

Retail Property For Lease

# 8101 POLO CLUB DR, MERRILLVILLE, IN 46410



For more information, please contact:

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 900 - 1,800 SF

**Lease Rate:** \$18.00 SF/yr (MG)

**Lot Size:** 3.24 Acres

**Year Built:** 1993

**Building Size:** 5100 SF

**Zoning:** R33

### PROPERTY HIGHLIGHTS

- 900 SF to 1,800 SF available for lease
- 4 units total
- Great visibility & exposure off US Hwy 30 with Pylon Signage
- 44k VPD on US HWY 30
- Ample parking on 3.24 acre lot



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## LEASE SPACES



### LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable  
Total Space: 900 - 1,800 SF Lease Rate: \$18.00 SF/yr

### AVAILABLE SPACES

| SUITE   | TENANT    | SIZE (SF)      | LEASE TYPE     | LEASE RATE    | DESCRIPTION |
|---------|-----------|----------------|----------------|---------------|-------------|
| Suite 1 | Available | 900 SF         | Modified Gross | \$18.00 SF/yr | -           |
| Suite 2 | Available | 900 - 1,800 SF | Modified Gross | \$18.00 SF/yr | -           |
| Suite 3 | Available | 900 - 1,800 SF | Modified Gross | \$18.00 SF/yr | -           |
| Suite 5 | Available | 1,408 SF       | Modified Gross | \$18.00 SF/yr | -           |

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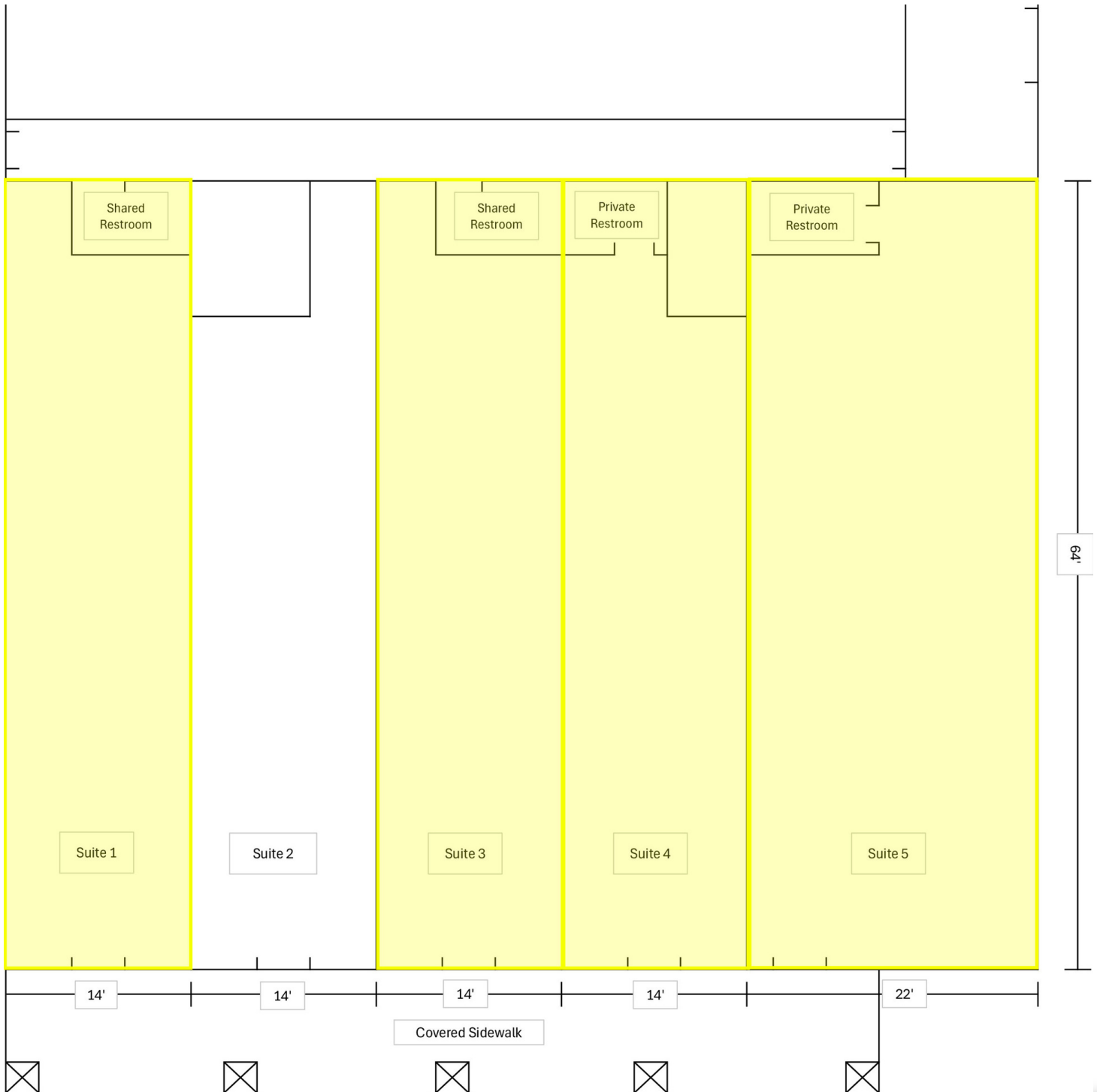
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ADDITIONAL PHOTOS



