

1516-1530 US 41, SCHERERVILLE, IN 46375



For more information, please contact:

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PRIME RETAIL SPACE FOR LEASE-SCHERERVILLE, IN

1516-1530 US 41, Schererville, IN 46375



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,630 - 6,153 SF
Lease Rate:	\$24.00 - 35.00 SF/yr (NNN)
Lot Size:	6.38 Acres
Building Size:	93,794 SF
Zoning:	C-3

PROPERTY HIGHLIGHTS

- 1,630 SF & 4,523 SF Fully Built Out Restaurant w/3 way Liquor License 1 Lease.
- 6,000 SF in-line retail unit available (unit 1538)
- Floor & Decor Coming in 2026
- Located in Schererville which is Northwest, IN strongest retail trade areas
- Strong tenant mix including Twin Peaks, Midwest Express, Rise N Roll a others
- Near US 30 & US 41 Interchange with over 82,000 Vehicles/Day
- <https://my.matterport.com/show/?m=xPK2TgSbYgy>

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PROPERTY DESCRIPTION



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1,630 SF & 4,523 fully built out restaurant with 3 way liquor license now available for lease in Schererville, IN. 6,000 SF in-line retail unit available (Unit 1538). The subject property is located directly on US 41 with maximum exposure in one of the strongest trade areas in Northwest, IN. The property is located just North of US 30 and includes a strong tenant lineup, including the newest tenant Floor & Decor (Coming Soon). The subject property includes Twin Peaks, Midwest Express Clinic, Ciao Bella, American Renal, Rise N Roll and more.

LOCATION DESCRIPTION

The subject property is located on Indianapolis Boulevard (US Highway 41) just North of US 30 in Schererville, IN

Schererville is a town in St. John Township, Lake County, Indiana. It is part of the Chicago MSA. Long before Indiana became a state, long before the founding of Schererville, people called this place the "Crossroads." Many residents of Schererville commute to work in downtown Chicago due to the city's proximity. Schererville is home to one of Northwest Indiana's premiere retail trade areas.

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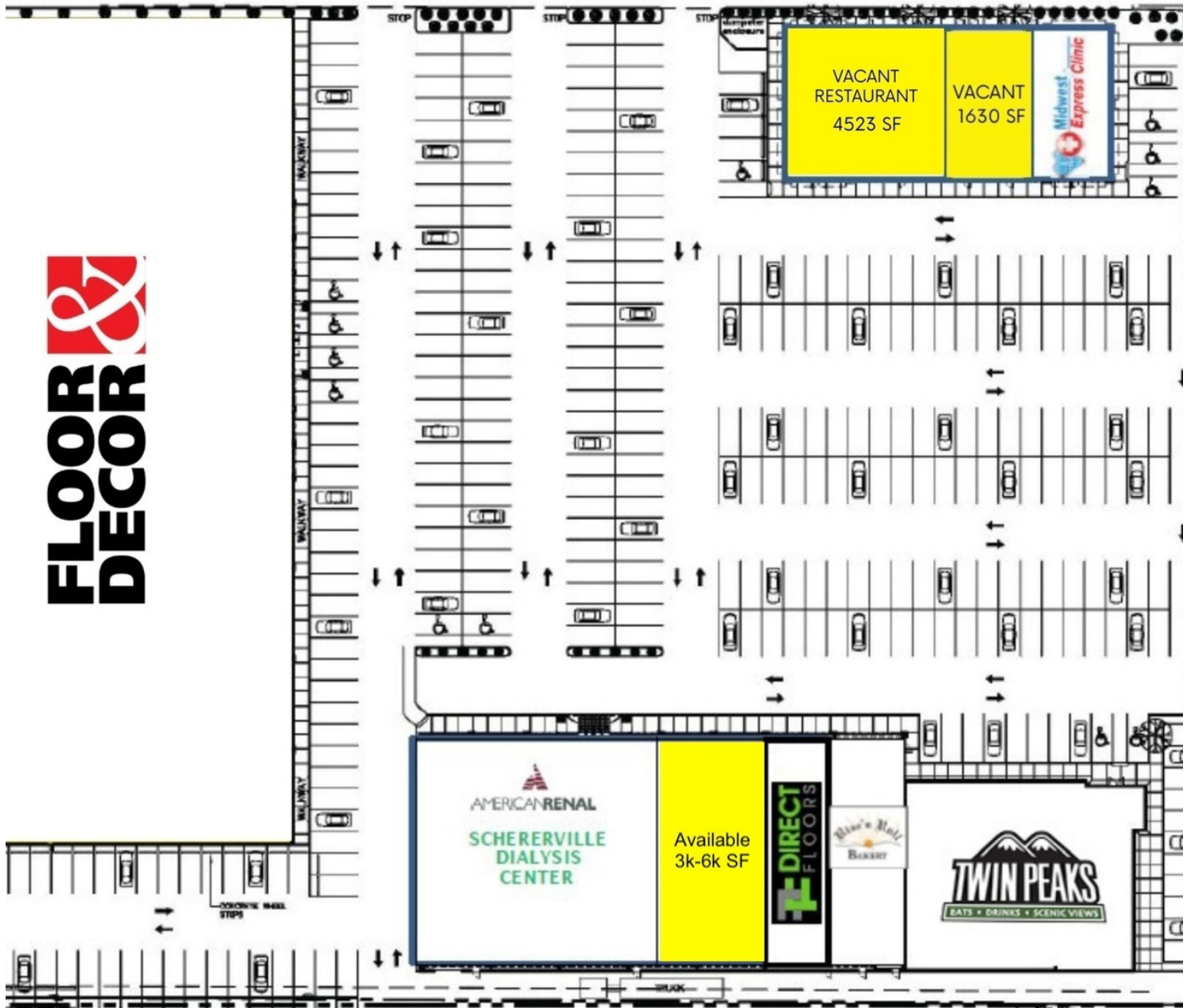
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ADDITIONAL PHOTOS



