

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00 - 18.00/SF
Available SF:	1,184 - 6,670 SF
Lease Type:	NNN
Expenses:	\$3.46
Building Size:	84,440 SF
Lot Size:	10.0 Acres
Parking:	590
Zoning:	PUD

PROPERTY OVERVIEW

Welcome to Cornerstone Crossing. Join existing tenants Planet Fitness, American Bicycle, M & M Care, Olympic Karate, Jimmy Johns and more! This retail/office plaza has available spaces from 1,185 SF up to 6,670 SF. Near Allegius Bank, Johnsons Nursery, North Ridge Center anchored by Strack and Van Til, and Dollar General. NNN estimated at \$3.46.

LOCATION OVERVIEW

Located in Hobart on the heavily traveled Ridge Road (E. 37th Avenue). 3.9 miles south of I-94, 4 miles east of I-65, 4 miles south of I-90 Indiana Toll Road, 6.9 miles north of U.S. Highway 30, and 41 miles southeast of Chicago. Ample parking for customers and near national retailers including CVS, McDonald's, Taco Bell, Burger King, Anytime Fitness, Strack and Van Til, Dollar Tree, White Castles and many others. Near Downtown Hobart with the downtown shopping district, including the Art Theatre, Lake George, County Line Orchard and so much more! 2025 INDOT traffic counts 23,698 cars/day on Ridge Road/E. 37th and 7,769 cars/day on S.R. 51.

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,184 - 6,670 SF	Lease Rate:	\$14 - \$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1641	Available	1,185 SF	NNN	\$14.00 - \$18.00 SF/yr	NNN estimated at \$3.46.
1709	Available	1,185 SF	NNN	\$14.00 - \$18.00 SF/yr	NNN estimated at \$3.46.
1711-1719	Available	1,184 - 4,750 SF	NNN	\$14.00 - \$18.00 SF/yr	NNN estimated at \$3.46.
1737	Available	1,367 SF	NNN	\$14.00 - \$18.00 SF/yr	NNN estimated at \$3.46.
1801-11	Available	2,782 SF	NNN	\$14.00 - \$18.00 SF/yr	NNN estimated at \$3.46.
1871	Available	6,670 SF	NNN	\$14.00 - \$18.00 SF/yr	NNN estimated at \$3.46.

