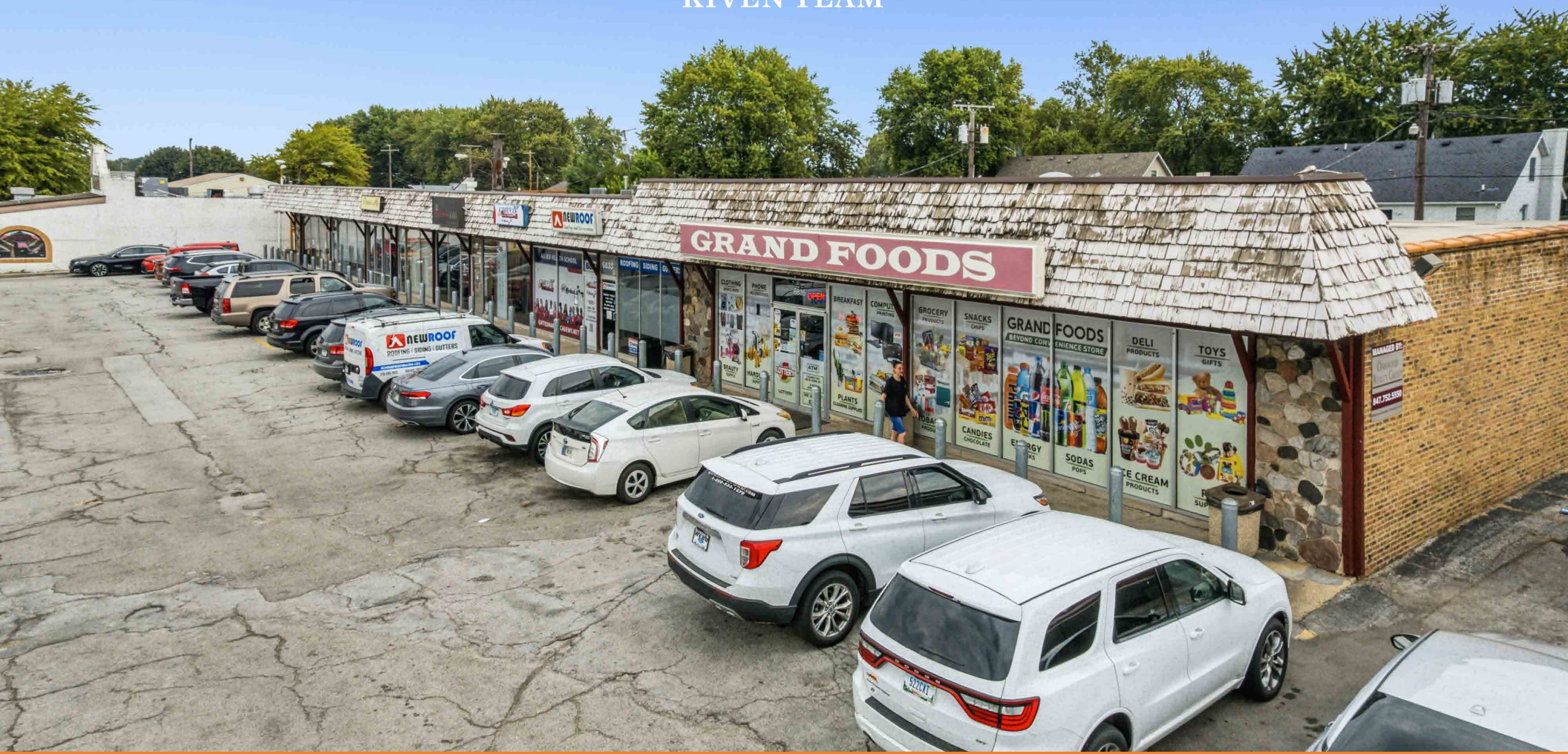


Marcus & Millichap
KIVEN TEAM



FULLY OCCUPIED NEIGHBORHOOD STRIP IN NW INDIANA
100% OCCUPANCY | 9.75% CAP ON IN-PLACE NOI | +13% CASH-ON-CASH

6823-6835 GRAND AVENUE, HAMMOND, IN 46323

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FULLY OCCUPIED NEIGHBORHOOD STRIP IN NW INDIANA

6823-6835 GRAND AVENUE, HAMMOND, IN 46323

Executive Summary

Marcus & Millichap is pleased to present the opportunity to purchase the fee simple interest in an 11,850 square foot retail center located in Northwest Indiana, within the Chicago MSA. The property is fully occupied with all tenants paying replaceable and, in most cases, below market rent. Grand Foods, the anchor tenant, recently extended their lease for 5 years and increased their base rent from \$6 per square foot to \$10 per square foot – with strong annual increases. The tenants also do not currently have the benefit of option periods, which provides a new owner with additional flexibility.

