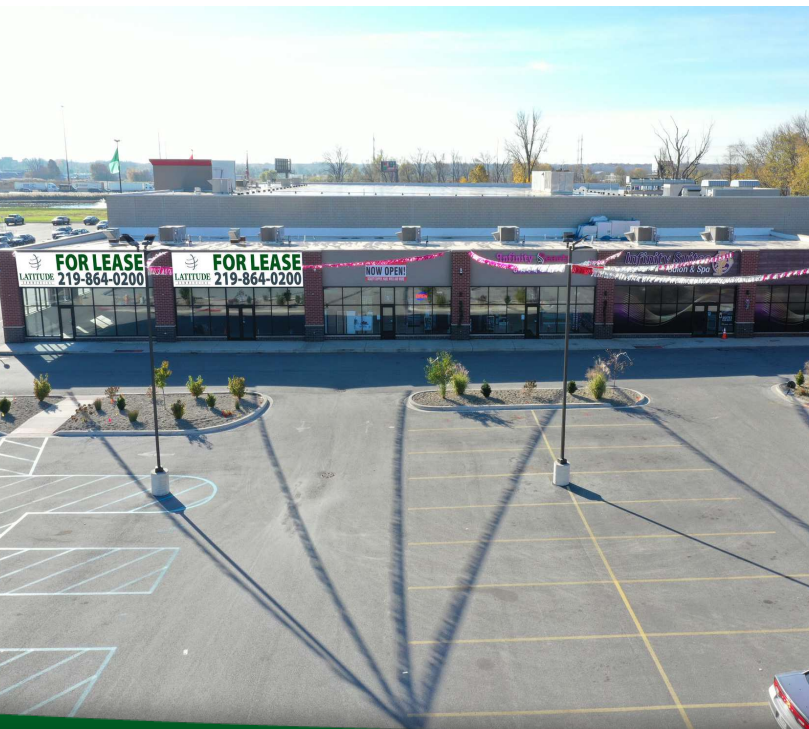


Retail Property For Lease

1921-1931 WEST 25TH AVENUE, GARY, IN 46404



For more information, please contact:

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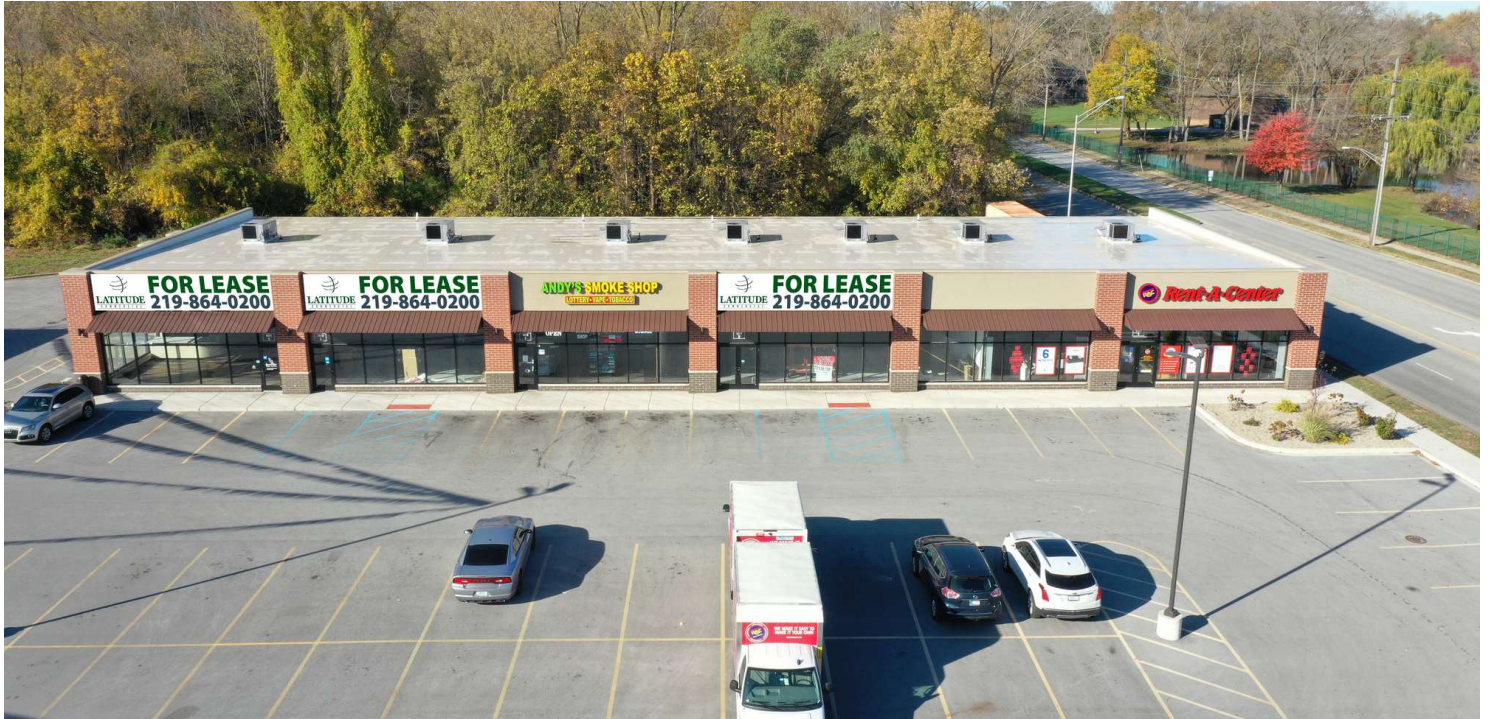
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1921-1931 WEST 25TH AVENUE

