

7135 INDIANAPOLIS BLVD, HAMMOND, IN 46324



For more information, please contact:

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SALE OF INDIANAPOLIS BLVD OFFICE BUILDING

7135 Indianapolis Blvd, Hammond, IN 46324



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|------------|
| Sale Price: | \$649,000 |
| Price / SF: | \$95.44 |
| Lot Size: | 0.32 Acres |
| Year Built: | 1955 |
| Building Size: | 6800 SF |
| Zoning: | C4 |

PROPERTY HIGHLIGHTS

- Well maintained office building for sale on Indianapolis Boulevard
- Located within 5 minutes of the expressway
- Two unit building, with one one unit leased by a national tenant until June of 2028
- Several improvements within the last 5 years, including new roof, rooftop HVAC, updated facade and lighting, completed within the last 4 years
- Vacant 2800sf unit with 1830sf basement available for owner user



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PROPERTY DESCRIPTION



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Multi-tenant office building for sale in Hammond. Zoned C4, this property is strategically located on Indianapolis Boulevard, offering quick access to the expressway, a key advantage for business owners and investors. This property has undergone significant improvements within the last 4 years, including a new roof, rooftop HVAC, and updated facade and lighting. The north unit (2,170sf) is leased until June of 2028 to a national medical user who has been at this location for over a decade. The south unit (2,800sf with an 1,830sf basement) will be available upon sale to a new user. Taxes are approximately \$11,000 annually.

LOCATION DESCRIPTION

This property is located on Indianapolis Blvd in Hammond, Indiana. Located along Lake Michigan, Hammond is part of the Chicago metropolitan area and the only city in Indiana to border Chicago. As of the 2020 census, it is the eighth-most populous city in Indiana, with 77,879 residents. Hammond is home to Purdue University Northwest.