All tenants operate on true NNN leases, reimbursing for their pro rata share of Real Estate Taxes, CAM, Insurance, Management and Administrative Fees. The tenants are synergistic in nature, and the suite sizes are uniformly small and compact, with the majority averaging about 1,000 square feet. This is a parking lot that appears to consistently stay busy, which is a sign of successful tenants.

The demographics surrounding the property are dense, with close to 200,000 people within a 5-mile radius. The property is also a stone's throw from Morton High School, with a student body of 1,500. The tenants benefit from prominent pylon signage, as well as unrestricted ingress and egress from the property's access points. The site is adjacent to an Autozone and kitty corner to a Save-a-Lot Grocery anchored retail center.

Priced at a 9.75% percent CAP rate and a price per square foot of \$135, this is an opportunity to purchase a high-yield retail opportunity with landlord friendly NNN leases..

Investment Highlights

Fully occupied retail center offered at a 9.75% CAP

.....

13.60% Cash on Cash return at the asking price, utilizing currently available financing

.....

Rents are well below market | Grand Foods just extended their lease for 5 years at a significantly higher rent, reinforcing the narrative that there is significant room to push rents

.....

The majority of leases feature above average annual rent increases

.....

All tenants operate on uniquely strong NNN leases, reimbursing for RE Taxes, CAM, Insurance, Management and additional Administrative Fees

.....

The property has been professionally managed with a long collection history and enforcement of the leases

.....

Dense demographics with almost 200,000 people living within 5 miles of the property

.....

Highly leasable space with mostly small footprints and shallow depth bay suites

TENANT SUMMARY

Fully Occupied Neighborhood Strip in NW Indiana

\$1,600,000
TOTAL PRICE

9.75%
CAP RATE

\$156,008
NOI

Tenant Summary

Tenant	Suite	Suite Size (SF)	% Property	Lease Start Date	Lease End Date	Annual Rent PSF	Monthly Rent	Annual Rent	Changes On	Changes To	Lease Type	Expense Reimbursements	Renewal Options
Golden Glove Cuisine	6823	1,750	14.8%	4/1/22	8/31/30	\$10.00	\$1,458	\$17,496	Sep-2026	\$18,371	NNN	\$6,379	NONE
RHI US	6825	1,400	11.8%	4/1/22	3/31/27	\$16.80	\$1,960	\$23,520	Apr-2026	\$24,696	NNN	\$6,049	NONE
Darius Ronshon Whitters	6827	1,050	8.9%	1/14/25	3/31/28	\$12.00	\$1,050	\$12,600	N/A	N/A	NNN	\$4,231	NONE
Pamper Me	6828	1,050	8.9%	9/2/21	11/30/26	\$9.92	\$868	\$10,416	N/A	N/A	NNN	\$4,099	NONE
Team Barber Indiana	6829	750	6.3%	5/1/21	6/30/29	\$13.65	\$853	\$10,236	Jul-2026	\$10,750	NNN	\$3,095	NONE
Herkandy Glam	6830	1,050	8.9%	1/1/21	7/31/29	\$10.87	\$951	\$11,412	Aug-2026	\$11,774	NNN	\$4,159	NONE
Gift Hands Academy	6831	900	7.6%	1/10/24	1/31/29	\$13.65	\$1,024	\$12,288	Feb-2026	\$12,899	NNN	\$3,710	NONE
New Roof & Restoration	6833	900	7.6%	5/1/23	5/31/26	\$15.33	\$1,150	\$13,800	N/A	N/A	NNN	\$3,806	NONE
Grand Foods	6835	3,000	25.3%	12/1/20	11/30/30	\$10.00	\$2,500	\$30,000	Dec-2026	\$30,900	NNN	\$11,187	NONE
Totals		11,850				\$12.47	\$11,814	\$141,768				\$46,710	
		Occupied Tenants: 9		Occupied GLA: 100%									



