

6001 BROADWAY, MERRILLVILLE, IN 46410



For more information, please contact:

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EXCESS SPACE AVAILABLE- MERRILLVILLE STRACK & VAN TIL

6001 Broadway, Merrillville, IN 46410



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	605 SF
Lease Rate:	Negotiable
Year Built:	1994
Building Size:	65552 SF
Renovated:	2012

PROPERTY HIGHLIGHTS

- Excess space available for lease in Merrillville, IN
- Located inside Strack & Van til
- Located at the stoplight intersection of 61st and Broadway
- Just minutes from access to I-65
- Signage available
- Previously used as a bank
- Ability to utilize drive-thru window for QSR user



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RETAILER MAP



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PROPERTY DESCRIPTION



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Excess space available in Merrillville, IN. This 605 SF unit was previously used by a bank and is located within Strack & Van Til. The property is located at 61st and Broadway in Merrillville, IN just minutes away from access to I-65. Great opportunity to have access to thousands of shoppers per day. Signage available along heavily traveled Broadway Avenue. The property offers the capability to utilize the drive-thru window located on the west side of the building for coffee/QSR user.

LOCATION DESCRIPTION

Located at 61st and Broadway in Merrillville, IN. Merrillville, Indiana is a town located in Ross Township, Lake County Indiana (Chicago MSA). As of the 2010 consensus, the population was 35,246. The town is home to the corporate headquarters of NiSource, a Fortune 500 company. Merrillville is considered a hub for retail trade in Northwest, IN. The US 30 corridor near I-65 is home to a large concentration of big box retailers, restaurants and hotels.