**FLOOR &
DECOR**

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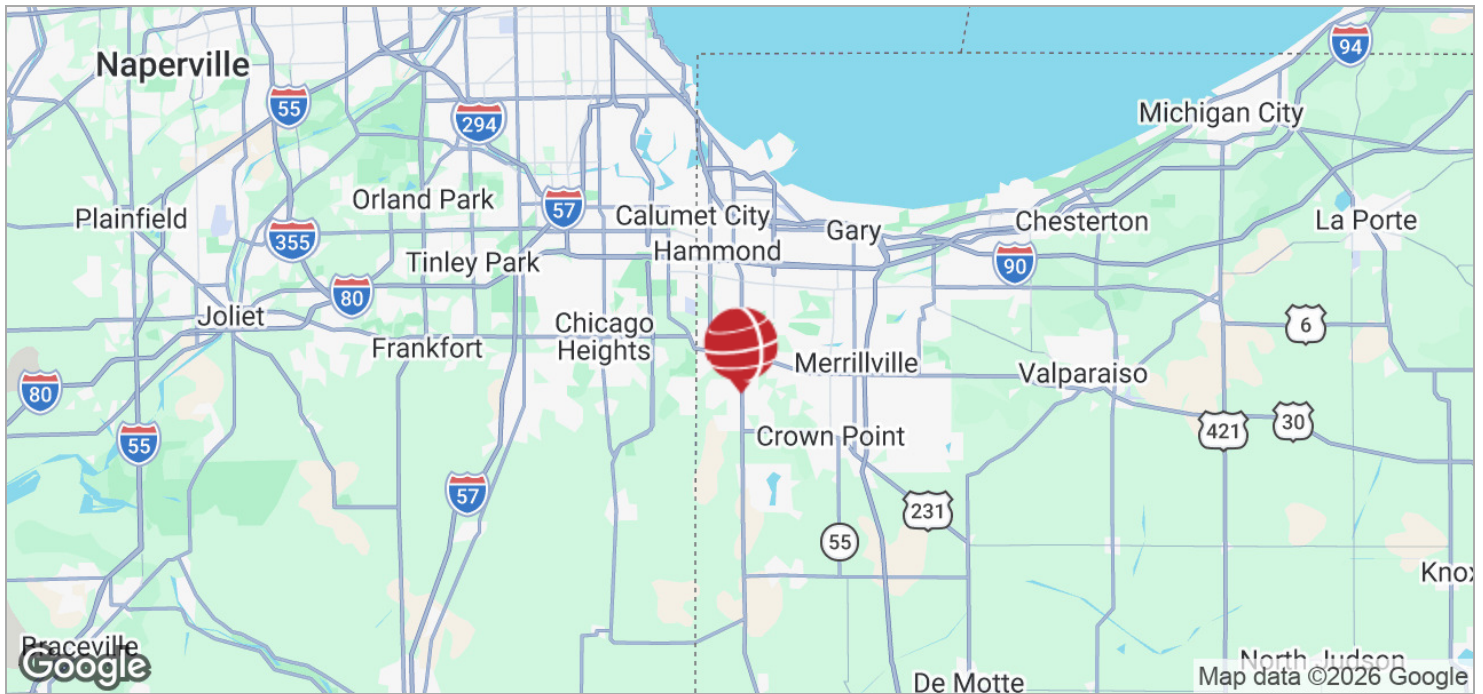
