

# 8130 CALUMET AVE, MUNSTER, IN 46321



For more information, please contact:

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

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

**JOHN O'MALLEY**  
Associate Broker  
219.864.0200  
jomalley@latitudeco.com



**LATITUDE**  
COMMERCIAL  
REAL ESTATE SERVICES

LATITUDECO.COM

# 8130 CALUMET AVE

8130 Calumet Ave, Munster, IN 46321



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 871

**Lease Rate:** Negotiable

**Lot Size:** 0.36 Acres

**Year Built:** 2023

**Building Size:** 3630 SF

### PROPERTY HIGHLIGHTS

- New Construction Retail located on Calumet Ave
- 3,630 SF Building w/ Smoothie King & Parlor Doughnuts as Co-Tenants
- 871 SF South Endcap Available
- Excellent Opportunity to get Footprint in Extremely Tight Market
- Traffic counts of over 43,000 VPD



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

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

**JOHN O'MALLEY**  
Associate Broker  
219.864.0200  
jomalley@latitudeco.com

# 8130 CALUMET AVE

8130 Calumet Ave, Munster, IN 46321



## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

New Construction retail building located right on Calumet Ave. This 3630 SF building is located right in the heart of Munster's retail district and less than a half mile from the 80/94 Interchange. Excellent Traffic Counts with over 43,000 VPD on Calumet. Smoothie King & Parlor Doughnuts occupy the North Endcap and Inline Space leaving 871 SF South Endcap available Excellent opportunity to join a great co-tenant in an extremely tight and desirable market.

## LOCATION DESCRIPTION

Munster is a town located in North Township, Lake County, Indiana. This community lies in the Chicago metropolitan area, approximately 30 miles southeast of the Chicago Loop. The 2010 U.S. Census counted the town's population at 23,603. The town is home to a number of local, regional and national companies and extensive community resources. Among them are the Community Hospital, the Center for Visual and Performing Arts, The Times of Northwest Indiana newspaper, a PepsiCo bottling and distribution facility, a Whole Foods Market distribution center, the Community Veterans Memorial, the LEED-certified Centennial Park and Golf Course, Kaske House Museum at Heritage Park, Bieker Woods Nature Area, eleven miles of bike paths, an innovative Public Art and Sculpture Program and the new Munster Music Festival. Munster is also home to the Three Floyds Brewing Company, a microbrewery and craft beer-drinker's destination that has gained regional cult status, most notably for its 'Dark Lord Day' event, which draws 6,000 people to the Munster brewery every April.

