

4802 INDIANAPOLIS BLVD, EAST CHICAGO, IN 46312



For more information, please contact:

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COMMERCIAL
REAL ESTATE SERVICES
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 4,680 SF

Lease Rate: \$15/SF (MG)

Lot Size 1.2 Acres

Building Size: 8040 SF

PROPERTY HIGHLIGHTS

- 4,680 SF inline Unit (Pawn King)
- Great exposure off Indianapolis Boulevard (13k VPD)
- Pylon Signage Available
- Surrounded by national brands that provide increased exposure
- Close proximity to Indiana Toll Road



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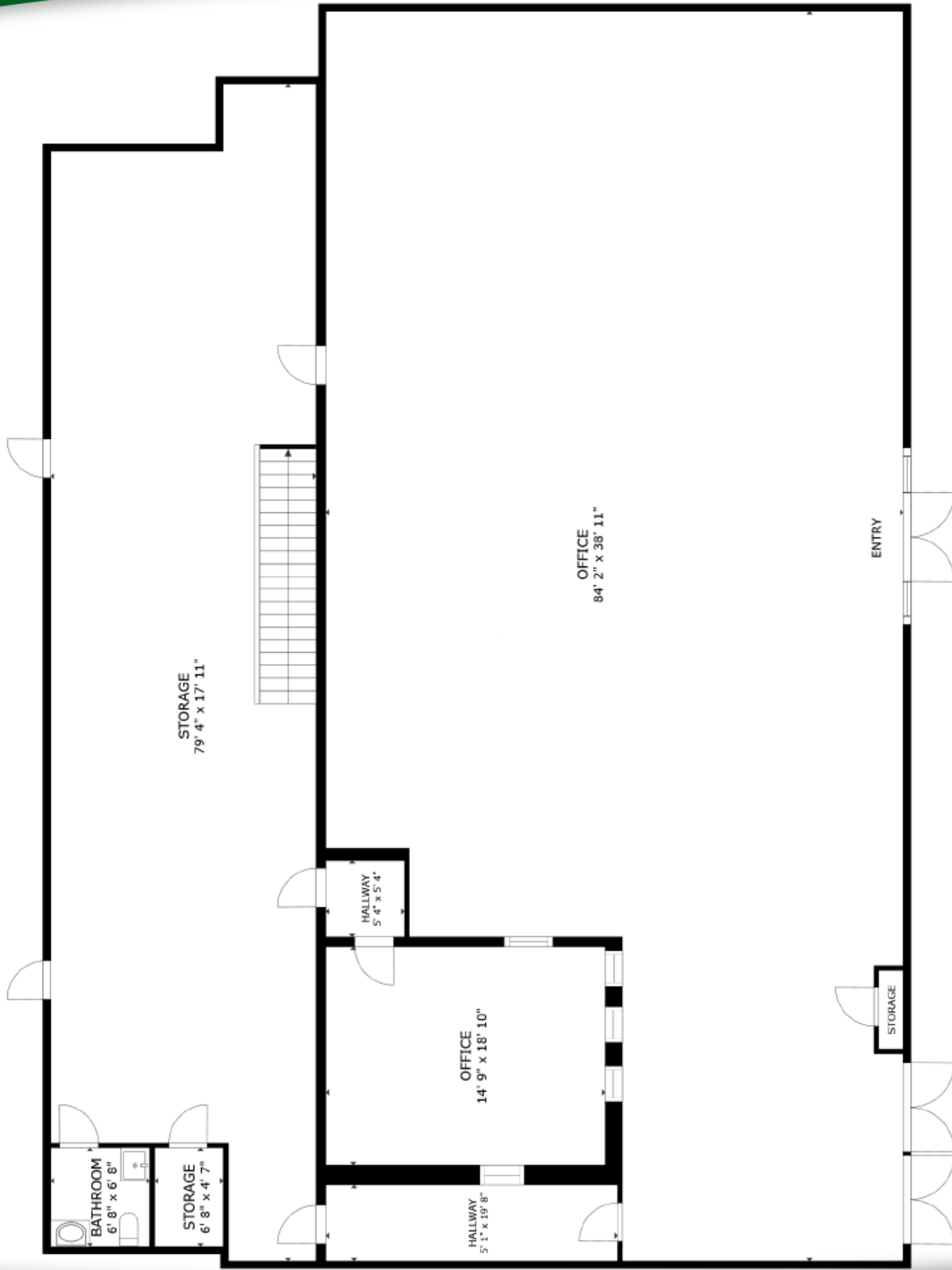
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FLOOR PLAN



