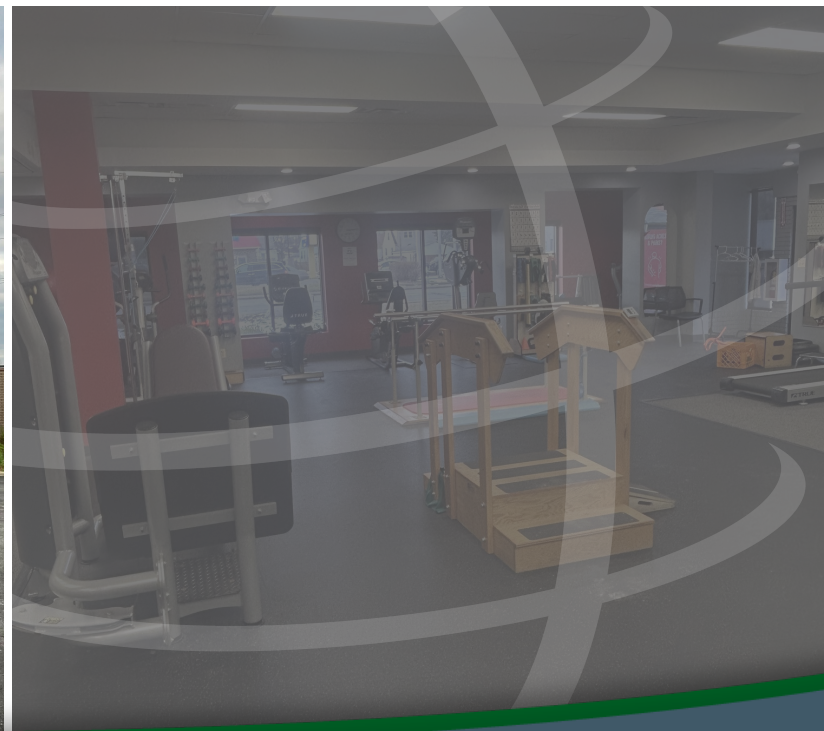


Retail Property For Lease

Former Physical Therapy Clinic- Hammond, IN

# 7443 INDIANAPOLIS BOULEVARD, HAMMOND, IN 46324



For more information, please contact:

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# FORMER PHYSICAL THERAPY CLINIC- HAMMOND, IN

7443 Indianapolis Boulevard, Hammond, IN 46324



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 3,132 SF

**Lease Rate:** \$23 SF/yr (NNN)

**Lot Size:** 0.31 Acres

**Year Built:** 1956

**Building Size:** 3,132 SF

**Renovated:** 2018

### PROPERTY HIGHLIGHTS

- Retail for lease in Hammond, IN
- Freestanding building with maximum exposure on Indianapolis Blvd
- Previously used by a national Physical Therapy Clinic
- Pylon Sign with large parking lot
- Close Proximity to brand new YMCA and Hammond Sportsplex
- 1 block from access to Chicago via 80-94



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7443 Indianapolis Boulevard, Hammond, IN 46324



## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Highly visible freestanding building available for lease in Hammond, IN. The subject property offers great exposure and strong traffic counts. The property was previously occupied by a national physical therapy clinic, making it well-suited for medical, office, or retail users

The site features a pylon sign and a large on-site parking lot, providing easy customer access. Located just minutes from the brand-new YMCA and the Hammond Sportsplex, the property benefits from steady daily traffic and a strong surrounding retail area.

Ideally positioned one block from I-80/94, the location offers quick and convenient access to Chicago and the greater Northwest Indiana market.

### LOCATION DESCRIPTION

Hammond is a city in Lake County, Indiana. It is part of the Chicago metropolitan area, and the only city in Indiana to border Chicago. From north to south, Hammond runs from Lake Michigan down to the Little Calumet River; from east to west along its southern border, it runs from the Illinois state line to Cline Avenue. The city is traversed by numerous railroads and expressways, including the South Shore Line, Borman Expressway, and Indiana Toll Road. Notable local landmarks include the parkland around Wolf Lake and the Horseshoe Hammond riverboat casino. Part of the Rust Belt, Hammond has been industrial almost from its inception, but is also home to a Purdue University campus and numerous historic districts that showcase the residential and commercial architecture of the early 20th century.