### MYLES RAPCHAK

Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

### BRETT MCDERMOTT

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

### JOHN O'MALLEY

Associate Broker  
219.864.0200  
jomalley@latitudeco.com

# 8130 CALUMET AVE

8130 Calumet Ave, Munster, IN 46321



## RETAILER MAP



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

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

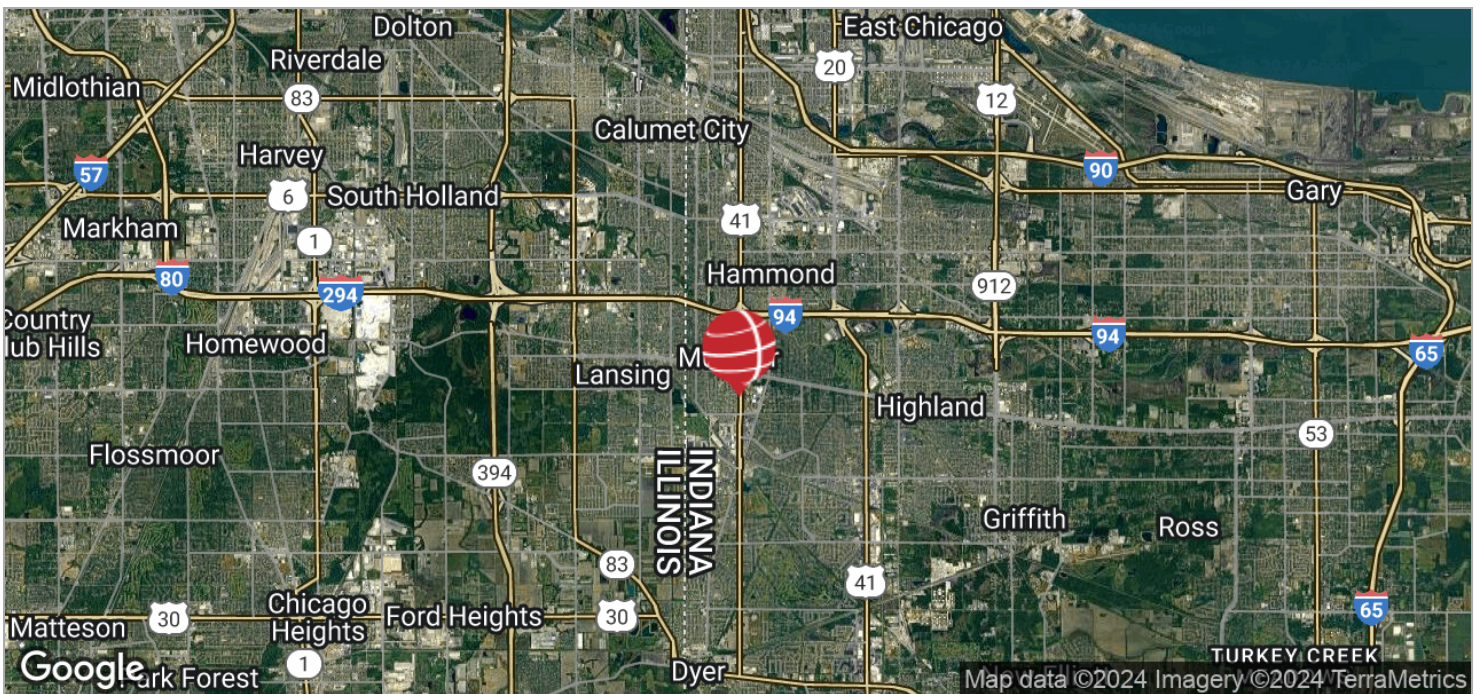
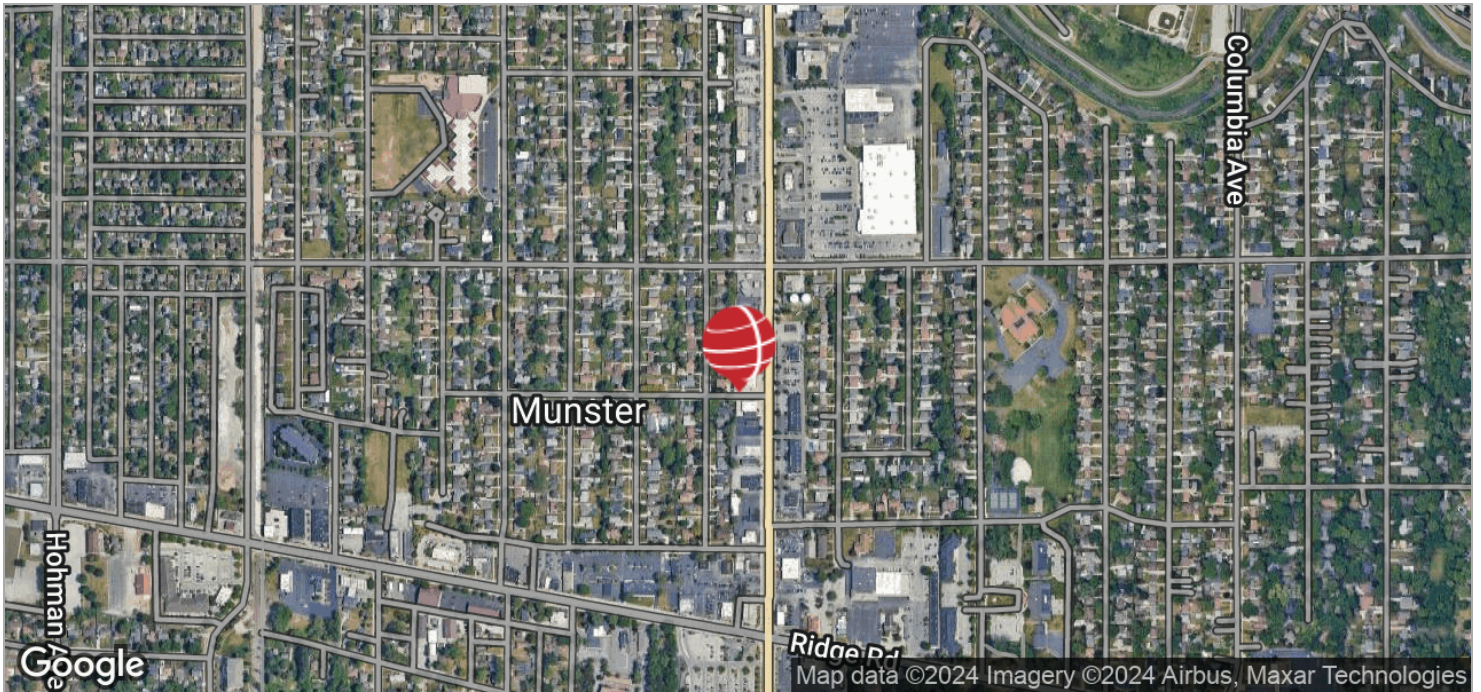
**JOHN O'MALLEY**  
Associate Broker  
219.864.0200  
jomalley@latitudeco.com

