

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 - 16.00/SF
Available SF:	1,121 - 6,300 SF
Lease Type:	NNN
NNN \$/SF:	\$6.00/SF
Expenses:	Utilities/Janitorial
Building Size:	95,301 SF
Lot Size:	8 Acres
Parking:	440
Zoning:	PUD

PROPERTY OVERVIEW

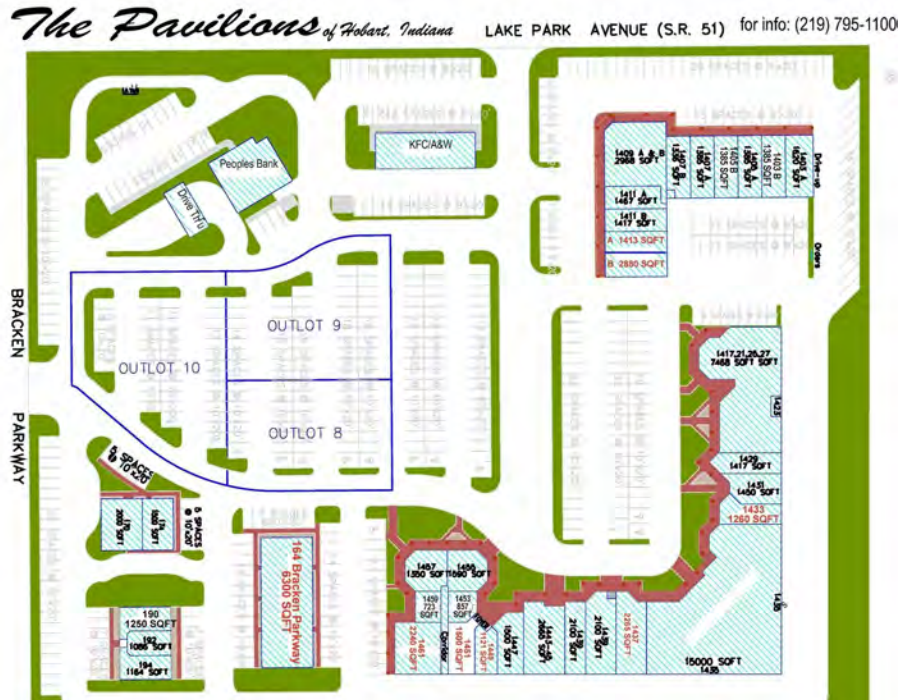
The Pavilions of Hobart offers an exceptional opportunity to position your business in a well-established, highly visible commercial center. This contemporary property features flexible, modern spaces perfectly suited for retail, medical, or professional office use. With excellent street exposure, convenient access, and ample parking, the center ensures a seamless experience for both your clients and employees. The strategic location—situated directly across from Community Hospital Outpatient Center St. Mary Medical—provides strong, consistent daily traffic and excellent community connectivity.

Suite sizes range from 1,121 SF to 6,300 SF and can accommodate your specific office/retail needs. By locating here, you will join a successful, diverse mix of established tenants, including Dunkin', Schoop's Hamburgers, Rosati's Pizza, Rice Garden, Chicago Health Club, and ATI Physical Therapy. Secure a professional home for your business in a proven location, with NNN expenses estimated at \$6.00/SF.

LOCATION OVERVIEW

NE side of SR 51 (Grand Blvd.) and Lake Park Avenue. 3 miles north of U.S. Highway 30. 2 1/2 miles east of the I-65 interchange. 2 miles south of Downtown Hobart. Good highway access via US Highway 30 to I-65, I-80/94 and I90. Close proximity to and 6 million square feet of retail to include Costco, Lowe's, Walmart, Sam's Club, Big Lots, Target, and Home Depot. Near Deep River Waterpark, Deep River County Park, Albanese Candy Factory and the Veteran's Memorial Park.