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 4,680 sq.ft.
TOTAL : 4,680 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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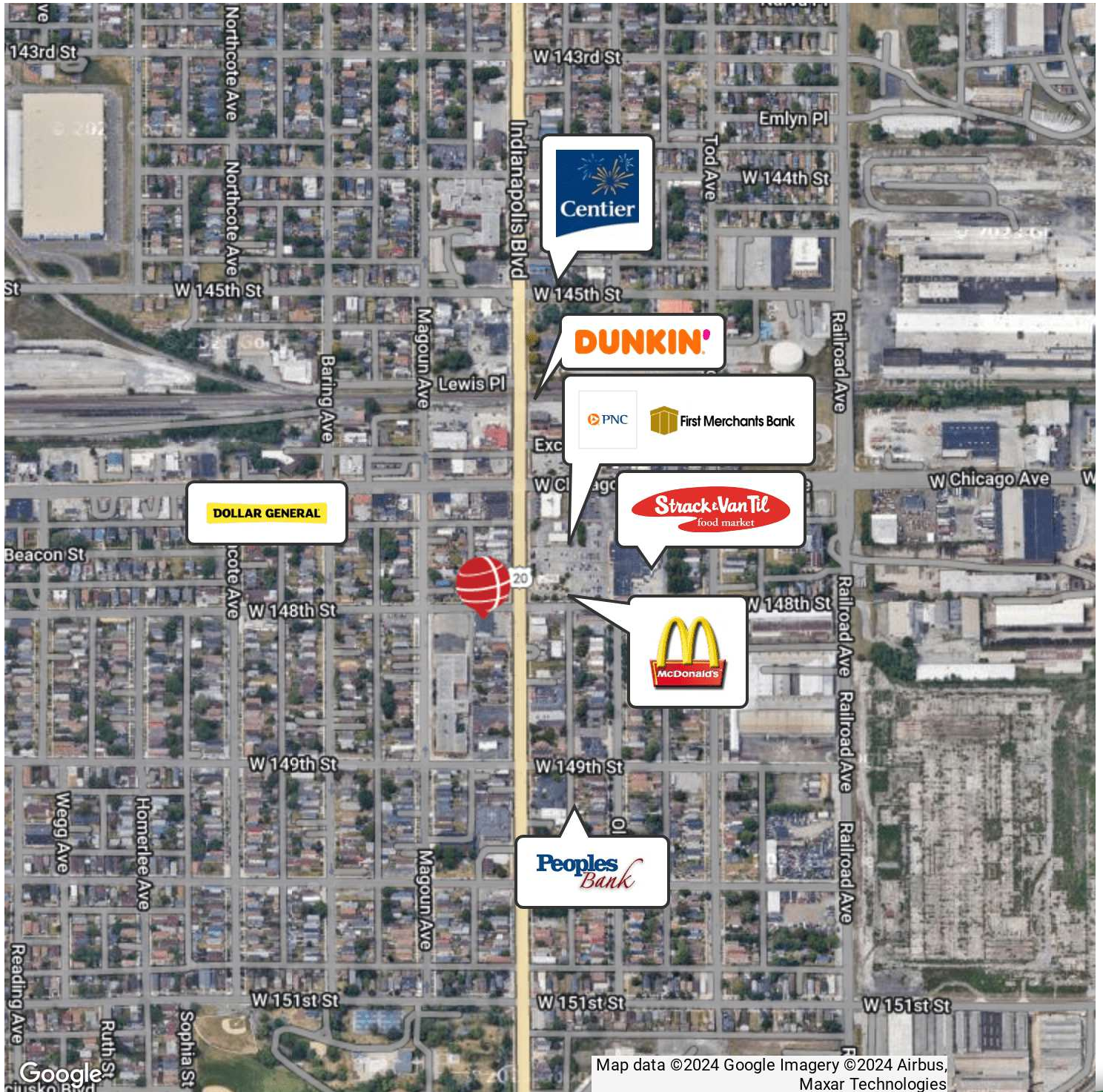
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RETAILER MAP



