

4020 CALUMET AVE, HAMMOND, IN 46320



For more information, please contact:

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4020 CALUMET AVE

4020 Calumet Ave, Hammond, IN 46320



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Subject to Offer

Lot Size: 0.79 Acres

Year Built: 1959

Building Size: 4492 SF

Zoning: C-4

PROPERTY HIGHLIGHTS

- 4,492 SF building
- Built in 1959
- 0.79 Acres
- Zoned C-4
- Ideal for retail or street retail investor
- Versatile and lucrative opportunity
- Located Directly off of I-90 & Calumet Ave Exit



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PROPERTY DESCRIPTION



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Introducing a prime investment opportunity at 4020 Calumet Ave, Hammond, IN. This 4,492 SF building on 0.79 Acres, constructed in 1959, is perfectly suited for a retail or street retail investor. Zoned C-4, the property offers an ideal canvas for realizing a vision in the thriving Hammond area. With a solid foundation and ample space, this property presents a versatile and lucrative opportunity for retail businesses. Located less than a mile away from the potential future of the Chicago Bears. Don't miss out on the potential of this well-positioned property in a sought-after location.

LOCATION DESCRIPTION

Hammond is a city in Lake County, Indiana. It is part of the Chicago metropolitan area, and the only city in Indiana to border Chicago. From north to south, Hammond runs from Lake Michigan down to the Little Calumet River; from east to west along its southern border, it runs from the Illinois state line to Cline Avenue. The city is traversed by numerous railroads and expressways, including the South Shore Line, Borman Expressway, and Indiana Toll Road. Notable local landmarks include the parkland around Wolf Lake and the Horseshoe Hammond riverboat casino. Part of the Rust Belt, Hammond has been industrial almost from its inception, but is also home to a Purdue University campus and numerous historic districts that showcase the residential and commercial architecture of the early 20th century.