Gary, IN 46404



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,000 - 4,000 SF

Lease Rate: \$20.00 SF/yr (NNN)

Lot Size: 4.98 Acres

Year Built: 2022

Building Size: 20900 SF

PROPERTY HIGHLIGHTS

- New construction retail/office space available for lease
- Surrounded by national tenants/brands
- Easy access to I-80/90
- Ample parking on 5 acre lot
- Pylon signage available
- 5 minutes away from \$300 million Hard Rock Casino



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 4,000 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1931 W 25th Ave	2,000 - 4,000 SF	NNN	\$20.00 SF/yr	Retail-Restaurant (Unit 1)
1931 W 25th Ave	2,000 - 4,000 SF	NNN	\$20.00 SF/yr	Retail-Restaurant (Unit 2)
1921 W 25th Ave	2,000 SF	NNN	\$20.00 SF/yr	QSR with Pick-Up Window (Unit 5)
1921 W 25th Ave	2,000 SF	NNN	\$20.00 SF/yr	Unit 4
1921 W 25th Ave	3,000 SF	NNN	\$20.00 SF/yr	Unit 2

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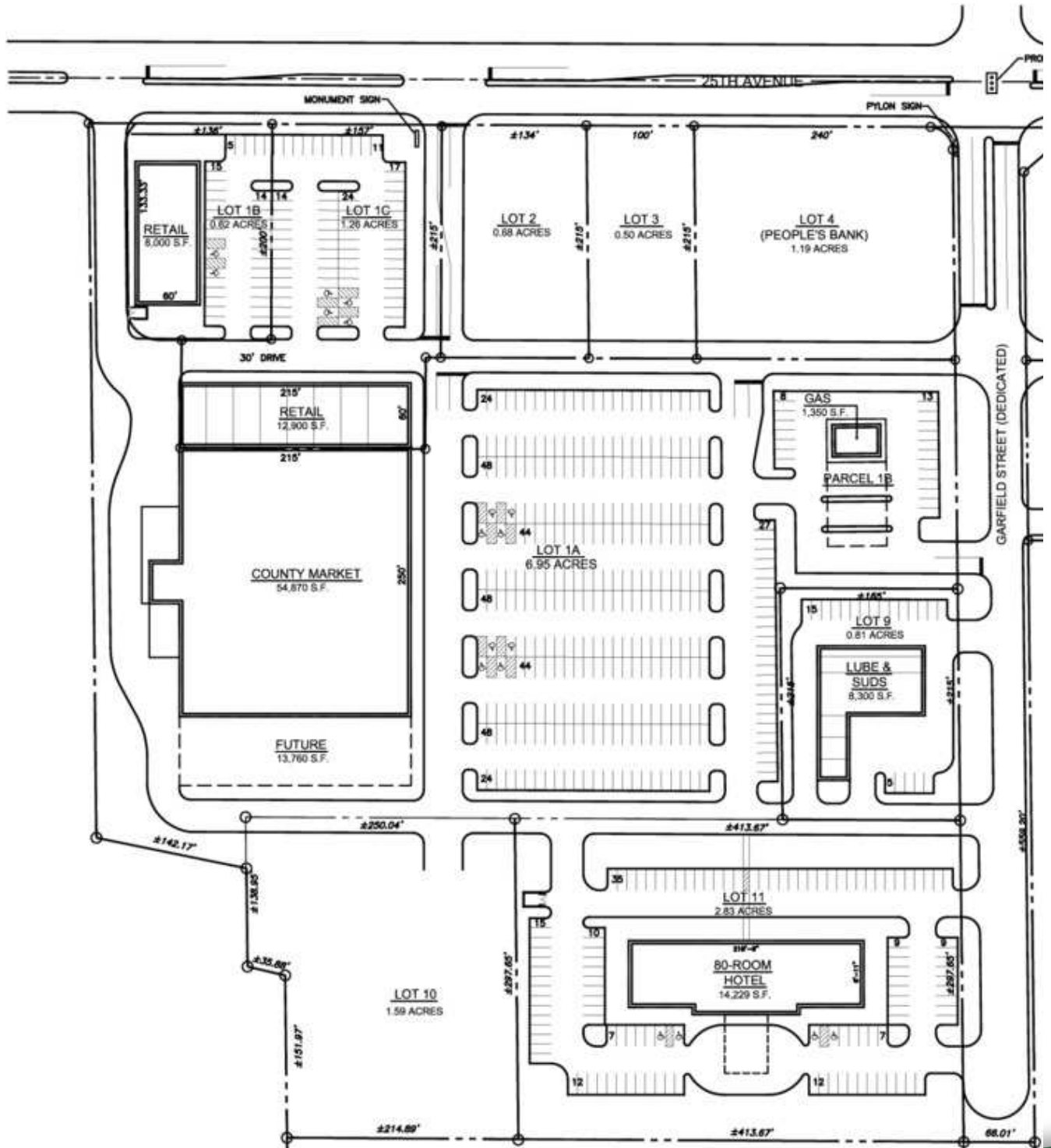
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SITE PLANS