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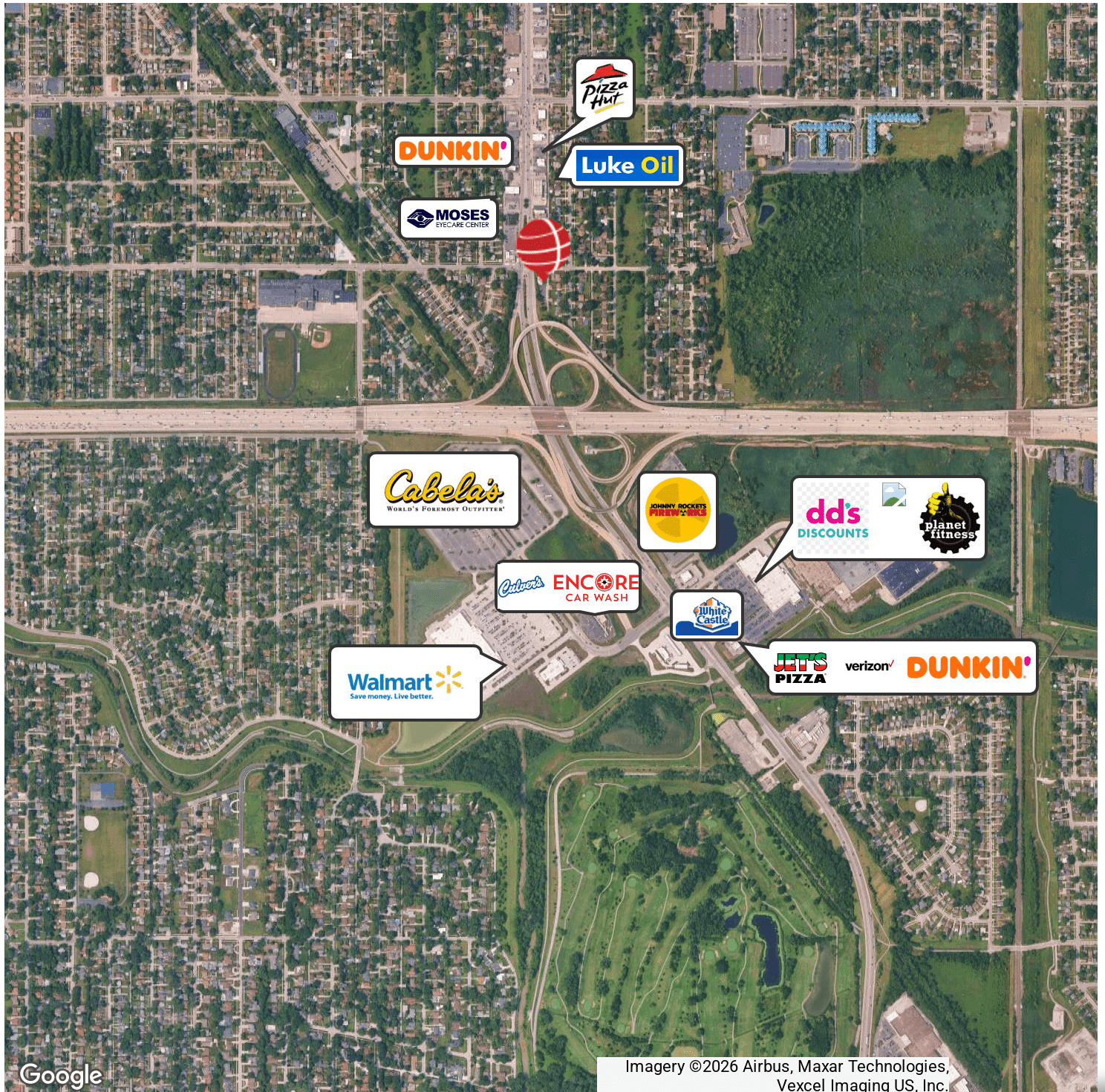
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## RETAILER MAP