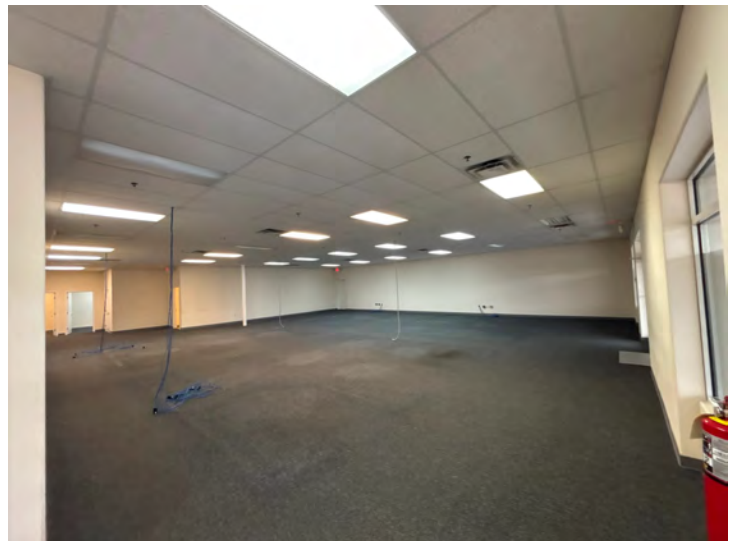
1711-1719 E. 37TH

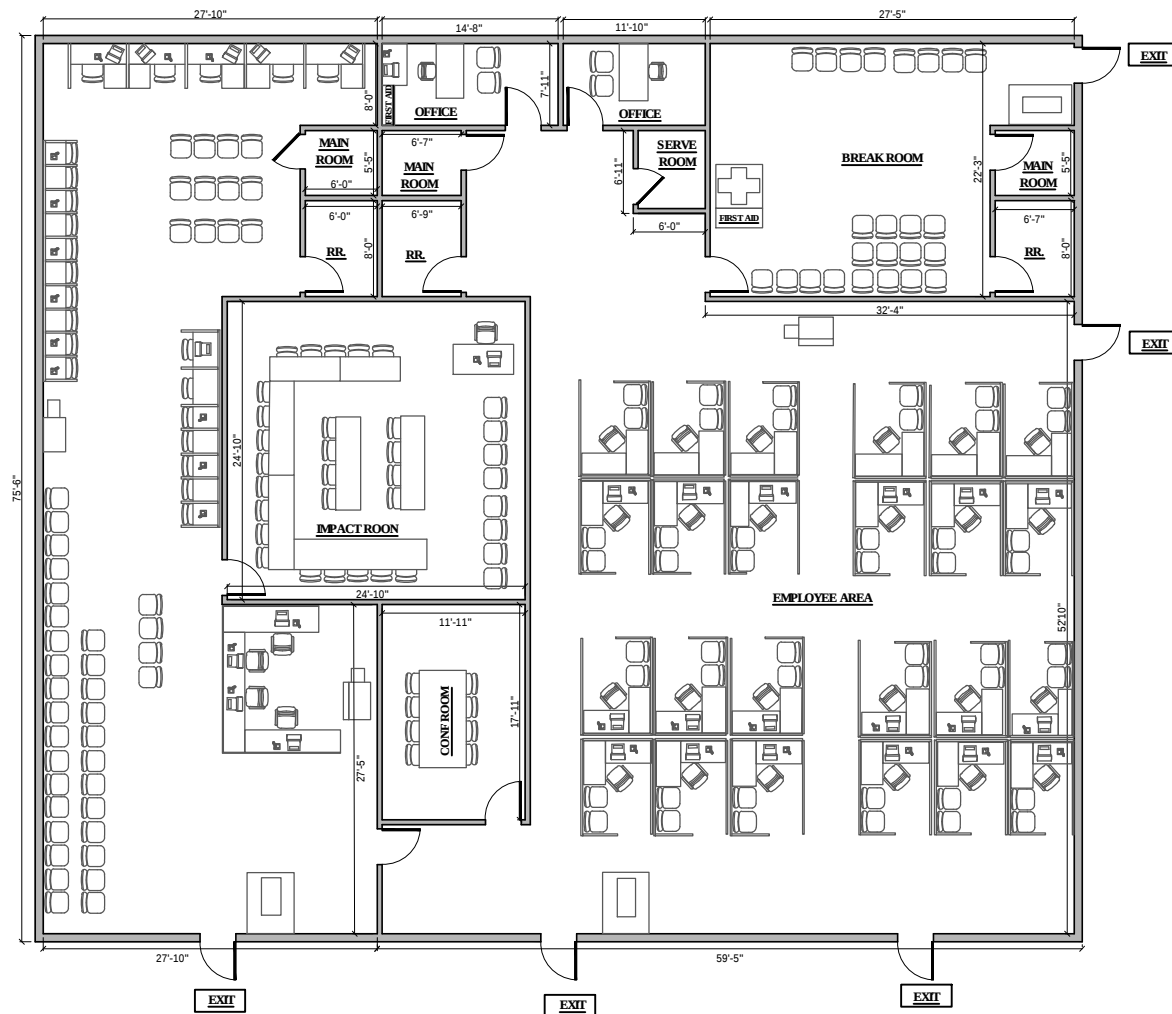


1737 E. 37TH



1871 E. 37TH





1871 EAST37TH AVENUE,
HOBART, IN 46342



DATE :
PROJECT NUMBER :
DRAWN BY :
CHECKED BY :

PERMIT SET

SHEET :

A-1.3

FILE NAME :

SITE PLAN



LOT 1 SECTION A

UNIT	TENANT	SIZE
1721E	The Golden Leaf	1 963 SF
1729E	Hammer & Stain	1 004 SF
1733E	Chaos Comp	1 010 SF
1737E	Vacant	1 367 SF
1801-11E	Available	2 782 SF
1821E	Cash In A Flash	1 000 SF
1841E	Plympic Karate	2 425 SF
1861E	Order of AHEPA	11 000 SF
1871E	Vacant	6 670 SF
1901E	Planet Fitness	17 000 SF
1937E	Oasis Therapeutic Massage	1 428 SF
1967E	3 Aces catering LLC	17 643 SF