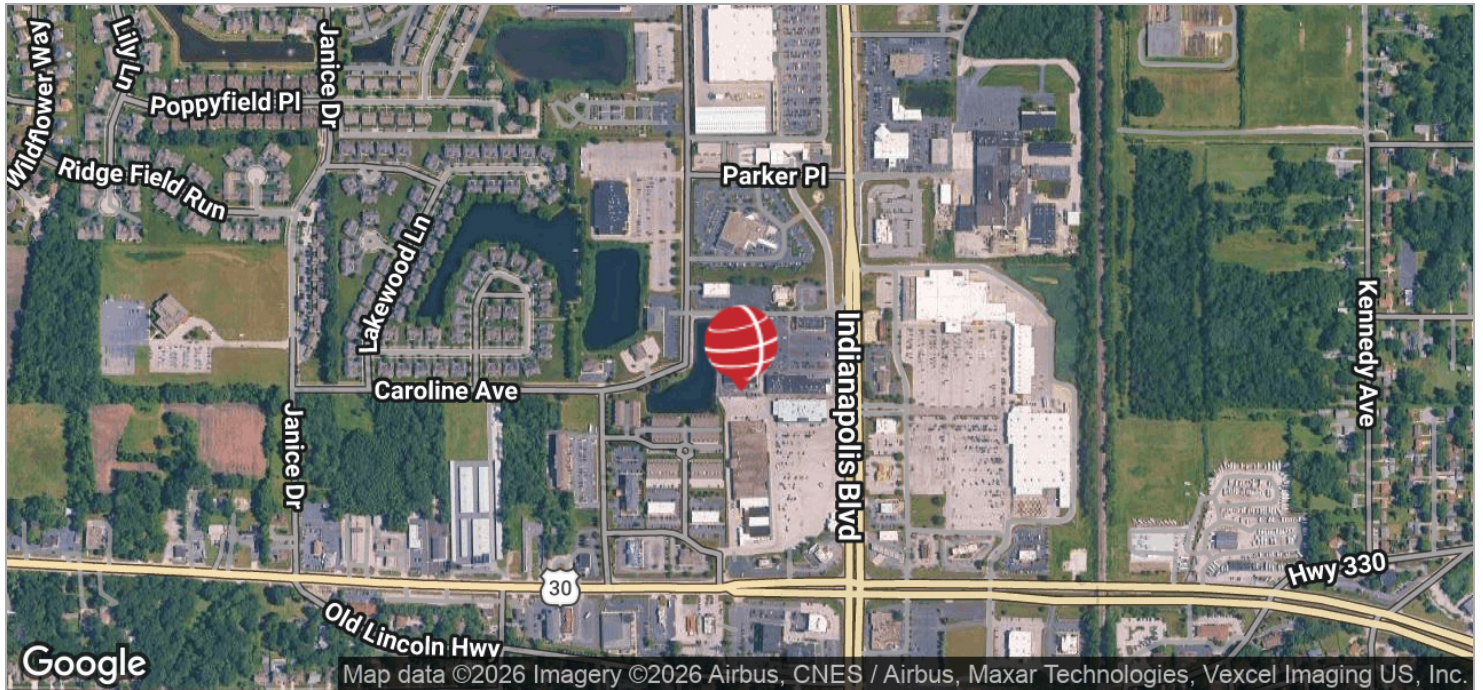
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LOCATION MAPS



