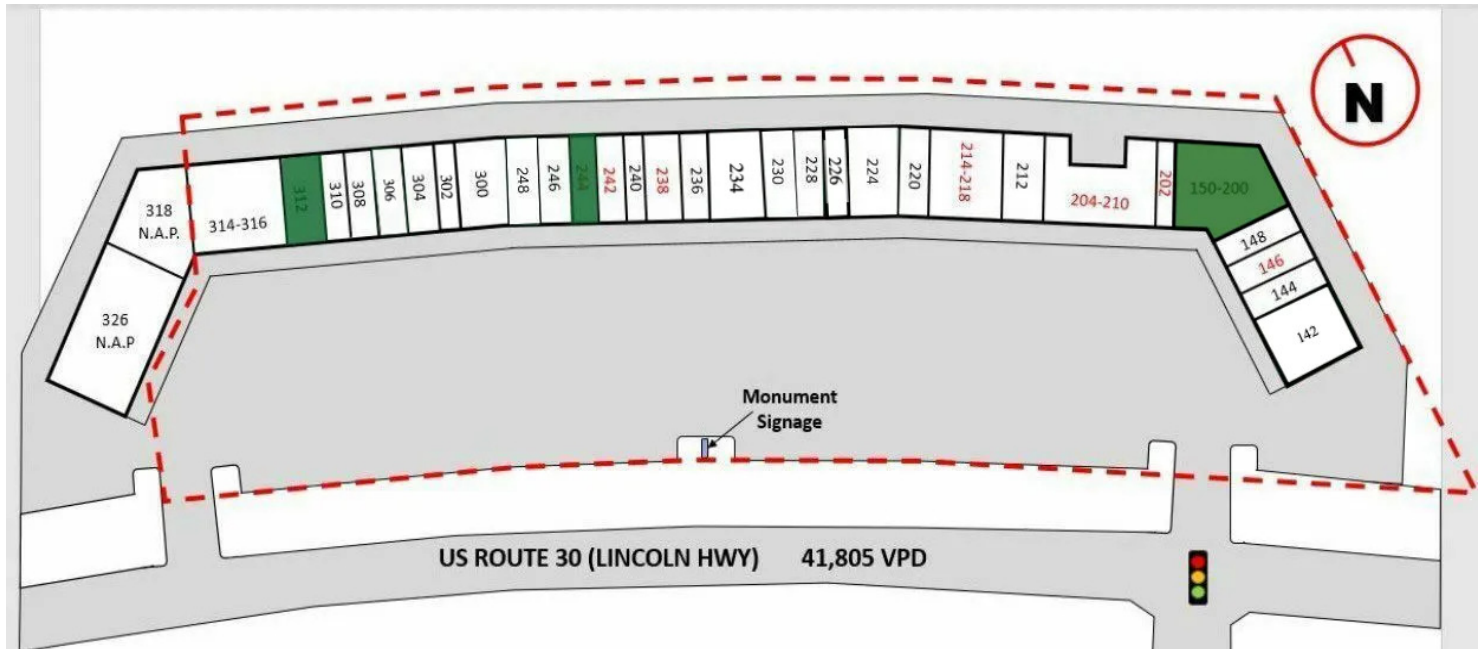
JOHN O'MALLEY
Senior Broker
219.864.0200
jomalley@latitudeco.com

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 4,948 SF	Lease Rate:	\$12 - \$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 150	Available	4,948 SF	NNN	\$12.00 SF/yr	-
Suite 244	Available	1,200 SF	NNN	\$18.00 SF/yr	-
Suite 312	Available	1,500 SF	NNN	\$18.00 SF/yr	-

BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

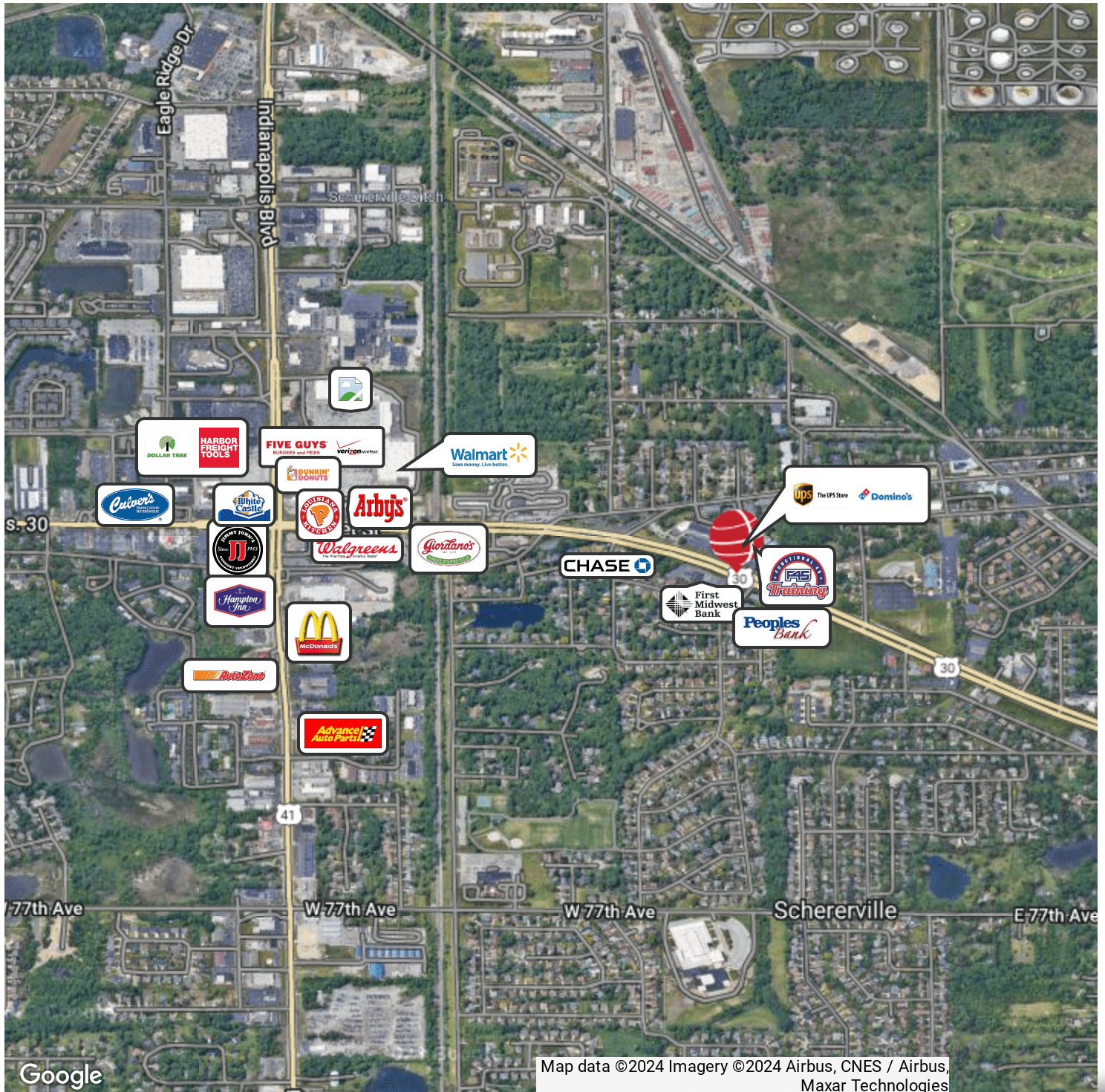
JOHN O'MALLEY
Senior Broker
219.864.0200
jomalley@latitudeco.com