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ADDITIONAL PHOTOS



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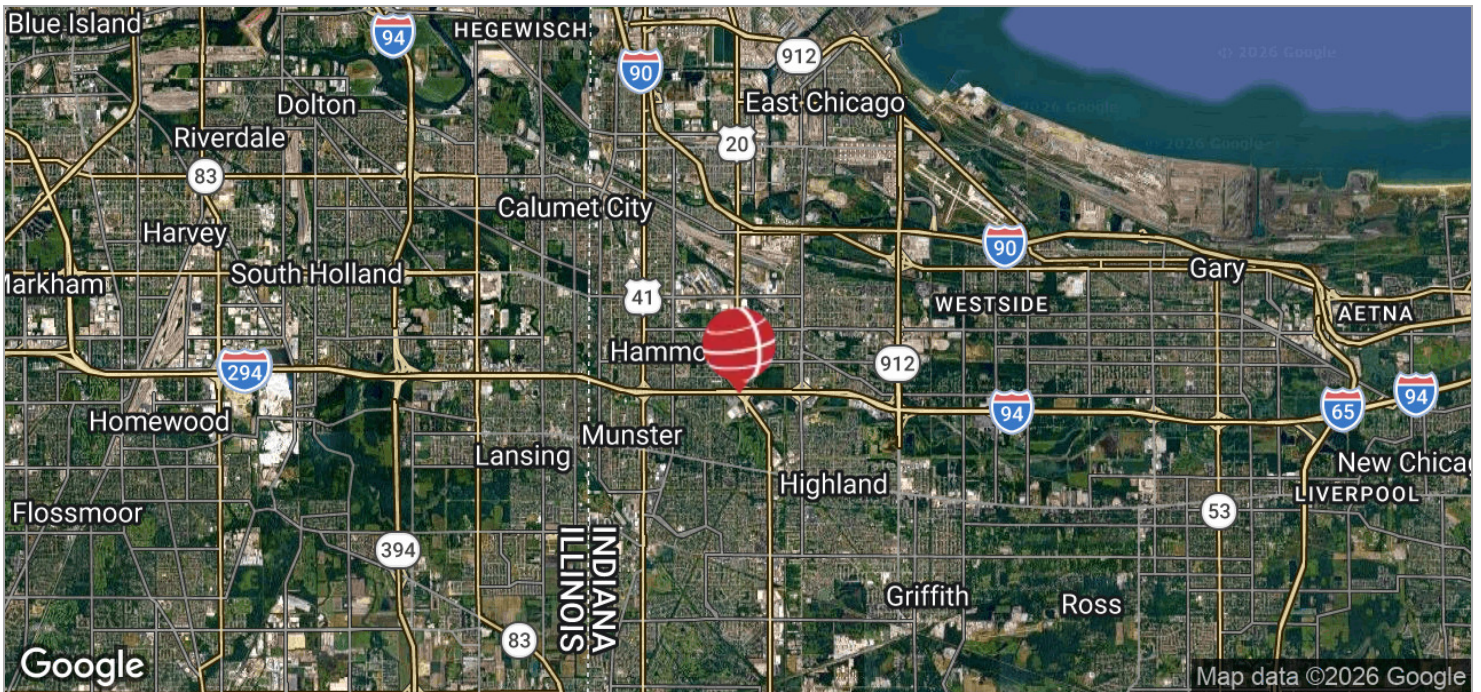
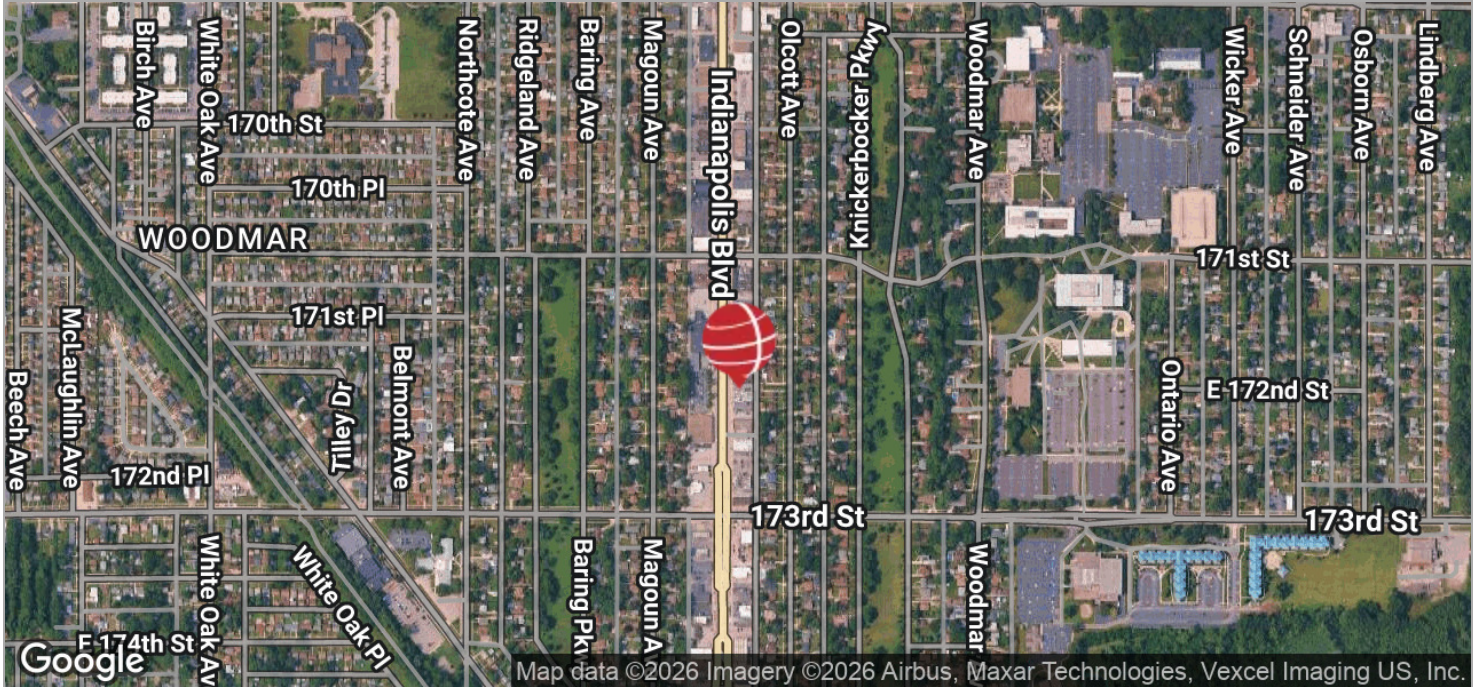
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LOCATION MAPS