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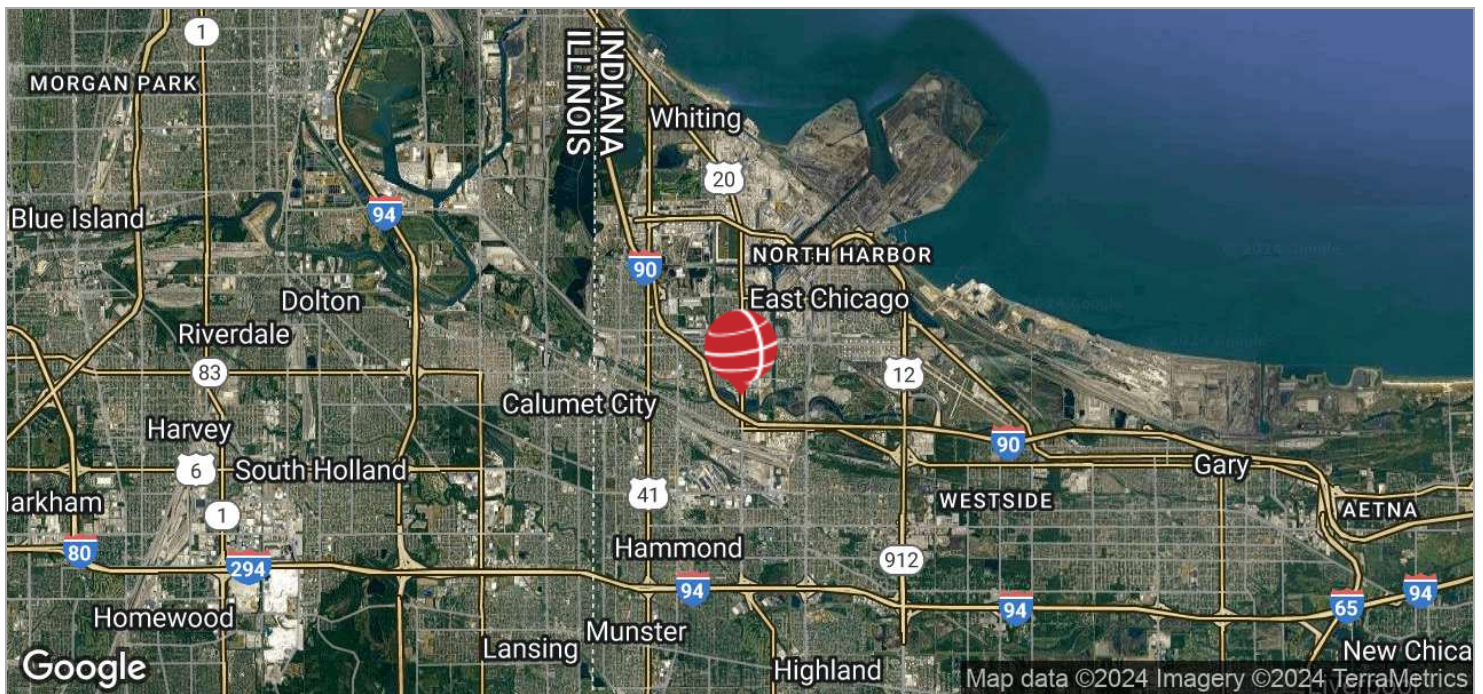
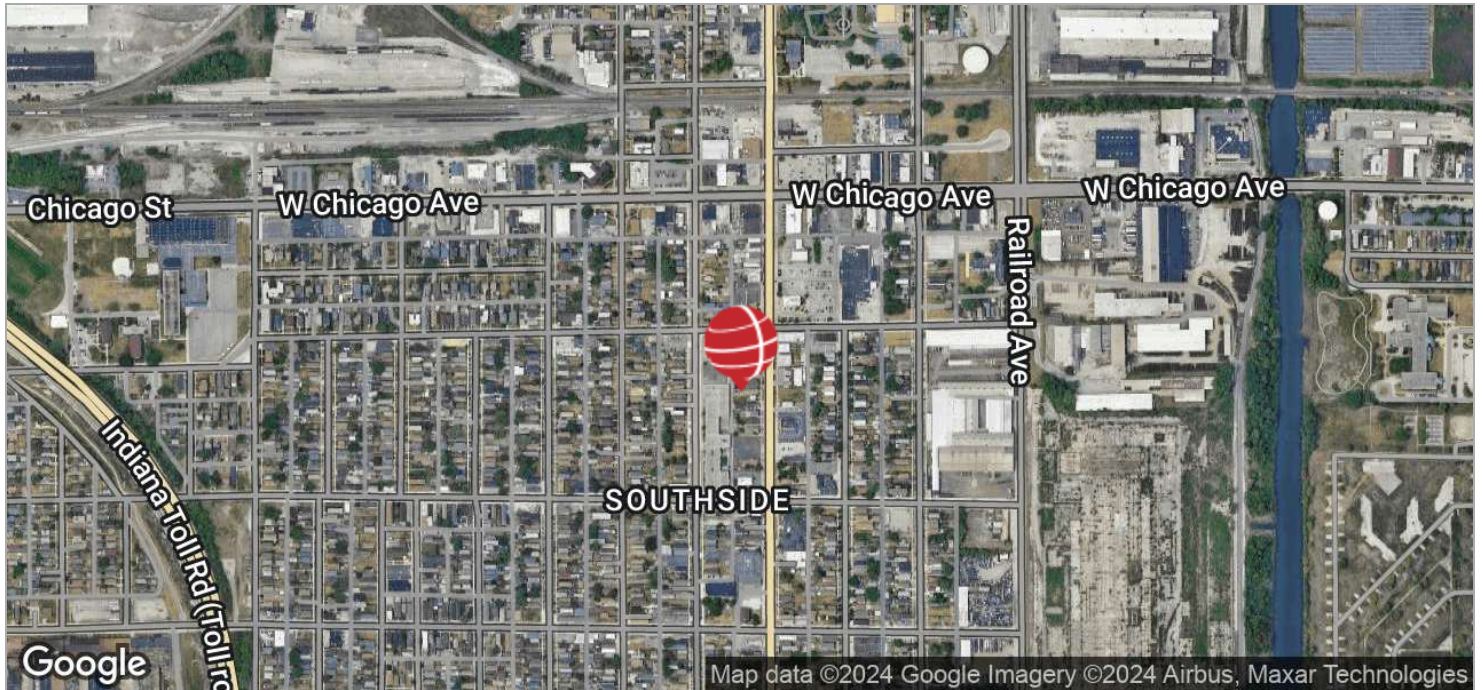
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LOCATION MAPS