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



RETAILER MAP



BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrachak@latitudeco.com

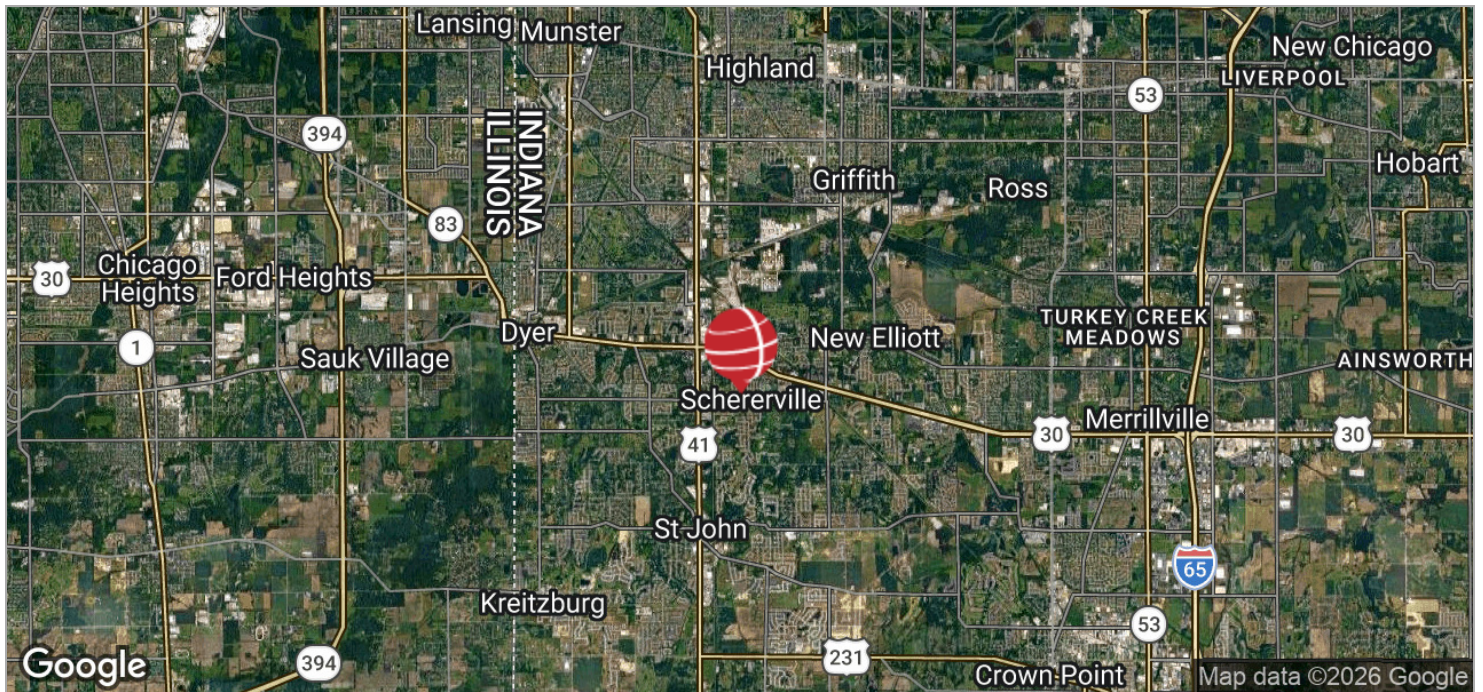
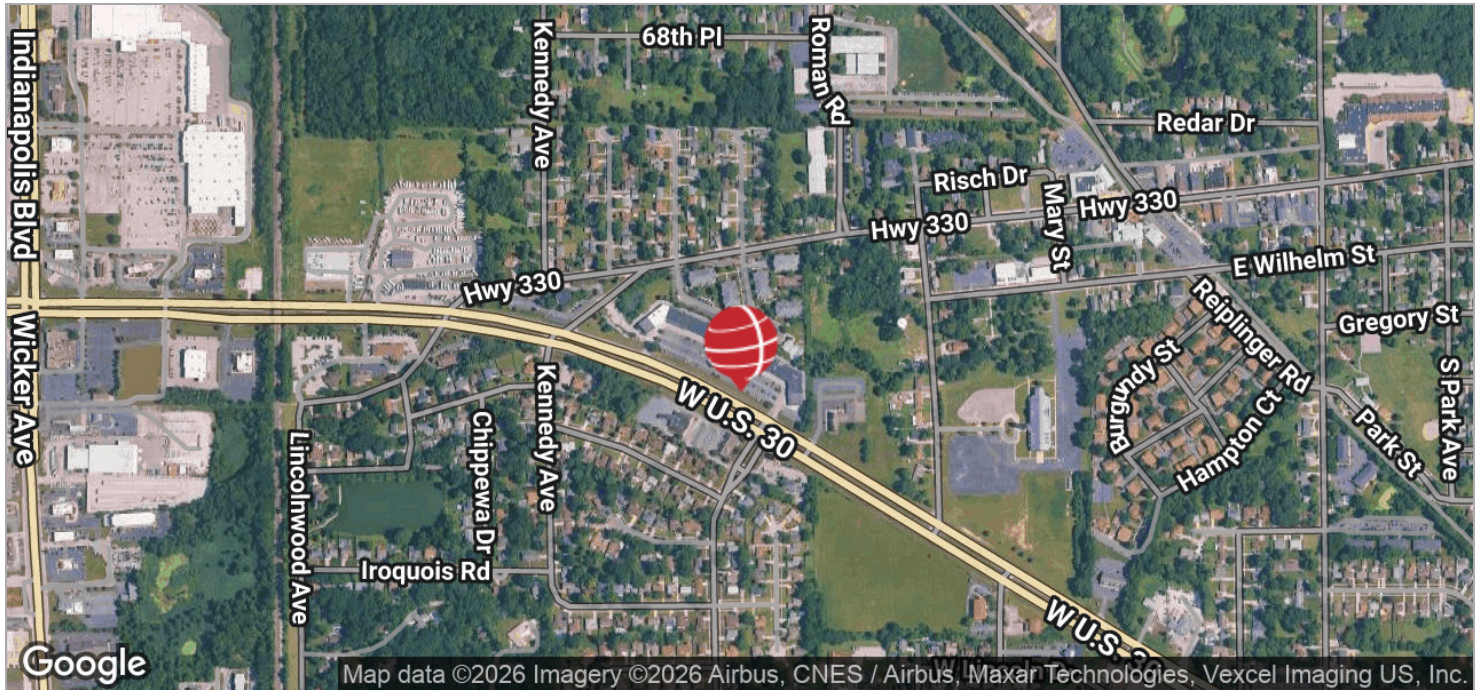
JOHN O'MALLEY
Senior Broker
219.864.0200
jomalley@latitudeco.com