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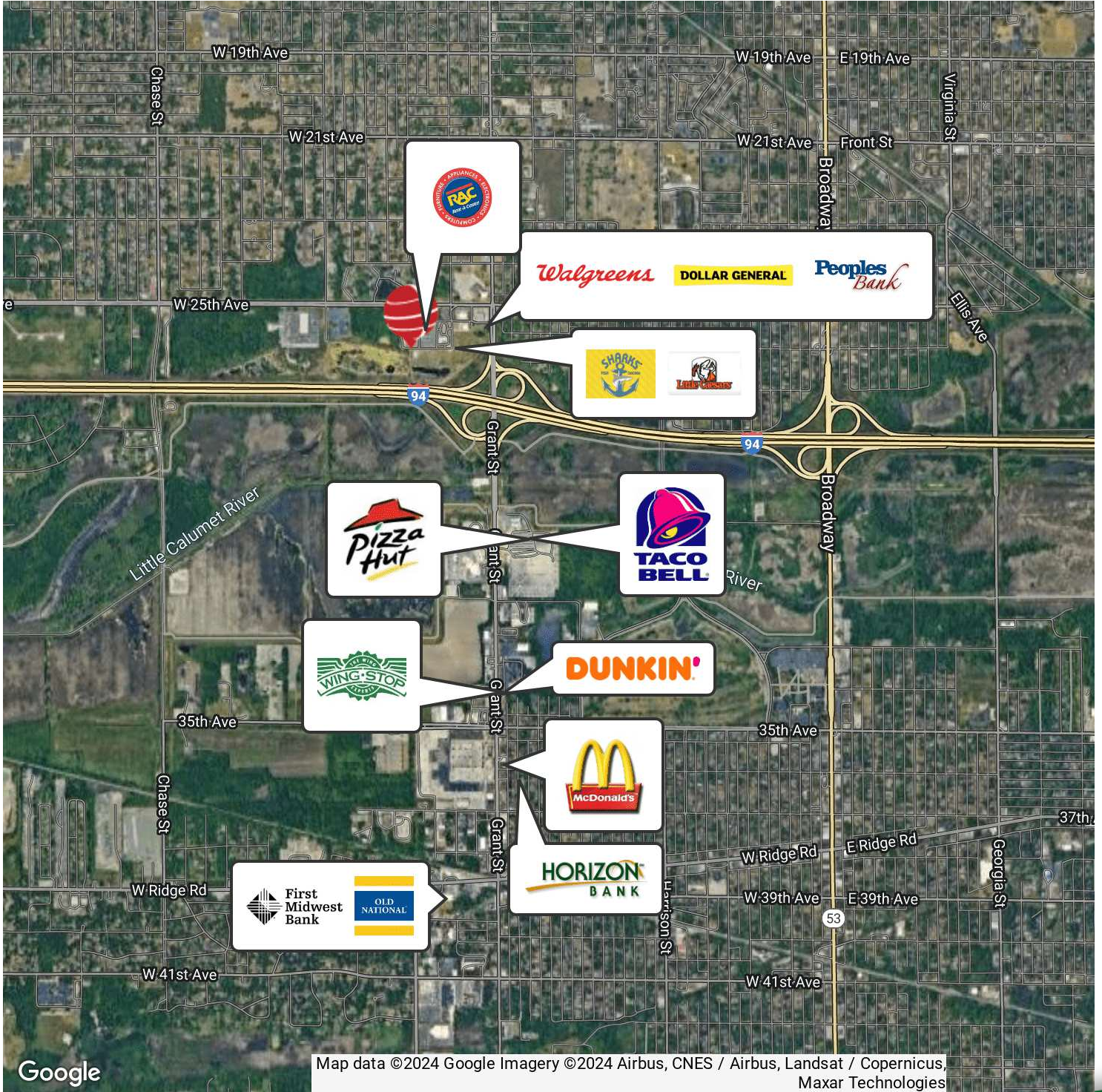
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RETAILER MAP