LEASE SPACES



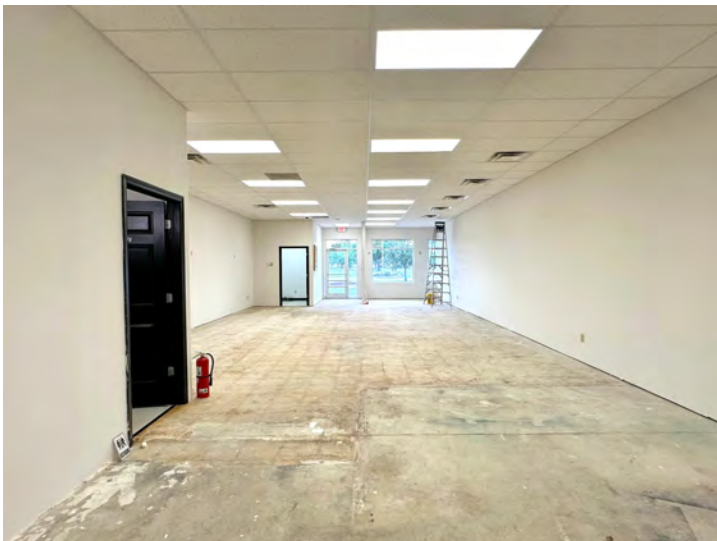
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,121 - 6,300 SF	Lease Rate:	\$12 - \$16 SF/yr

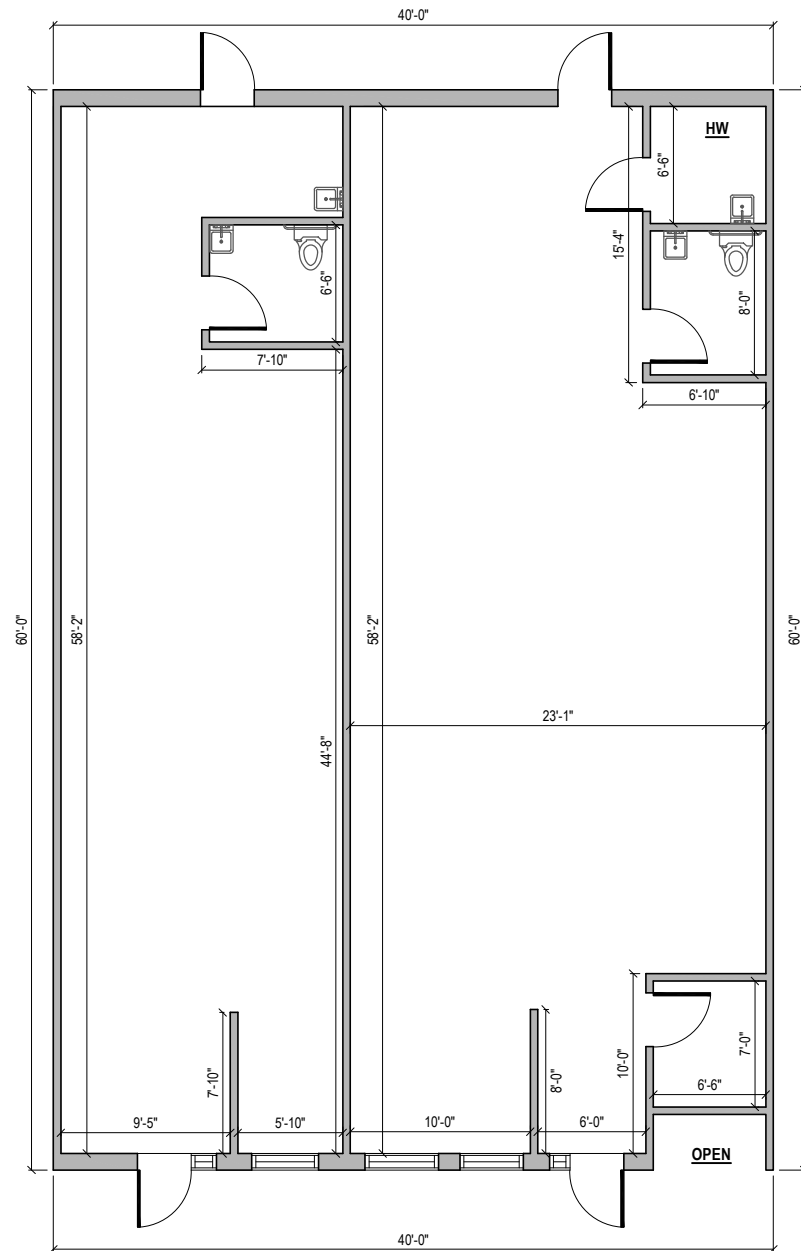
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1413 A	Available	1,440 SF	NNN	\$12.00 - \$16.00 SF/yr	Estimated NNN \$6.00/SF.
1413 B	Available	1,440 SF	NNN	\$12.00 - \$16.00 SF/yr	Estimated NNN \$6.00/SF.
1433	Available	1,280 SF	NNN	\$12.00 - \$16.00 SF/yr	Estimated NNN \$6.00/SF.
1437	Available	2,100 SF	NNN	\$12.00 - \$16.00 SF/yr	Estimated NNN \$6.00/SF.
1449	Available	1,121 SF	NNN	\$12.00 - \$16.00 SF/yr	Estimated NNN \$6.00/SF.
1451	Available	1,500 SF	NNN	\$12.00 - \$16.00 SF/yr	Estimated NNN \$6.00/SF.
1461	Available	2,240 SF	NNN	\$12.00 - \$16.00 SF/yr	Estimated NNN \$6.00/SF.
164	Available	6,300 SF	NNN	\$12.00 - \$16.00 SF/yr	Estimated NNN \$6.00/SF.