OPERATING STATEMENT

Income	Year 1		Per SF	Year 2		Per SF
Scheduled Base Rental Income	143,031		12.07	146,775		12.39
Expense Reimbursement Income (NNN)						
CAM	20,710		1.75	21,330		1.80
Insurance	4,150		0.35	4,273		0.36
Real Estate Taxes	14,355		1.21	14,355		1.21
Management Fees ¹	7,495		0.63	7,645		0.65
Total Reimbursement Revenue	\$46,710	107.4%	\$3.94	\$47,603	107.3%	\$4.02
Other Income: Recycling Bin	3,300		0.28	3,300		0.28
Other Income: Admin Fees	6,470		0.55	6,470		0.55
Effective Gross Revenue	\$199,511		\$16.84	\$204,147		\$17.23
Operating Expenses						
Common Area Maintenance (CAM)						
Repairs & Maintenance	3,243		0.27	3,340		0.28
Utilities	1,212		0.10	1,248		0.11
Landscaping	1,100		0.09	1,133		0.10
Parking Lot	7,961		0.67	8,200		0.69
Snow Removal	7,193		0.61	7,409		0.63
Insurance	4,148		0.35	4,272		0.36
Real Estate Taxes	14,355		1.21	14,355		1.21
Management Fee ²	4,291	3.0%	0.36	4,403	3.0%	0.37
Total Expenses	\$43,503		\$3.67	\$44,361		\$3.74
Net Operating Income	\$156,008		\$13.17	\$159,786		\$13.48

Notes:

[1] - Management fee reimbursement in year one per ownership's rent roll; year 2 reimbursements calculated as 6% of base rents .

[2] - Current management fee being charged by ownership's third party property manager is 3% of base rent.



PRICING & RETURN METRICS

Fully Occupied Neighborhood Strip in NW Indiana

Summary

Price	\$1,600,000
Down Payment (30%)	\$480,000
Number of Suites	9
Price Per SqFt	\$135.02
Gross Leasable Area (GLA)	11,850
Lot Size	0.84
Year Built	1968
Occupancy	100%

Returns

	Year 1	Year 2
Cap Rate	9.75%	10.00%
Cash-on-Cash	13.60%	14.38%
Debt Coverage Ratio	1.72	1.76

Proposed New Financing

Loan Amount (70% LTV)	\$1,120,000
Loan Type	Conventional
Interest Rate	6.50%
Amortization	25 Years
Year Due	2030

Operating Data

Income	Year 1		Year 2	
Scheduled Base Rental Income		\$143,031		\$146,775
Total Reimbursement Income	32.7%	\$46,710	32.4%	\$47,603
Other Income		\$9,770		\$9,770
Effective Gross Revenue		\$199,511		\$204,147
Less: Operating Expenses	21.8%	(\$43,503)	21.7%	(\$44,361)
Net Operating Income		\$156,008		\$159,786
Debt Service		(\$90,748)		(\$90,748)
Net Cash Flow After Debt Service	13.60%	\$65,261	14.38%	\$69,039
Principal Reduction		\$18,492		\$19,731
Total Return	17.45%	\$83,753	18.49%	\$88,769

Operating Expenses

CAM	\$20,709	\$21,330
Insurance	\$4,148	\$4,272
Real Estate Taxes	\$14,355	\$14,355
Management Fee	\$4,291	\$4,403
Total Expenses	\$43,503	\$44,361
Expenses/SF	\$3.67	\$3.74

AERIAL & SURROUNDING RETAIL



H&R
BLOCK

Save
a Lot

FAMILY
DOLLAR

SHARK
BAIT

O'Reilly
AUTO PARTS

CITGO

169TH ST - 12,500 VPD

GRAND AVE - 4,600 VPD

AutoZone

SUBJECT
PROPERTY

AERIAL & SURROUNDING RETAIL

Demographics | 3-Mile Radius

2024 Population	61,300
2024 Daytime Population	63,730
2024 Avg. Household Income	\$73,751



169TH ST - 12,500 VPD

GRAND AVE - 4,600 VPD

LOCATION OVERVIEW

Hammond, IN

Hammond, Indiana is one of the largest cities in Northwest Indiana and a key component of the greater Chicago metropolitan area. Situated just 25 miles southeast of downtown Chicago, the city benefits from its strategic location along major transportation corridors, including Interstates 80/94, 90, and 65, as well as multiple freight rail lines. This connectivity provides businesses with efficient access to the Chicago market, regional distribution hubs, and national transportation networks, making Hammond an attractive destination for both commercial and industrial investment.

The city has a diverse economic base supported by manufacturing, logistics, healthcare, and education. Hammond is home to Purdue University Northwest, Franciscan Health Hammond, and a number of established industrial and distribution companies. The ongoing redevelopment of formerly industrial sites into mixed-use, commercial, and residential projects reflects the city's commitment to revitalization and economic growth.

Hammond's local government has actively pursued initiatives to modernize infrastructure and encourage new business development. Incentive programs, tax increment financing districts, and close partnerships with regional economic development organizations have spurred a steady pipeline of projects, ranging from logistics centers to retail redevelopments. These efforts have created a more dynamic business climate while increasing property values in key commercial corridors.