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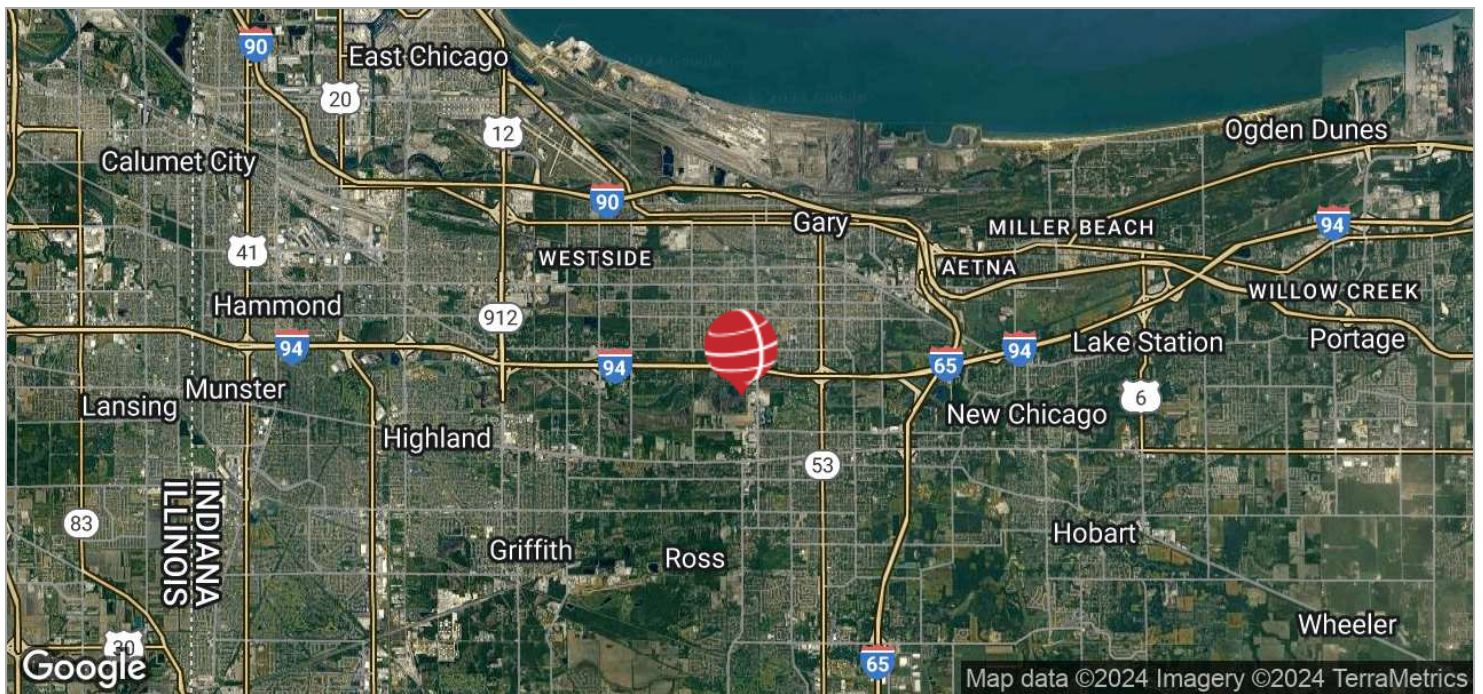