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



LOCATION MAPS



BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY

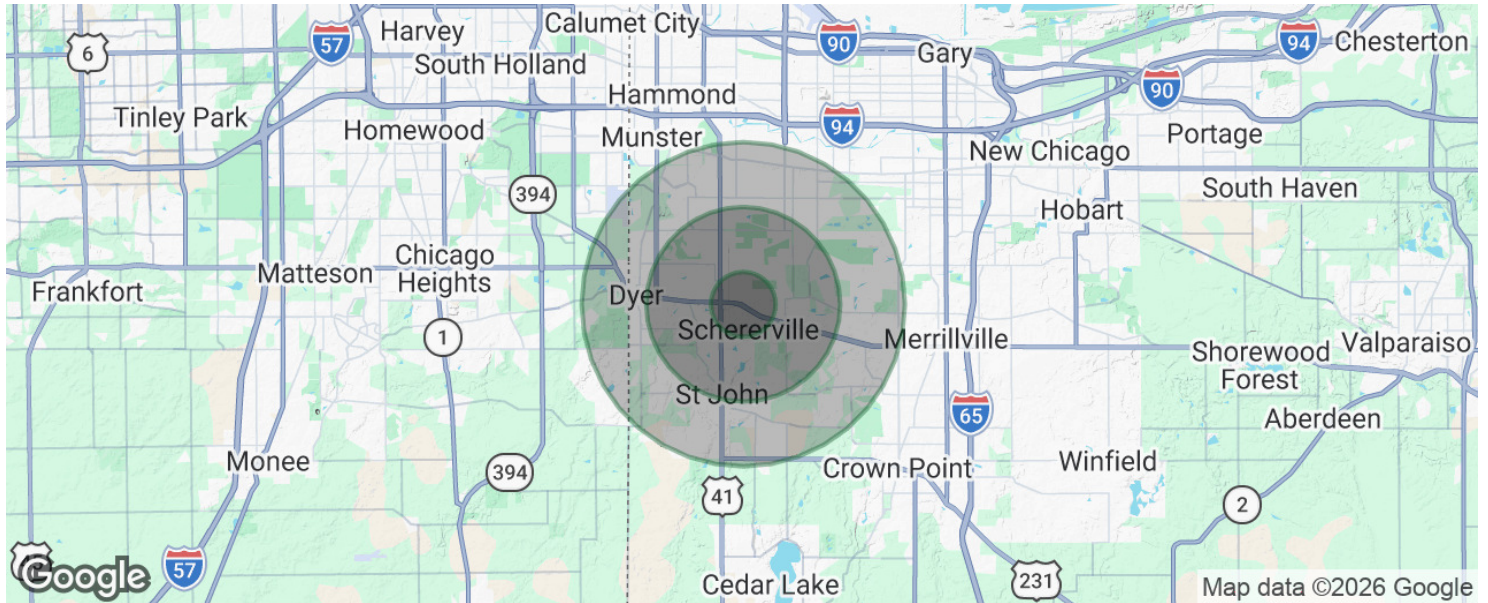
Senior Broker
219.864.0200
jomalley@latitudeco.com

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,510	46,157	149,215
Median age	37.7	40.4	39.9
Median age (Male)	36.1	39.2	38.4
Median age (Female)	39.9	42.3	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,185	17,742	56,137
# of persons per HH	2.5	2.6	2.7
Average HH income	\$75,009	\$80,827	\$80,229
Average house value	\$214,071	\$223,753	\$210,850

* Demographic data derived from 2020 ACS - US Census

BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY
Senior Broker
219.864.0200
jomalley@latitudeco.com