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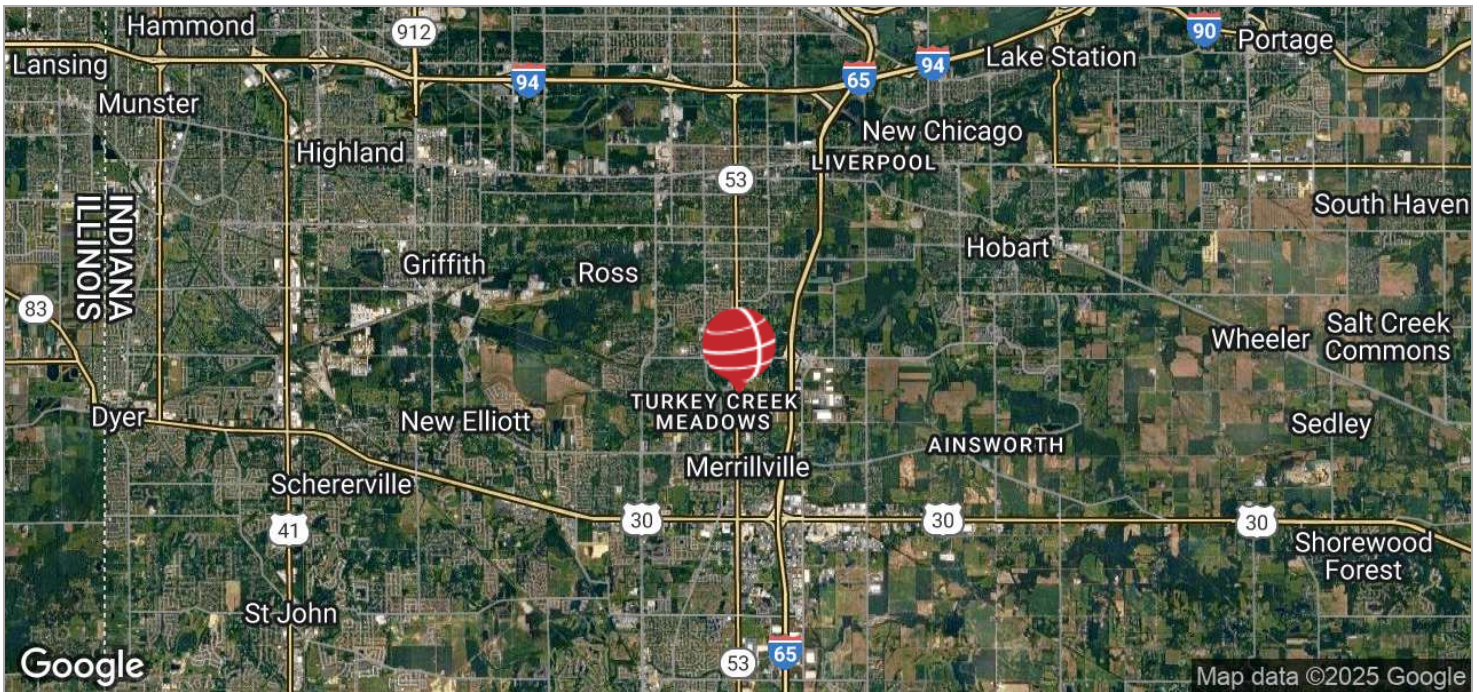
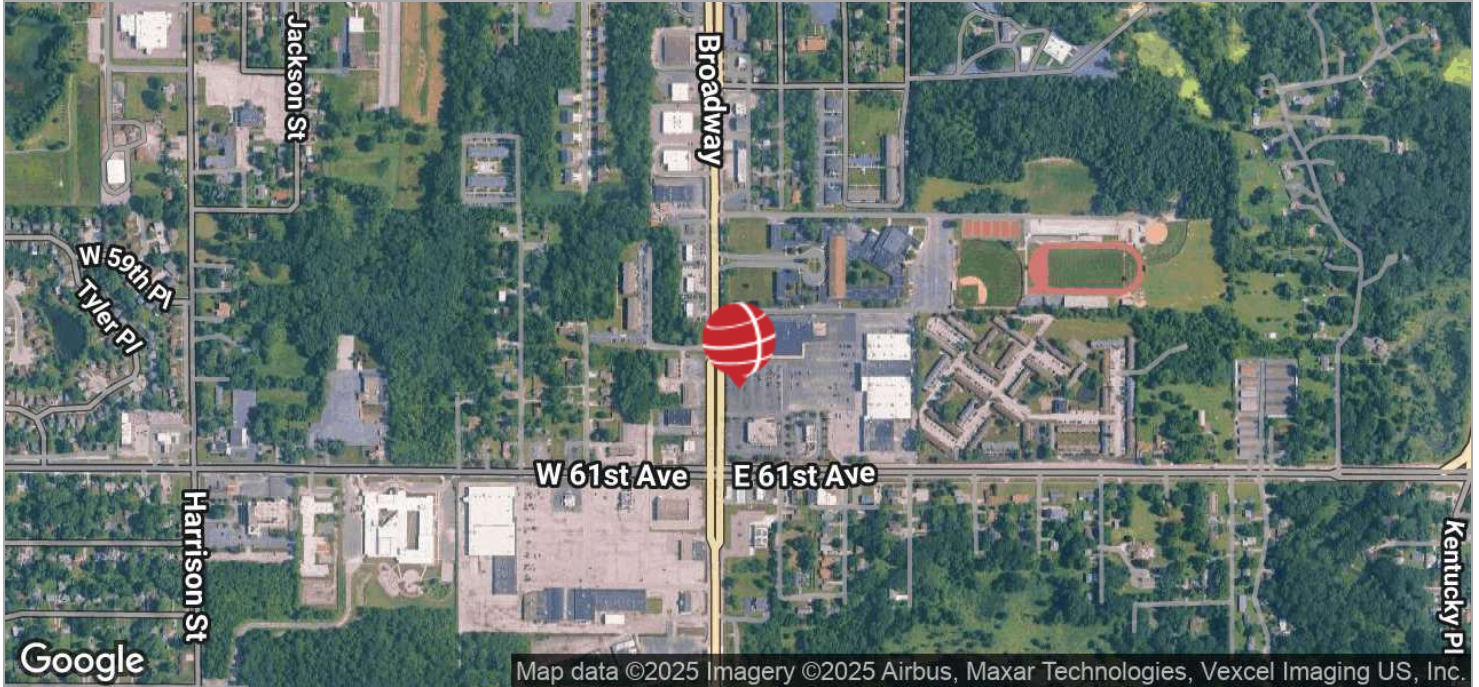
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LOCATION MAPS