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## RETAILER MAP



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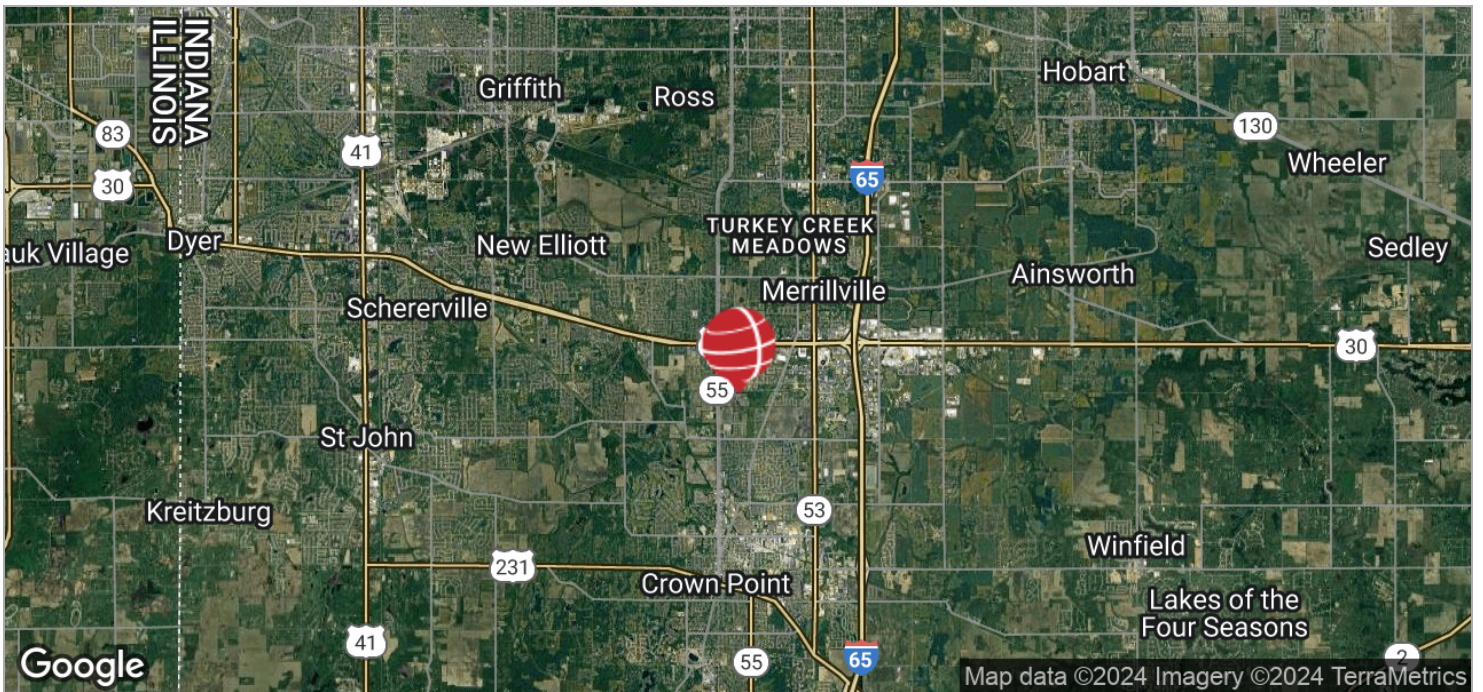
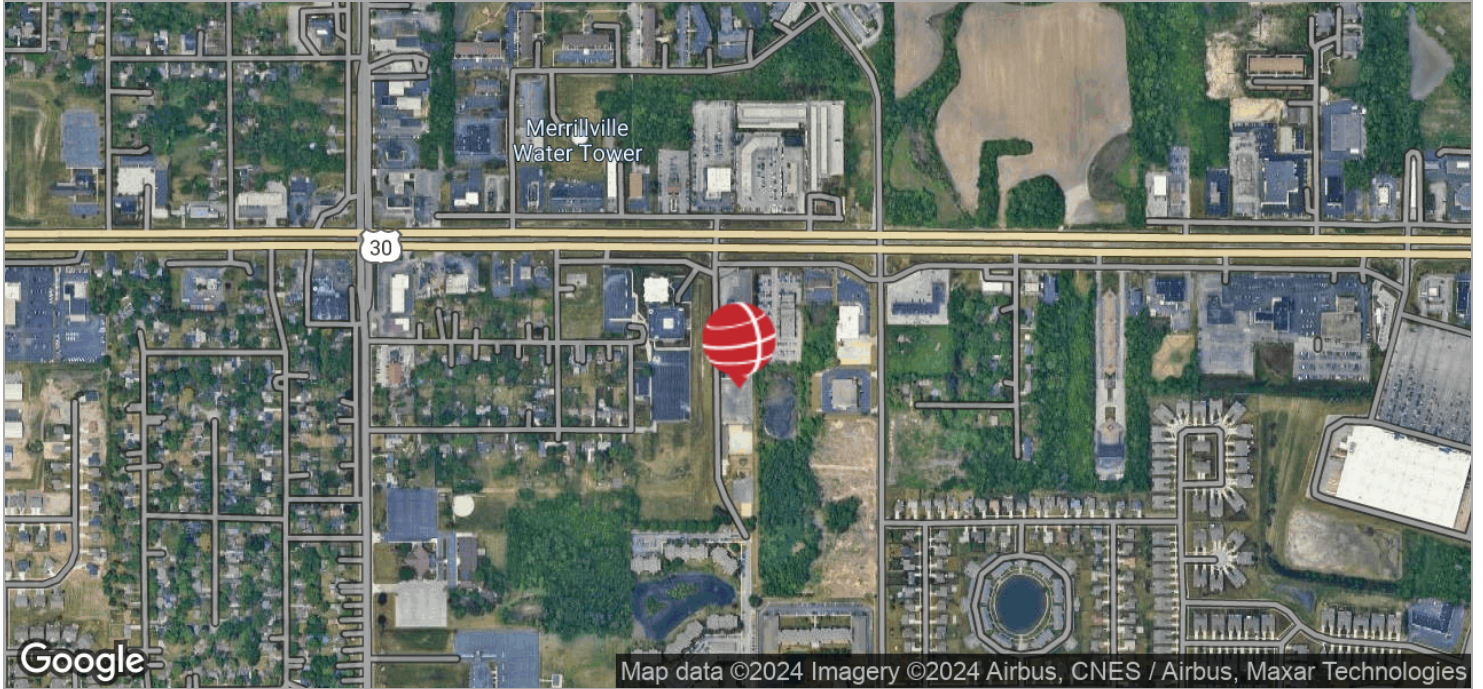
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## LOCATION MAPS