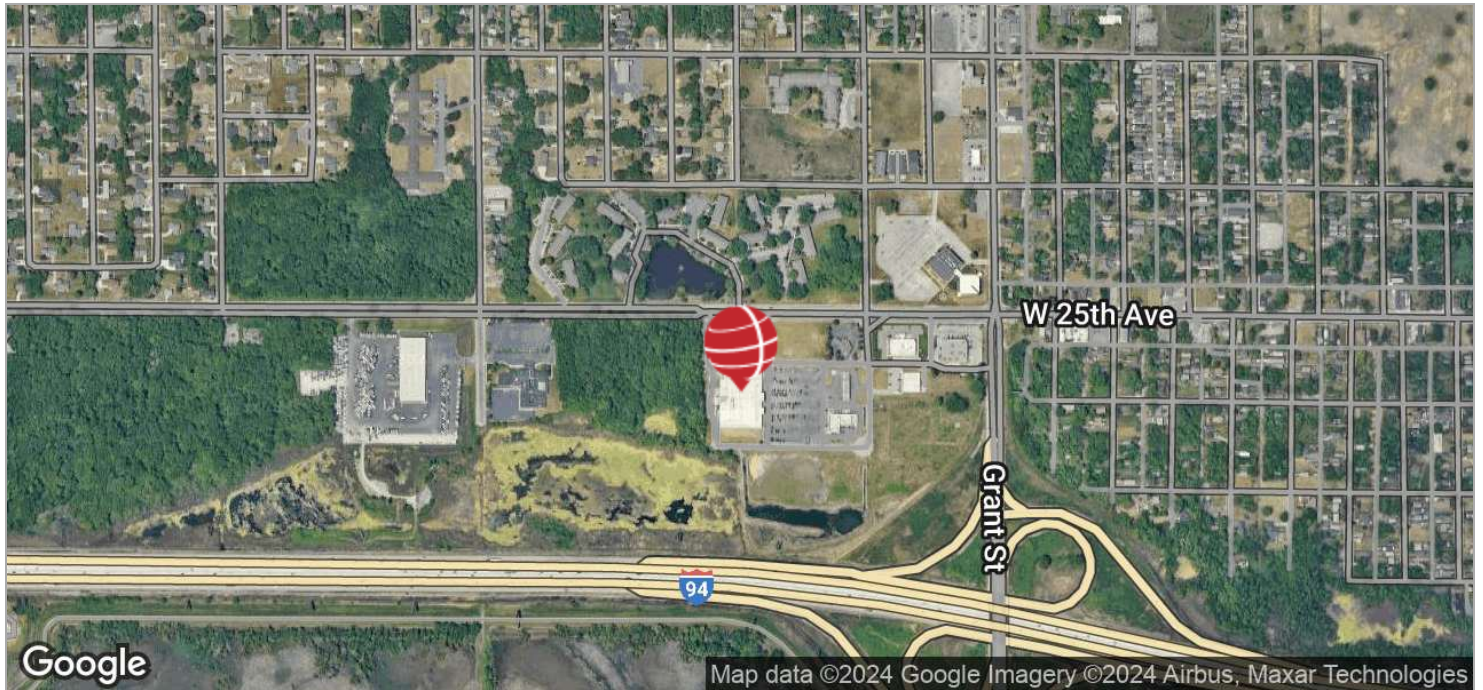
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LOCATION MAPS