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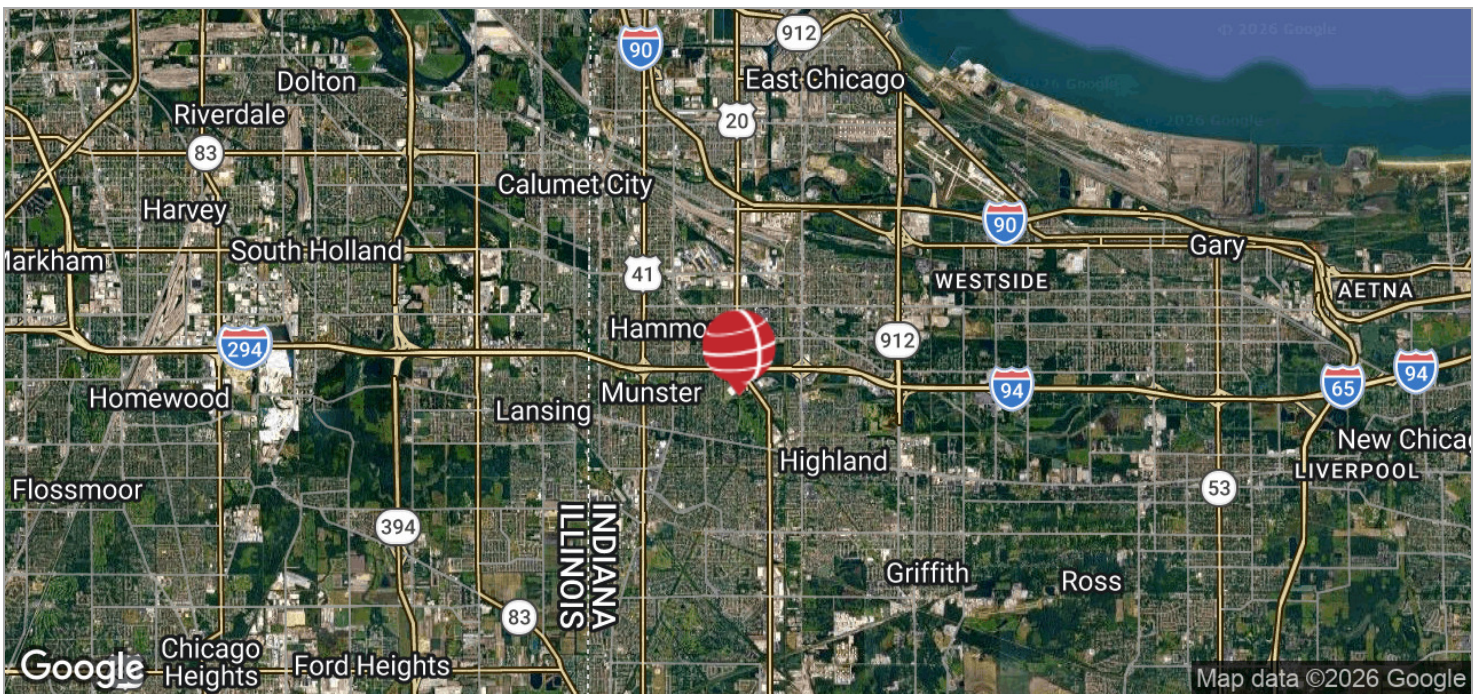
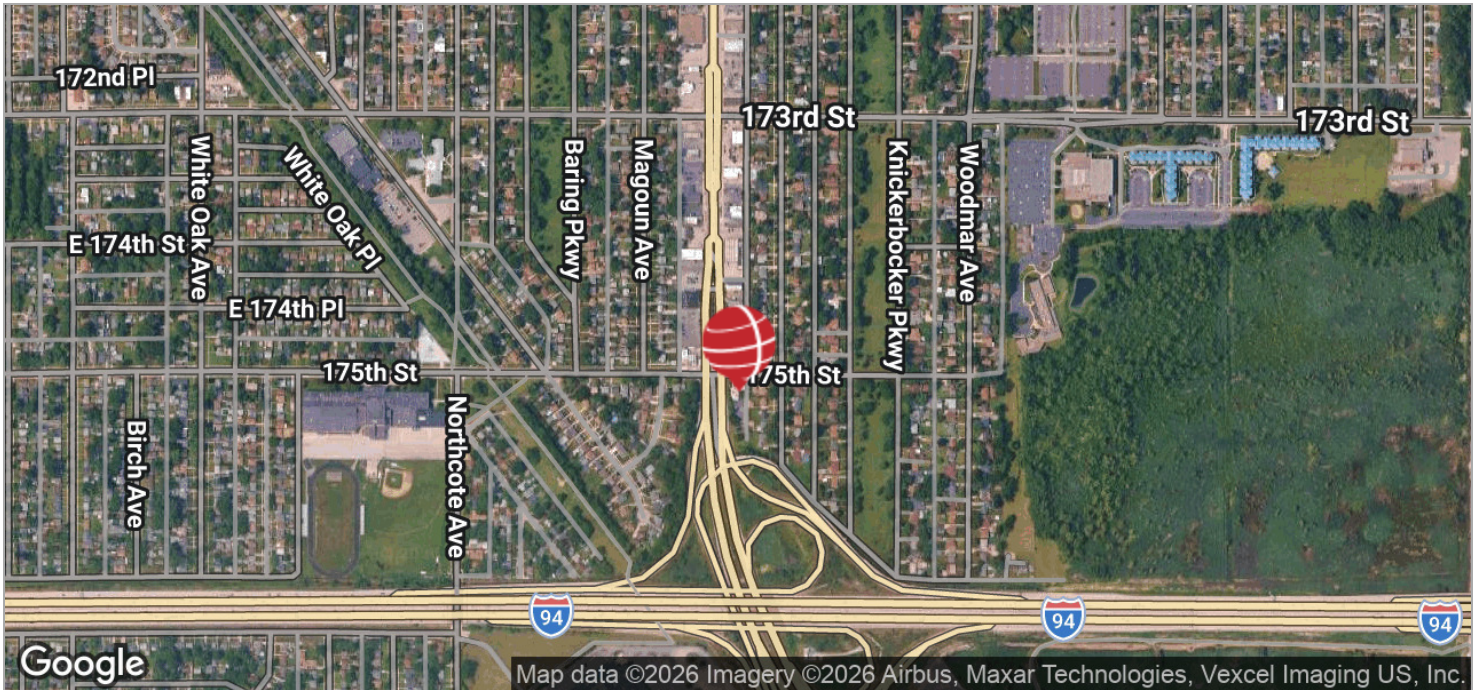
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## LOCATION MAPS