LOT 1 SECTION B

UNIT	TENANT	SIZE
709N, Hobart	American Bicycle Association (BMX)	40 957 SF

LOT 1 SECTION C

UNIT	TENANT	SIZE
1641E	Vacant	1 185 SF
1645-49E	Star Nails	2 409 SF
1651E	T-Mobile(TCC Wireless, LLC	1 225 SF
1657E	La Michoacana	1 225 SF
1661E	Jimmy Johns	1 225 SF
1669E	Vape Tabacco	1 225 SF
1679E	Liberty Tax	1 225 SF
1703-05E	In. Farm Bureau Insurance	3 024 SF
1709E	Available	1185 SF
1711E	Vacant	1 185 SF
1715E	Vacant	1 185 SF
1717E	Vacant	1 185 SF
1719E	Vacant	1 185 SF

Vacant
 Leased

AERIAL PHOTOS



For Information Contact:

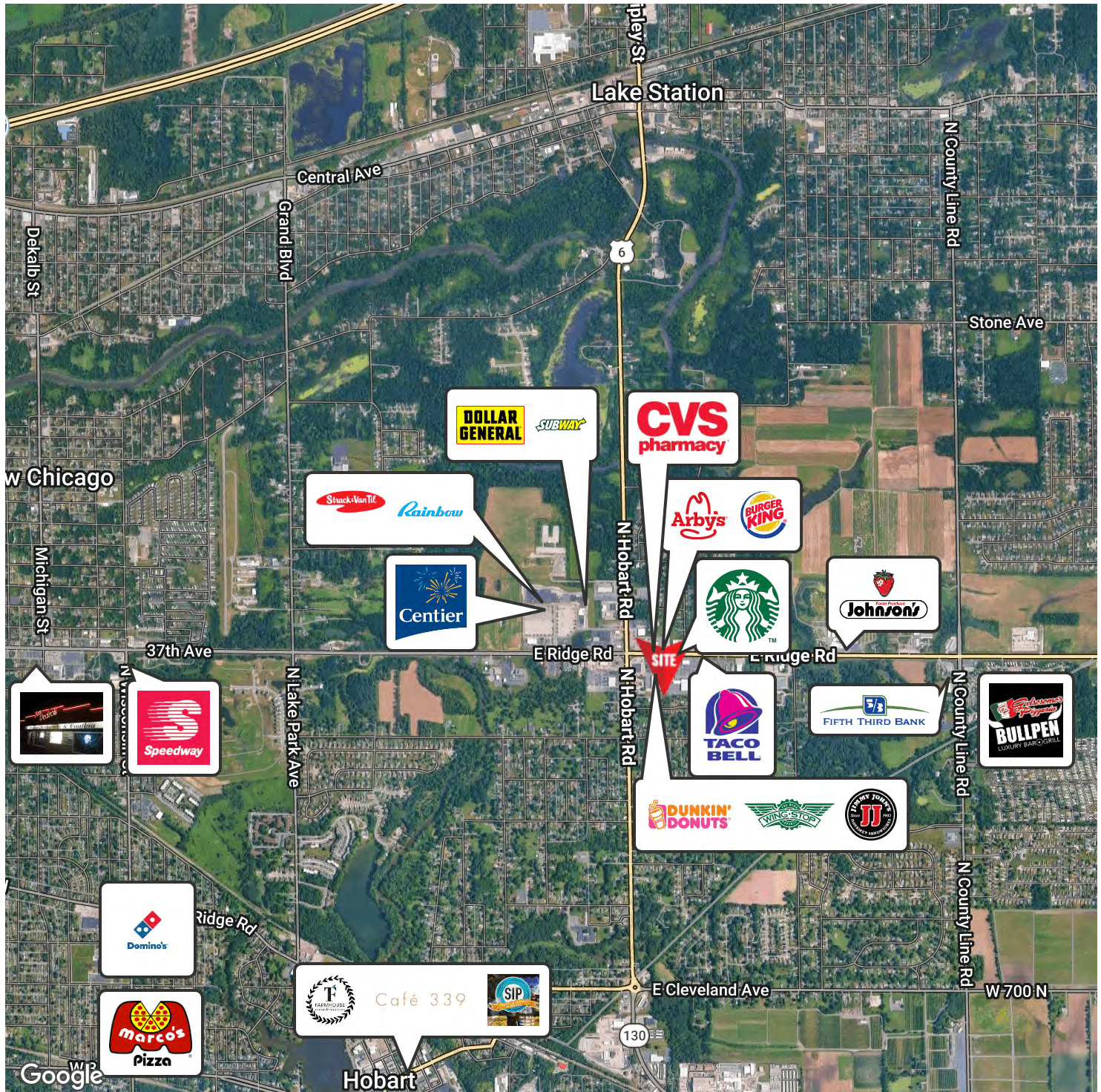
Kathie Wittmer

219.405.4484

kathie@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

RETAILER MAP



For Information Contact:

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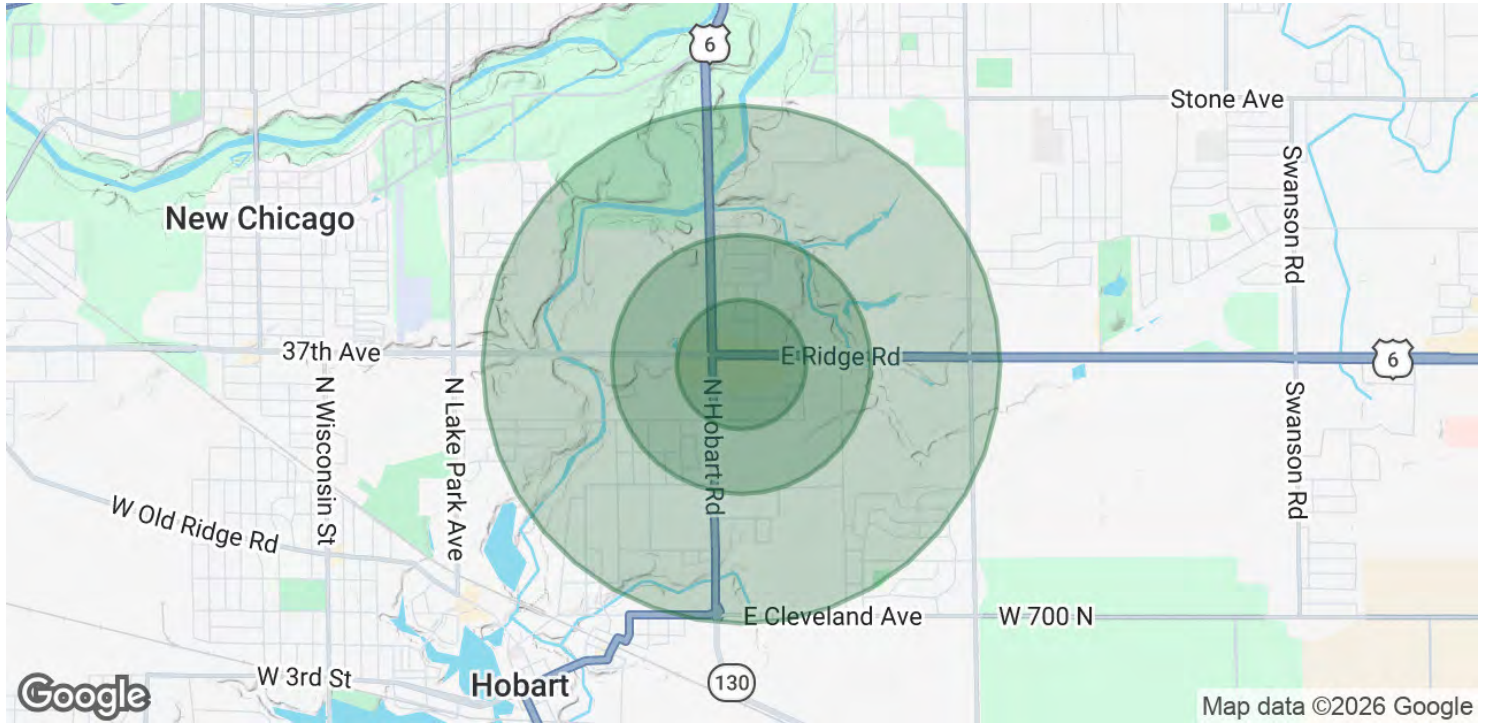
kathie@commercialin-sites.com

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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	340	1,272	5,137
Average Age	40.3	39.9	37.8
Average Age (Male)	41.3	40.7	38.5
Average Age (Female)	41.7	41.8	38.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	128	486	1,932
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$100,410	\$97,732	\$97,218
Average House Value	\$221,706	\$209,198	\$203,951

2023 American Community Survey (ACS)