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AREA ANALYTICS

POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	2,565	48,752	226,655
Average Age	43	39	39
Average Age (Male)	40	38	38
Average Age (Female)	45	41	41

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,118	20,169	91,046
Persons per HH	2.3	2.4	2.5
Average HH Income	\$51,012	\$51,212	\$70,886
Average House Value	\$141,795	\$148,125	\$190,545
Per Capita Income	\$22,179	\$21,338	\$28,354

Map and demographics data derived from AlphaMap

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About Us:

- Latitude Commercial's Retail Services division leads the market in retail tenant services, specializing in site selection, disposition, and market positioning. Our expert team collaborates with your real estate department to create strategic plans aligned with your store development goals.
- We offer comprehensive Landlord Representation services, including market analysis, target market identification, and strategic property marketing to maximize property value and exposure to the market. Our skilled negotiators ensure favorable deals for property owners.
- As your trusted Tenant Representative, we guide you through defining requirements, property tours, proposal management, and lease/purchase agreement negotiation. We streamline the transition to a new location aligned with your business needs, ensuring a prosperous future.
- Trust Latitude Commercial for expert guidance in navigating market evaluation and lease negotiations, making strategically sound real estate decisions for retail properties.

Tenants we've worked with:





BRETT MCDERMOTT

Co-Founder / Senior Vice President

Brett McDermott is the Co-Founder / Senior Vice President at Latitude Commercial Real Estate. Brett specifically focuses on tenant and landlord representation as well as Investments. His services include tenant re-location, site search analysis, consulting and investment analysis specifically focusing on retail.

Brett has worked with many local developers and retailers that include: Buffalo Wild Wings, Kiddie Academy, CVS Pharmacy, Walgreens, F45 Fitness, Planet Fitness, Dunkin Donuts, Jimmy Johns, McAlister's Deli, Athletico, Culver's, Arby's, Taco Bell, Wingstop, Smoothie King, BMO Harris, Albanese Confectionery, Heartland Dental, Allstate Insurance, Outback Steakhouse, Edward Jones and many more local and national prominent developers and clients.

Brett is currently involved with the ICSC (International Council of Shopping Centers).

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MYLES RAPCHAK

Vice President / Prinpal

Myles is the Vice President/Principal of Latitude Commercial. Specifically, Myles works with owners, developers and tenants in Northwest Indiana & Chicagoland providing services such as corporate relocation, site search analysis, acquisition, disposition, leasing, and real estate consulting services. Myles is currently seeking his Certified Commercial Investment Member (CCIM) designation. He is also involved with the ICSC (International Council of Shopping Centers).

Myles currently represents Buddy Bells, LLC who is one of the largest Taco Bell franchisees in IL and Birdie Bells, LLC who are quickly expanding Wing stops. He also represents Parth35, LLC who is a quickly growing Smoothie King Franchisee. Myles has also worked with Sundance, Inc, one of the largest Taco Bell franchisees in the United States, TeamLyders, LLC, one of the fastest growing Arby's franchisees in Chicagoland, Kite Realty Group (NYSE: KRG), Dunkin' Donuts franchisee, Peoples Bank, American Community Bank, Super Products, LLC, Holladay Properties and many other prominent area developers and clients.

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JOHN O'MALLEY

Associate Broker

John O'Malley is an Associate Broker with Latitude Commercial. John specializes in the Investment and Industrial sector for Latitude Commercial.

John has been with Latitude since 2020. Prior to Latitude, John worked with a developer in the land acquisition and development of Student Housing at Purdue University. John is a licensed Indiana Real Estate Broker and is currently working towards obtaining the CCIM designation.

John was raised in West Lafayette, Indiana. After moving to Indianapolis for college, John worked for Indiana Grand Casino in Finance while obtaining his Indiana Real Estate Brokers license.

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