The city also offers a range of residential options, parks, and recreational amenities, including access to the Indiana Dunes National Park and Lake Michigan shoreline. With a population of over 75,000 and proximity to the larger Northwest Indiana labor pool, Hammond combines urban accessibility with suburban affordability.

In the News

- At the end of 2024, the Hammond Family YMCA opened its doors at the former Woodmar Mall Site and next to the Hammond Sportsplex. The 120,000-square-foot facility brought a projected 200 new jobs tied to the operation. It will serve up to 50,000 people annually from North Lake County.
- The historic Bank Calumet, located at 5231 Hohman Avenue in downtown Hammond, transformed into a vibrant mixed-use destination. Now branded as "The Banc," the property features approximately 100 modern, market-rate apartment units paired with roughly 10,000-square-feet of commercial space designed for retail, dining, or professional services.
- The Jean Shephard Community Center is being converted into a hub for pickleball and community recreation. New additions include: 12 indoor courts, a bar/food service inside, and expanded programming for clinics, leagues, and drop-in sessions.

Location Fast Facts



Hammond Population
76,030



6 Miles to Gary/Chicago International Airport



South Shore Line



Morton High School
Enrollment ~ 1,730
Students



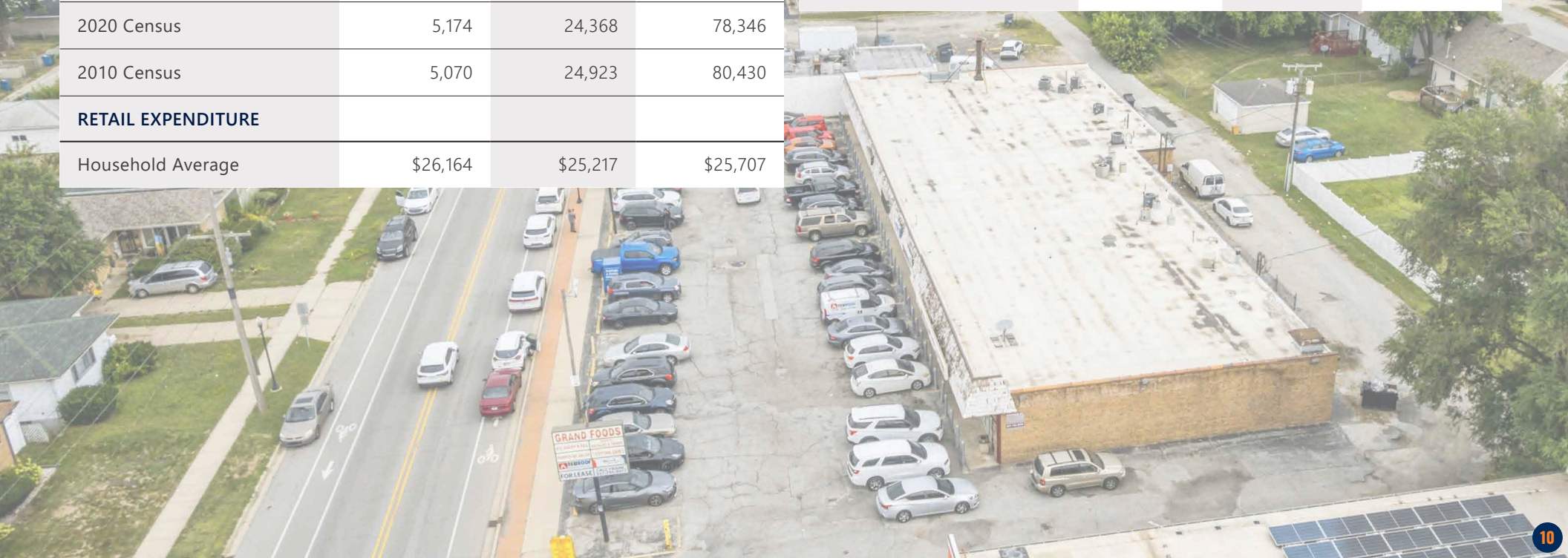
Cleveland Cliffs Steel
~ 3,435 Employees