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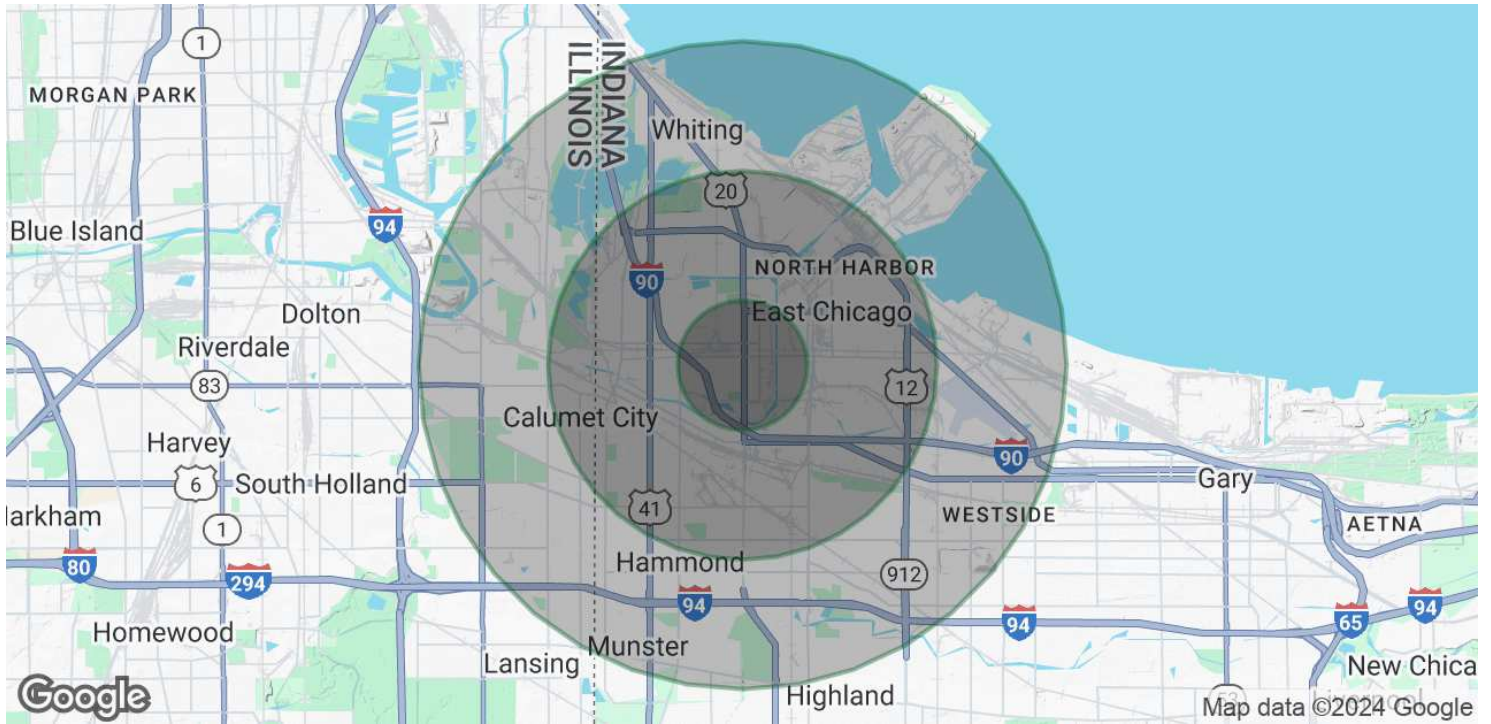
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,036	78,834	207,644
Average Age	29.7	31.5	33.7
Average Age (Male)	31.5	31.2	32.4
Average Age (Female)	27.8	32.2	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,434	26,967	74,169
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$44,531	\$42,236	\$48,849
Average House Value	\$95,507	\$99,687	\$130,821

* Demographic data derived from 2020 ACS - US Census

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