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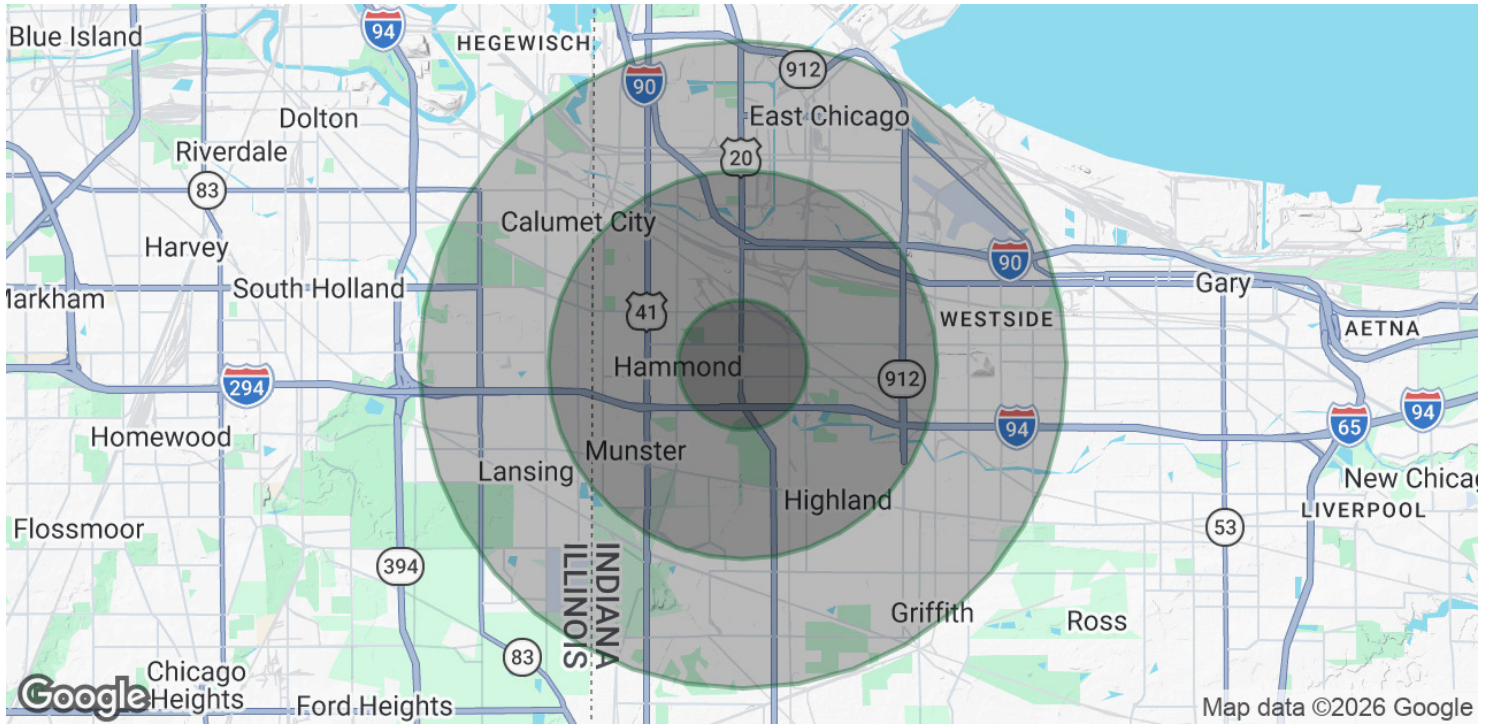
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,126 | 105,407 | 251,356 |
| Average Age | 36.9 | 35.4 | 36.0 |
| Average Age (Male) | 36.4 | 33.5 | 34.6 |
| Average Age (Female) | 37.3 | 37.1 | 37.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,638 | 38,815 | 93,495 |
| # of Persons per HH | 2.5 | 2.7 | 2.7 |
| Average HH Income | \$49,077 | \$56,294 | \$57,290 |
| Average House Value | \$125,574 | \$156,746 | \$157,642 |

2020 American Community Survey (ACS)

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