UNIT 1413 A AND B

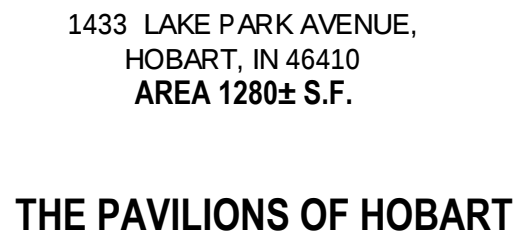


FILE NAME :



UNIT 1433





PROJECT	
FLOOR PLAN	
SCALE : 3/32" = 1'-0"	
DATE :	
PROJECT NUMBER :	
DRAWN BY :	
CHECKED BY :	
PERMIT SET	
SHEET :	
A-1.1	
FILE NAME :	

UNIT 1449 AND 1451





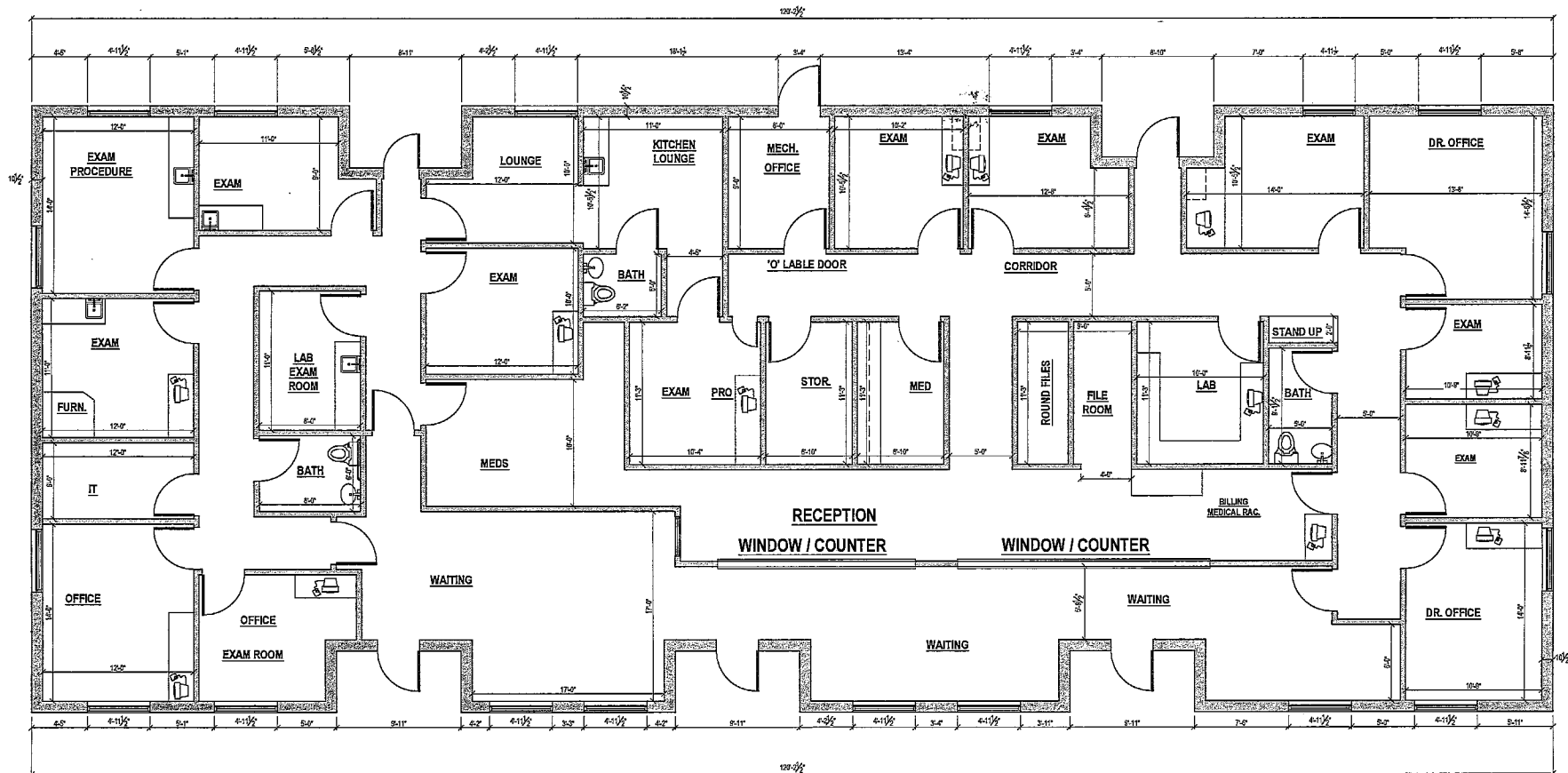
A-1.2

SUITE 1461



164 BRACKEN PARKWAY





THE PAVILIONS OF HOBART

Bracken Parkway
164 Hobart, In
6,300 ± S.F.



PROJECT
FIRST FLOOR
PLAN
SCALE : 1/4" = 1'-0"

DATE :
PROJECT NUMBER :
DRAWN BY:
CHECKED BY:

PERMIT SET
SHEET :

A-1.0

FILE NAME :

ADDITIONAL PHOTOS



For Information Contact:

Kathie Wittmer

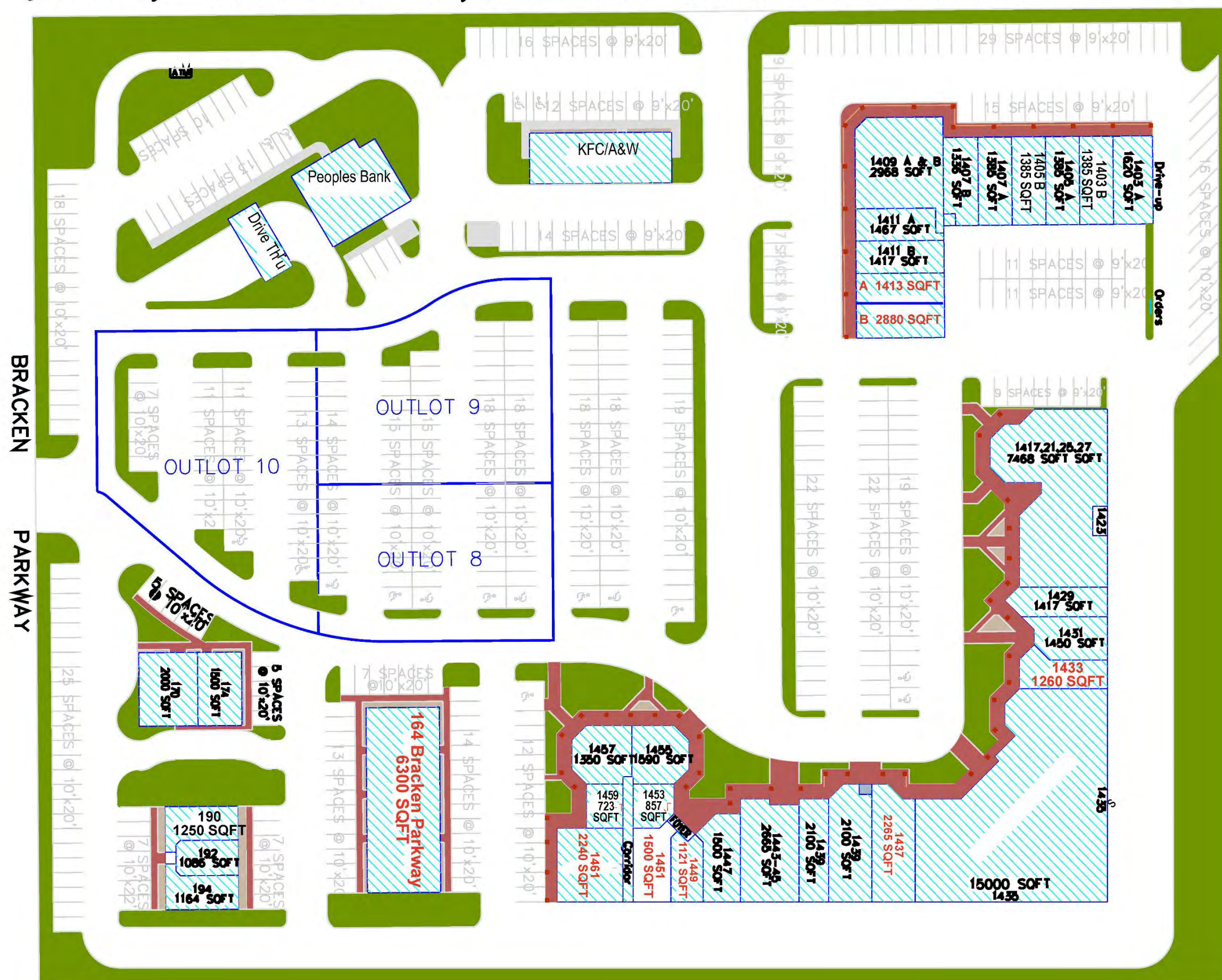
219.405.4484

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The Pavilions of Hobart, Indiana

LAKE PARK AVENUE (S.R. 51) for info: (219) 795-1100



ADDRESS TENANT LIST (as of 7-16-26)

1403-A SUBWAY
1403-B LIGHTHOUSE WHOLE FOOD GRILL
1405-A HOBART NAIL & SPA
1405-B SAMMY VAPE & TOBACCO
1407-A/B ATI PHYSICAL THERAPY
1409-A & B SCHOOPS RESTAURANT
1411-A ROSATI'S PIZZA
1411-B RICE GARDEN
1413-A & B 2,880 SF - VACANT
1417-1427 ANCILLA DOMINI SISTE
1429 KARA'S HAIR STUDIO
1431 ORTHOPEDIC AND BALANCE
1433 1,280 SF - VACANT
1435 CHICAGO HEALTH CLUB
1437 2,265 SF - VACANT
1441 PROFOUND RESEARCH
1443-45 CENTER FOR VEIN RESTORATION
1447 MERIDIAN TITLE
1449 1,121 SF - VACANT
1451 1,500 SF - VACANT
1453 IRONGATE GARAGE DOOR
1455 EDWARD JONES
1457 GINTER REALTY
1459 CHICAGO TITLE
1461 2,240 SF - VACANT
164 6,300 SF - VACANT
170-174 UPPERLINE HEALTH
190 BRACEMAN
192 REVOLUTION MORTGAGE
194 NEW LEAF RECREATION