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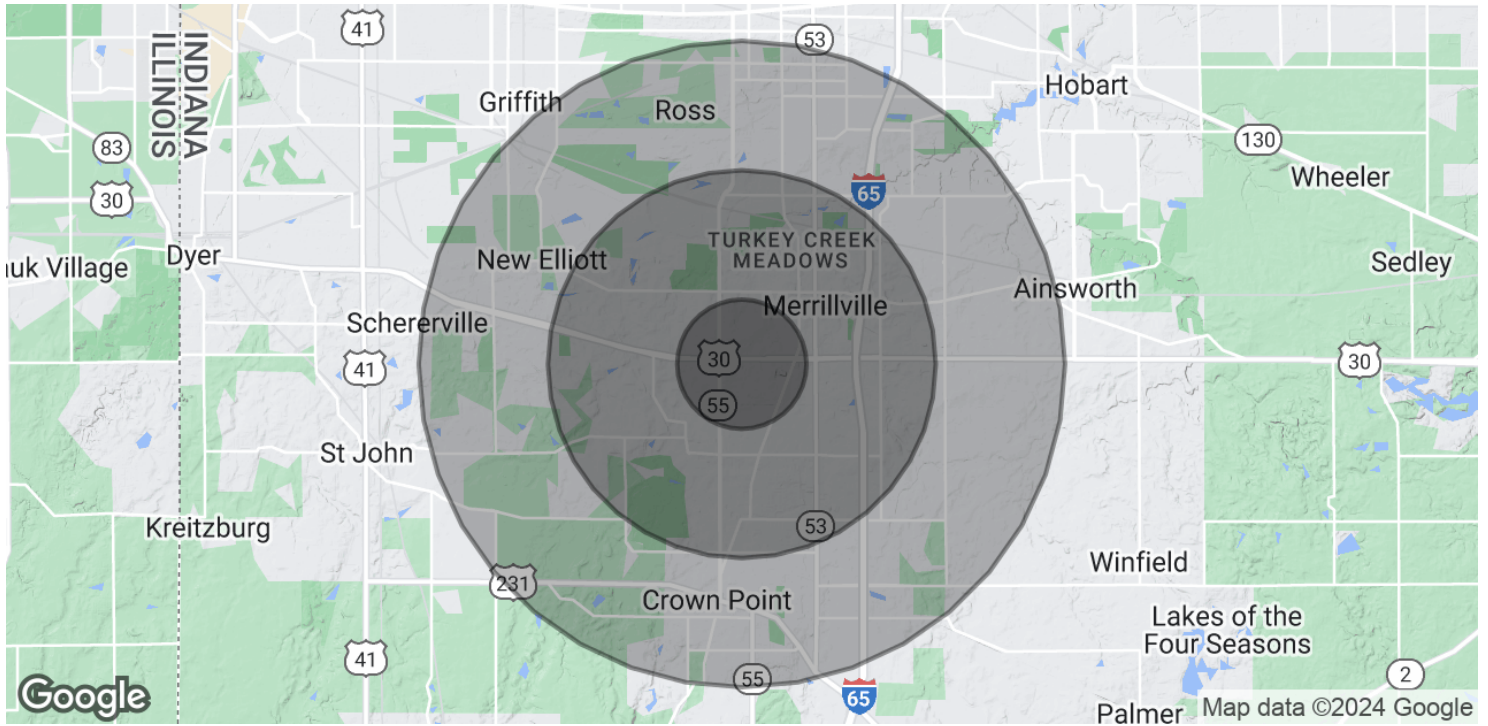
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,643  | 48,751  | 114,417 |
| Average Age          | 43     | 42      | 41      |
| Average Age (Male)   | 41     | 40      | 40      |
| Average Age (Female) | 45     | 44      | 43      |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,533     | 19,899    | 45,039    |
| # of Persons per HH | 2.2       | 2.4       | 2.5       |
| Average HH Income   | \$73,921  | \$89,798  | \$97,638  |
| Average House Value | \$201,810 | \$256,700 | \$268,466 |

Demographics data derived from AlphaMap

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