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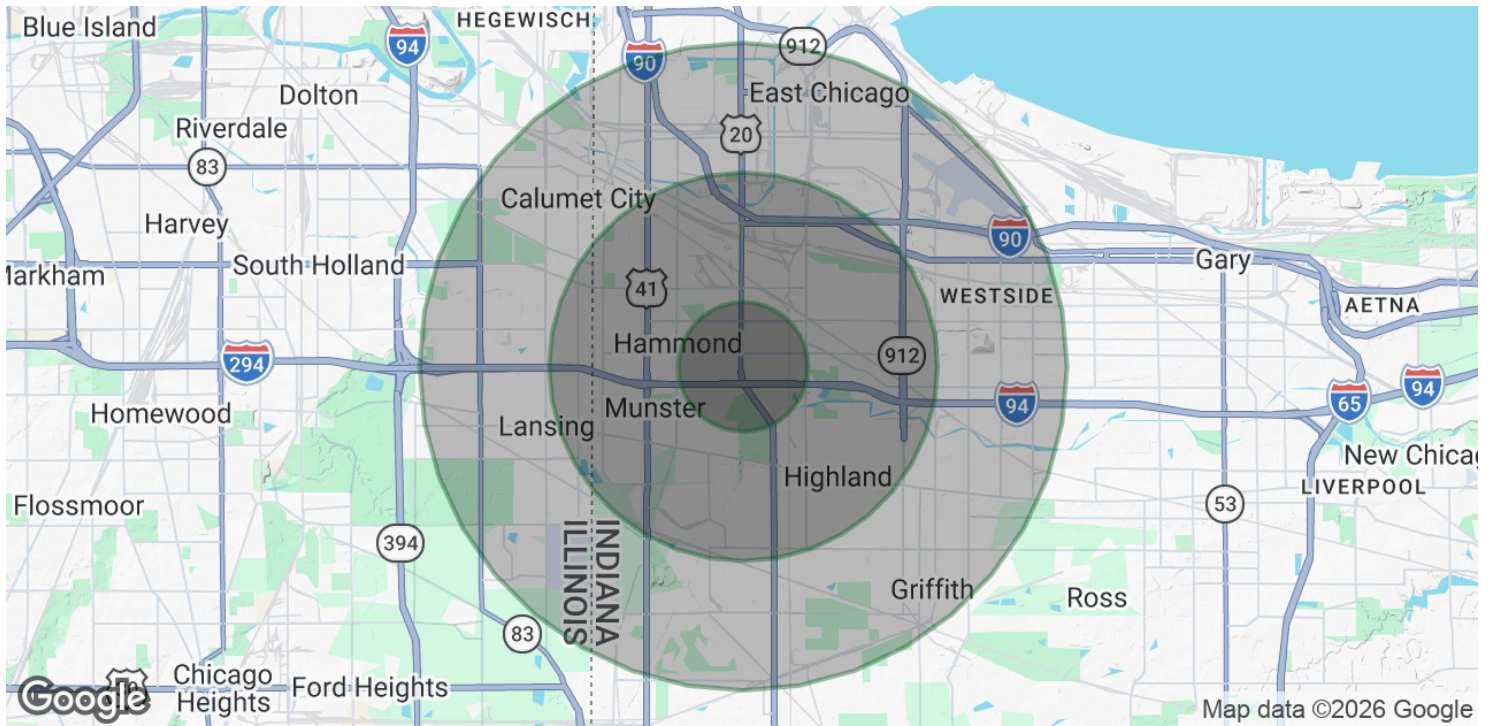
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# FORMER PHYSICAL THERAPY CLINIC- HAMMOND, IN

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,859	103,949	232,532
Average Age	38	40	40
Average Age (Male)	37	38	39
Average Age (Female)	39	41	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,697	40,402	91,481
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$77,958	\$82,558	\$81,963
Average House Value	\$182,792	\$209,672	\$217,784

2020 American Community Survey (ACS)

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