RETAILER MAP



For Information Contact:

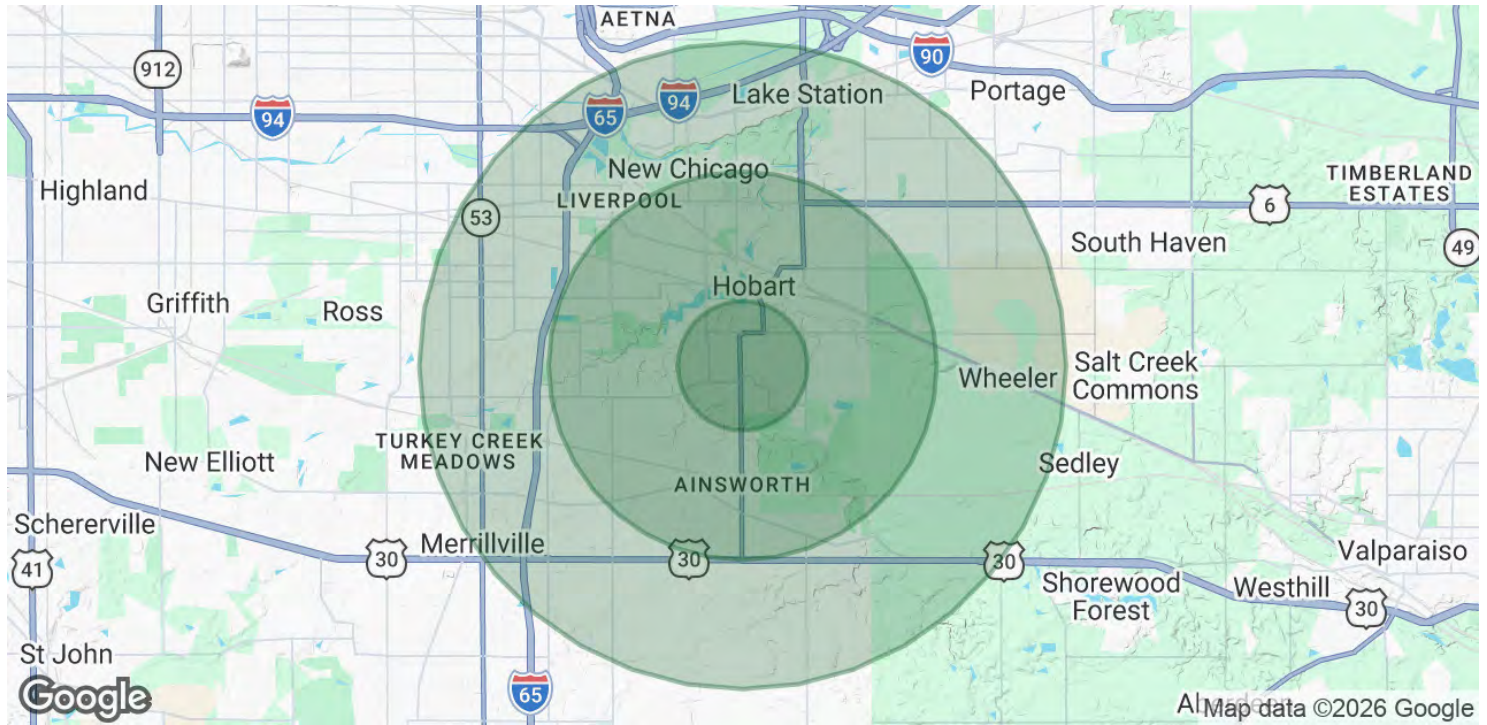
Kathie Wittmer

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,494	28,262	83,879
Average Age	42.8	40.0	39.1
Average Age (Male)	41.3	38.9	37.3
Average Age (Female)	46.1	42.7	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,071	11,339	33,181
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$77,895	\$85,930	\$77,454
Average House Value	\$217,515	\$201,780	\$177,249

2023 American Community Survey (ACS)