9,441,957
PEOPLE IN THE CHICAGO MSA

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2029 Projection	13,530	61,308	197,306	Average	\$74,674	\$73,751	\$75,109
2024 Estimate	13,509	61,300	197,144	Median	\$57,873	\$57,857	\$61,116
2024 Daytime Population	9,482	63,730	190,979	Per Capita	\$28,364	\$29,378	\$30,071
2020 Census	13,693	62,393	200,833	EDUCATIONAL ATTAINMENT			
2010 Census	13,622	65,477	212,462	High School Graduate (12)	43.4%	38.7%	36.0%
HOUSEHOLDS				Some College (13-15)	20.9%	22.5%	22.0%
2029 Projection	5,254	24,735	79,677	Associate Degree Only	6.6%	7.8%	7.9%
2024 Estimate	5,220	24,581	79,114	Bachelor's Degree Only	9.6%	12.5%	14.4%
Average Household Size	2.6	2.5	2.5	Graduate Degree	3.3%	5.2%	6.5%
2020 Census	5,174	24,368	78,346				
2010 Census	5,070	24,923	80,430				
RETAIL EXPENDITURE							
Household Average	\$26,164	\$25,217	\$25,707				



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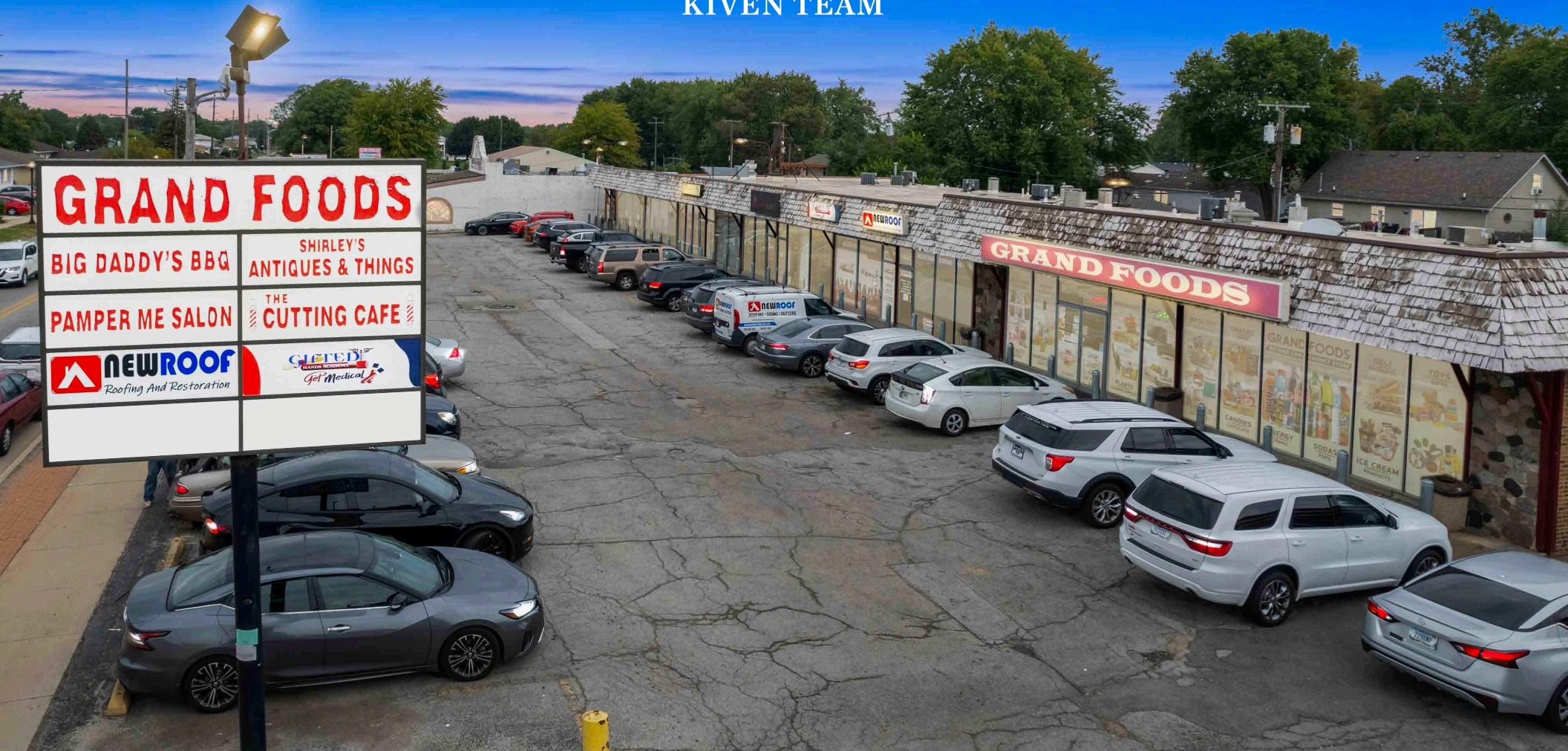
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