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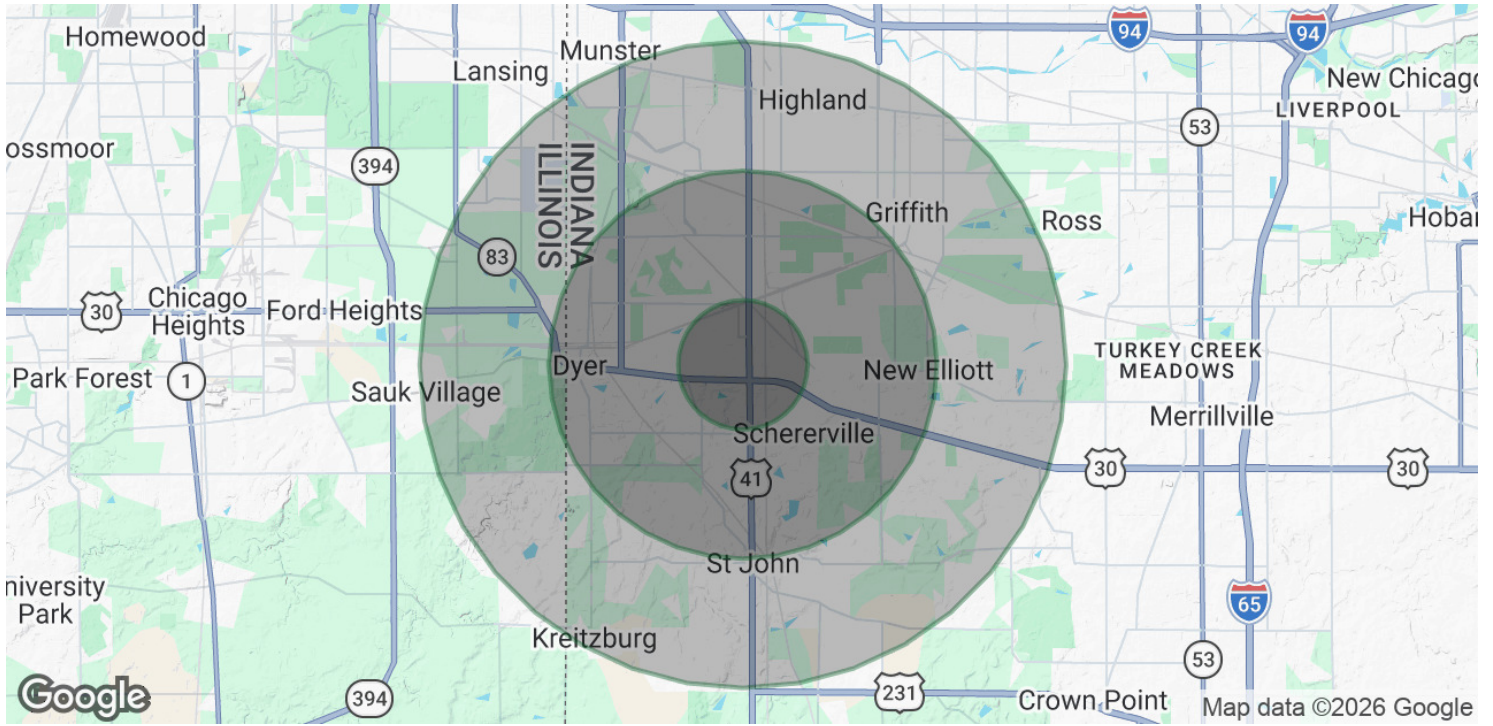
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,425	53,444	150,570
Average age	46	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,137	21,768	59,492
# of persons per HH	2	2.5	2.5
Average HH income	\$99,707	\$122,049	\$113,749
Average house value	\$328,036	\$359,008	\$315,686

* Demographic data derived from 2020 ACS - US Census

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