# 8130 CALUMET AVE

8130 Calumet Ave, Munster, IN 46321



## LOCATION MAPS



### MYLES RAPCHAK

Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

### BRETT MCDERMOTT

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

### JOHN O'MALLEY

Associate Broker  
219.864.0200  
jomalley@latitudeco.com

• 5 •

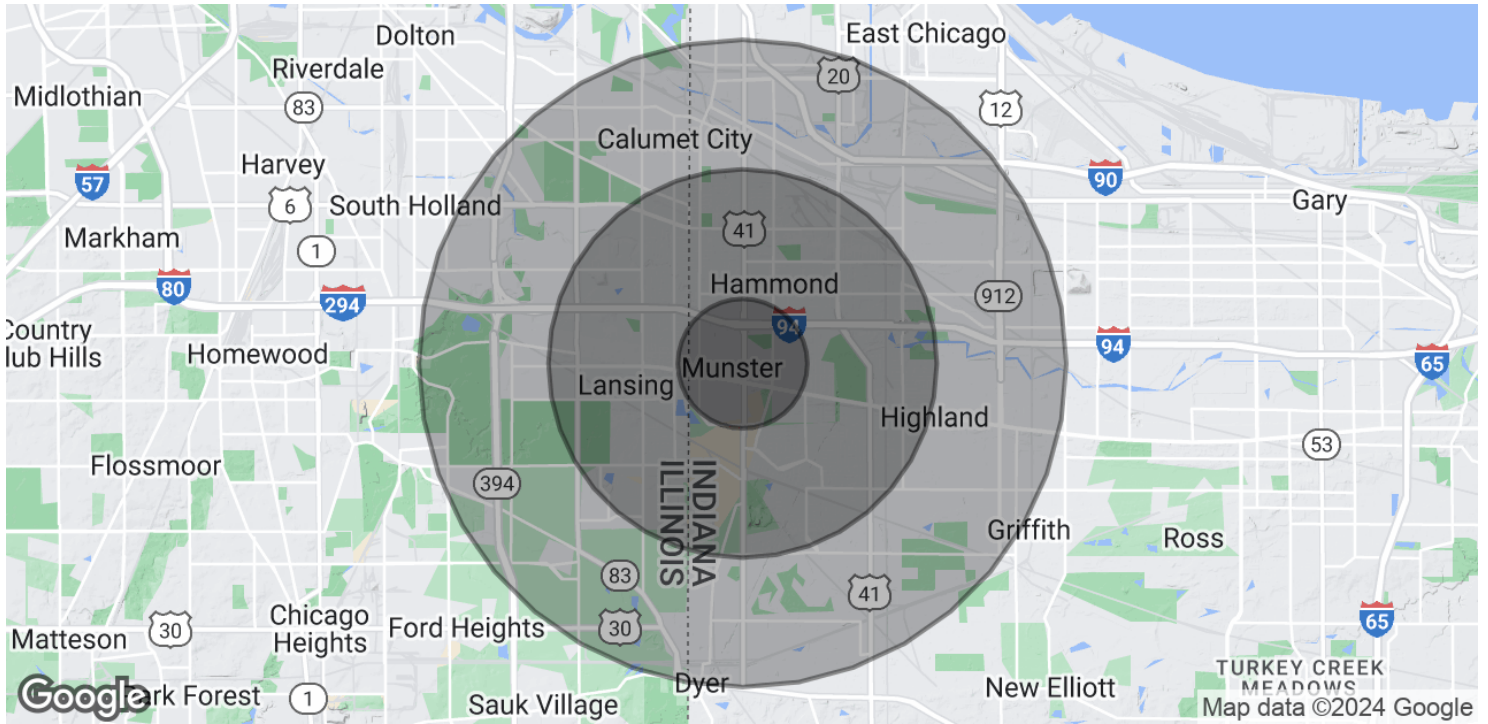
LATITUDECO.COM

# 8130 CALUMET AVE

8130 Calumet Ave, Munster, IN 46321



## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,266	103,733	220,884
Average Age	42	41	41
Average Age (Male)	40	39	39
Average Age (Female)	43	42	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,574	40,834	86,322
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$93,614	\$91,046	\$86,358
Average House Value	\$252,698	\$233,563	\$226,068

\* Demographic data derived from 2020 ACS - US Census

#### MYLES RAPCHAK

Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

#### BRETT MCDERMOTT

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

#### JOHN O'MALLEY

Associate Broker  
219.864.0200  
jomalley@latitudeco.com