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AERIAL



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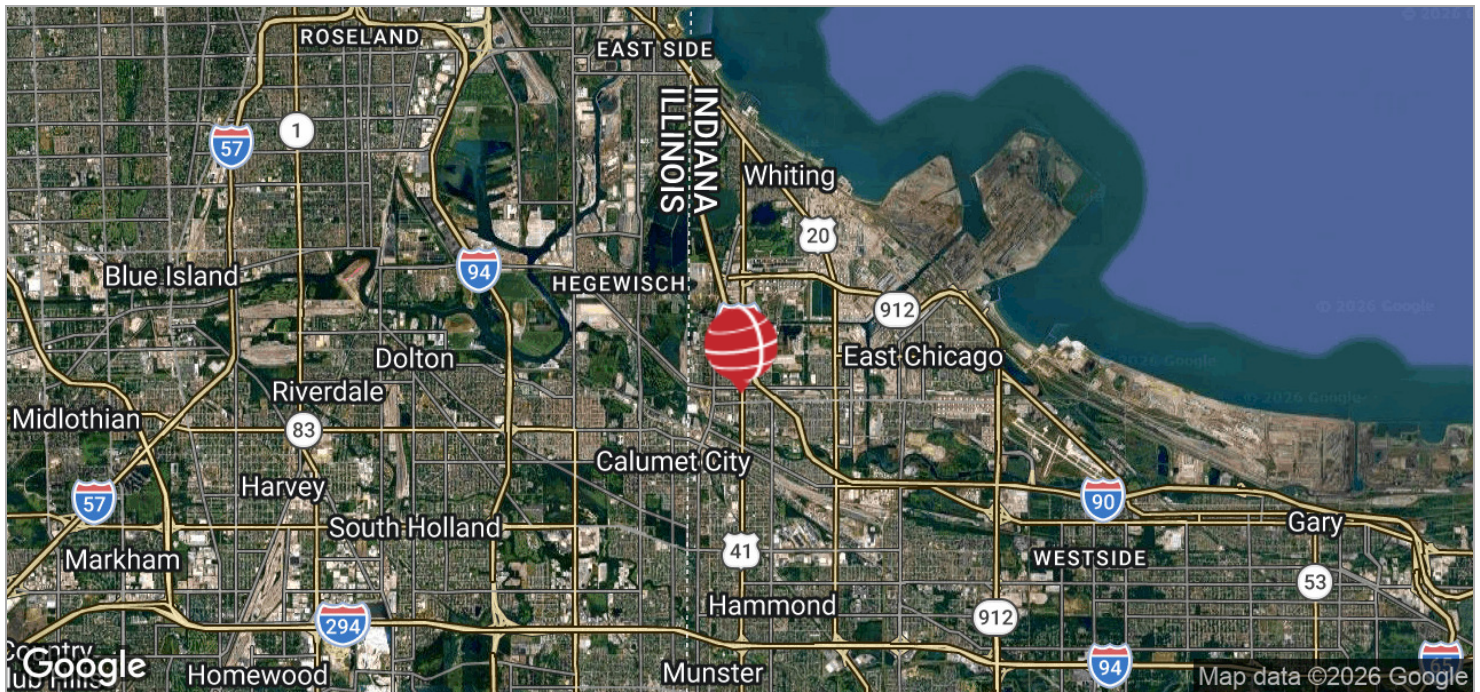
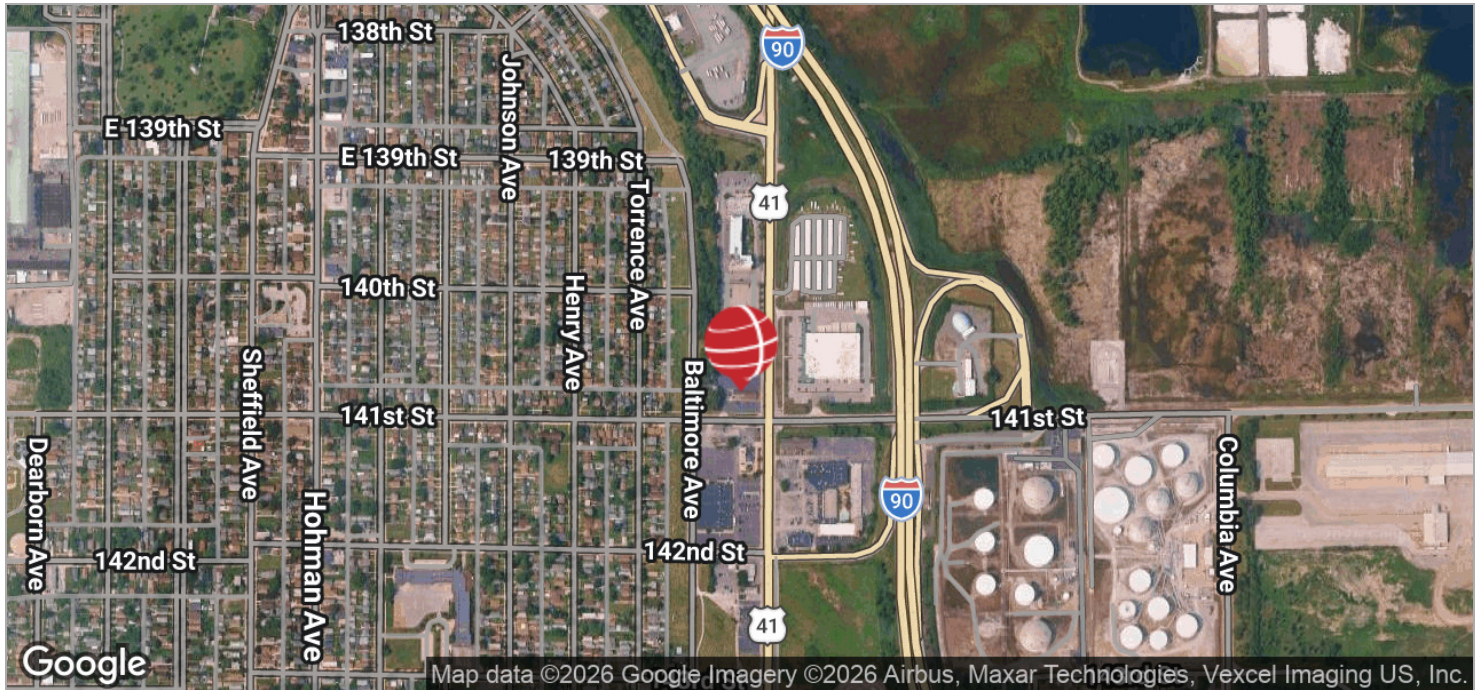
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LOCATION MAPS