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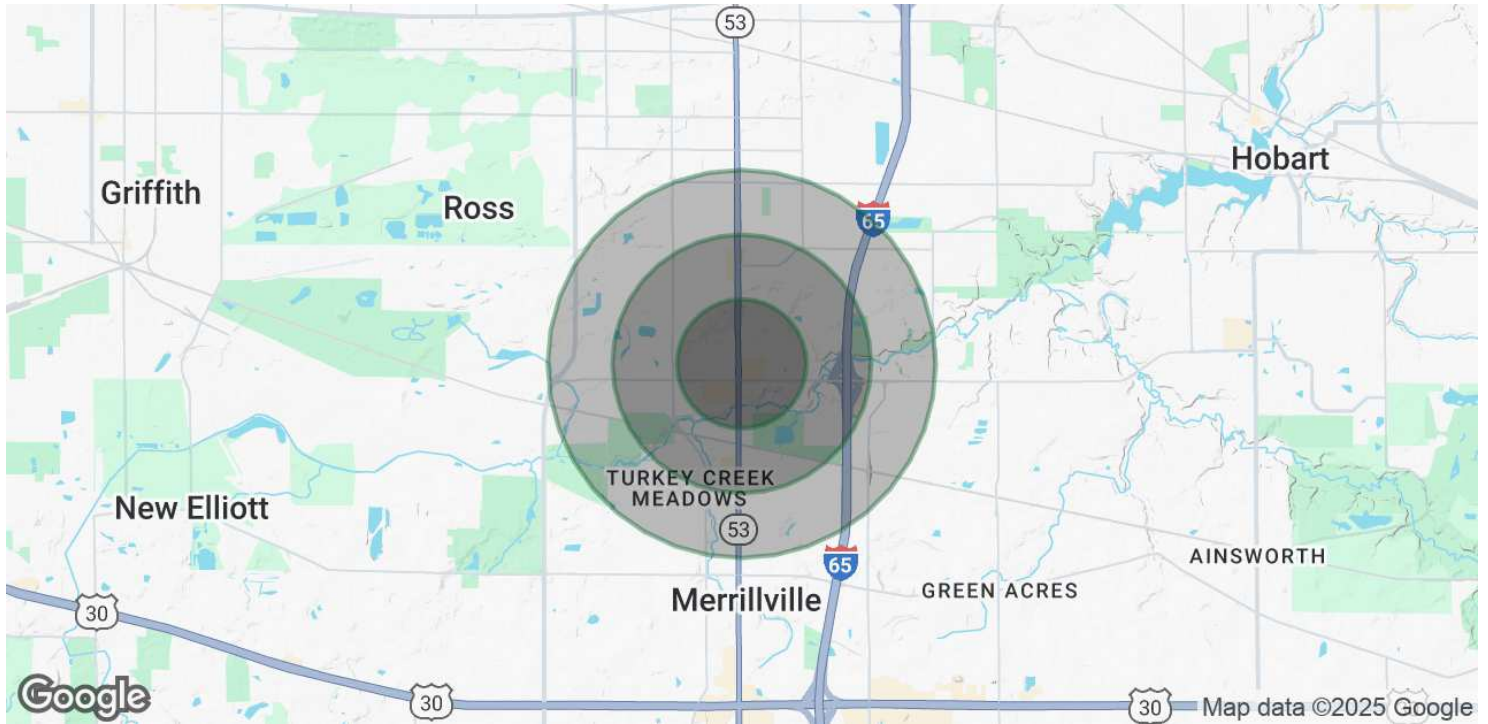
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,420	6,789	15,002
Average Age	38.3	40.7	41.2
Average Age (Male)	37.4	39.4	39.9
Average Age (Female)	37.5	40.4	40.7

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	615	3,150	7,206
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$56,372	\$55,228	\$53,145
Average House Value	\$110,881	\$110,906	\$107,189

2020 American Community Survey (ACS)

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