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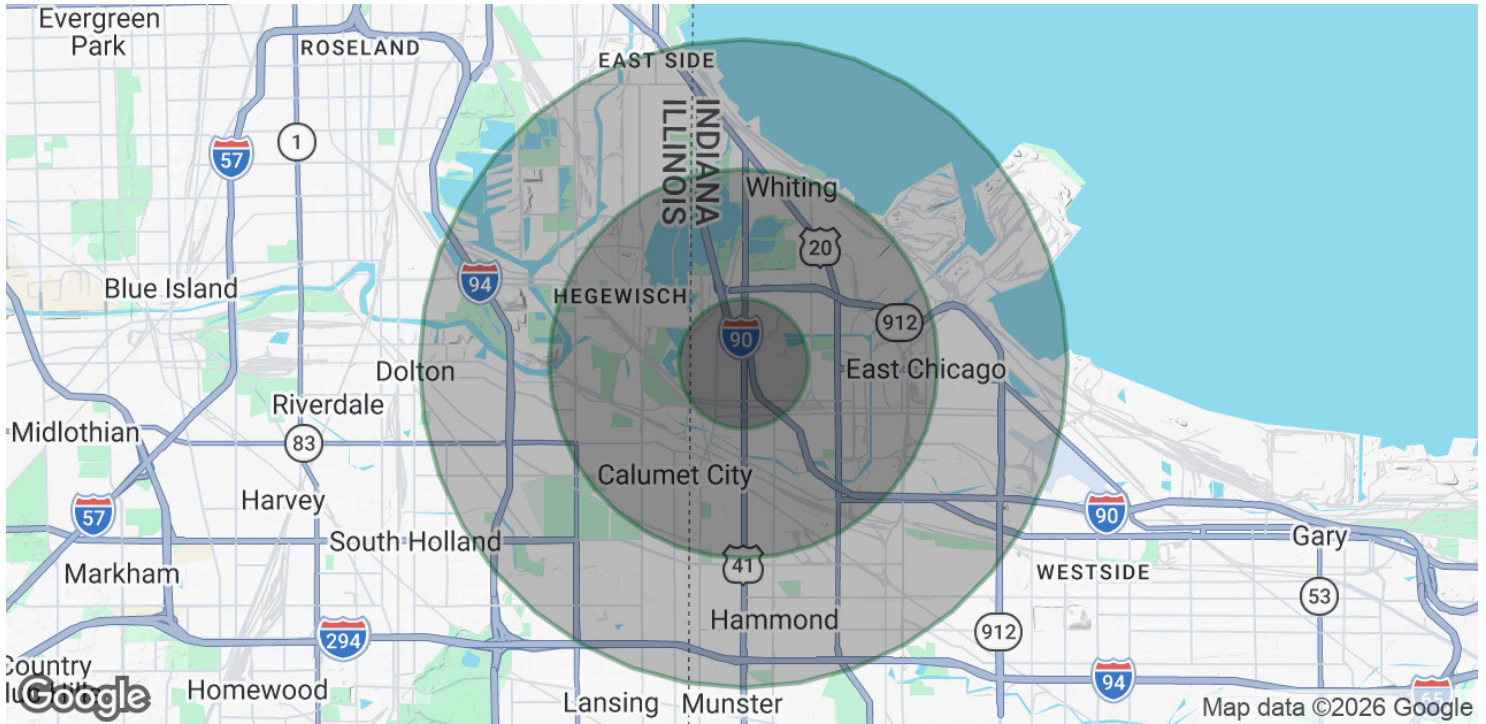
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,881	77,952	202,659
Average Age	34.1	37.2	37.1
Average Age (Male)	34.8	36.3	35.6
Average Age (Female)	33.3	38.7	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,464	29,492	77,373
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$63,276	\$63,974	\$69,877
Average House Value	\$134,185	\$153,722	\$156,575

2023 American Community Survey (ACS)

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