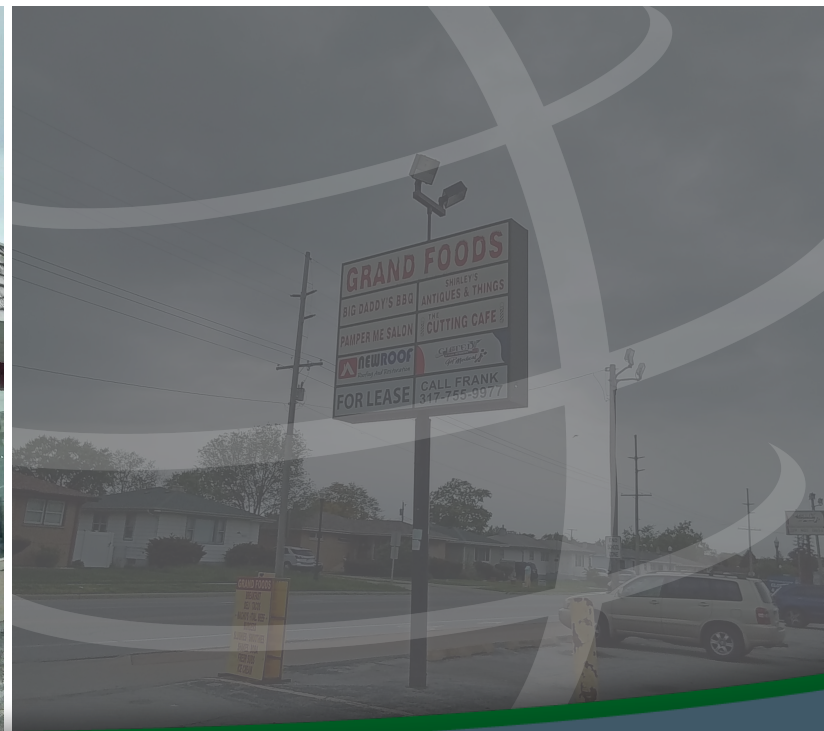


Retail Property For Lease

6823-39 GRAND AVENUE, HAMMOND, IN 46323



For more information, please contact:

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6823-39 GRAND AVENUE

Hammond, IN 46323



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	900 SF
Lease Rate:	\$16 SF/yr (NNN)
Lot Size:	0.84 Acres
Year Built:	1967
Building Size:	11850 SF

PROPERTY HIGHLIGHTS

- 900 SF unit available for lease in Hammond, Indiana
- Well-suited for a variety of retail, office, or service-based users
- Functional layout ideal for a small business, professional office, or neighborhood retail concept
- Convenient location with easy access to the surrounding Hammond and Northwest Indiana market
- Opportunity to establish a presence along Grand Avenue in a flexible commercial space



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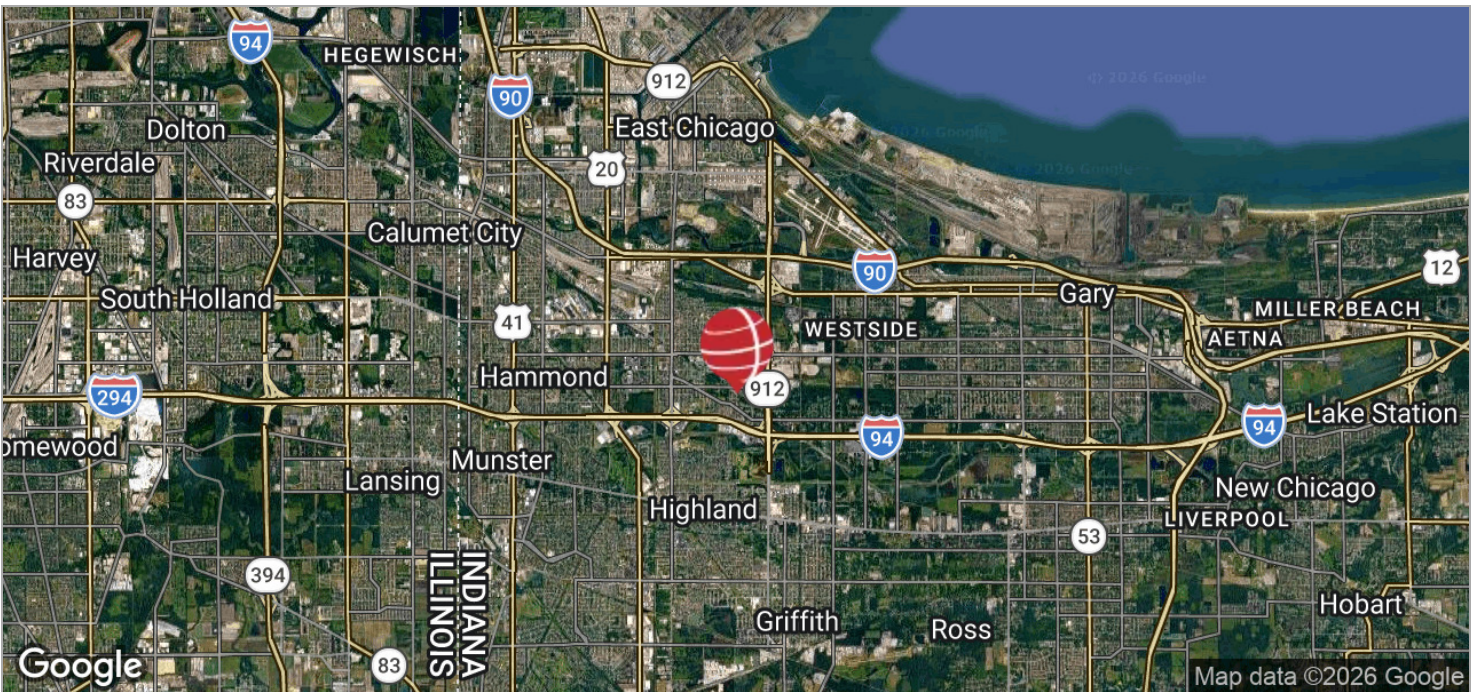
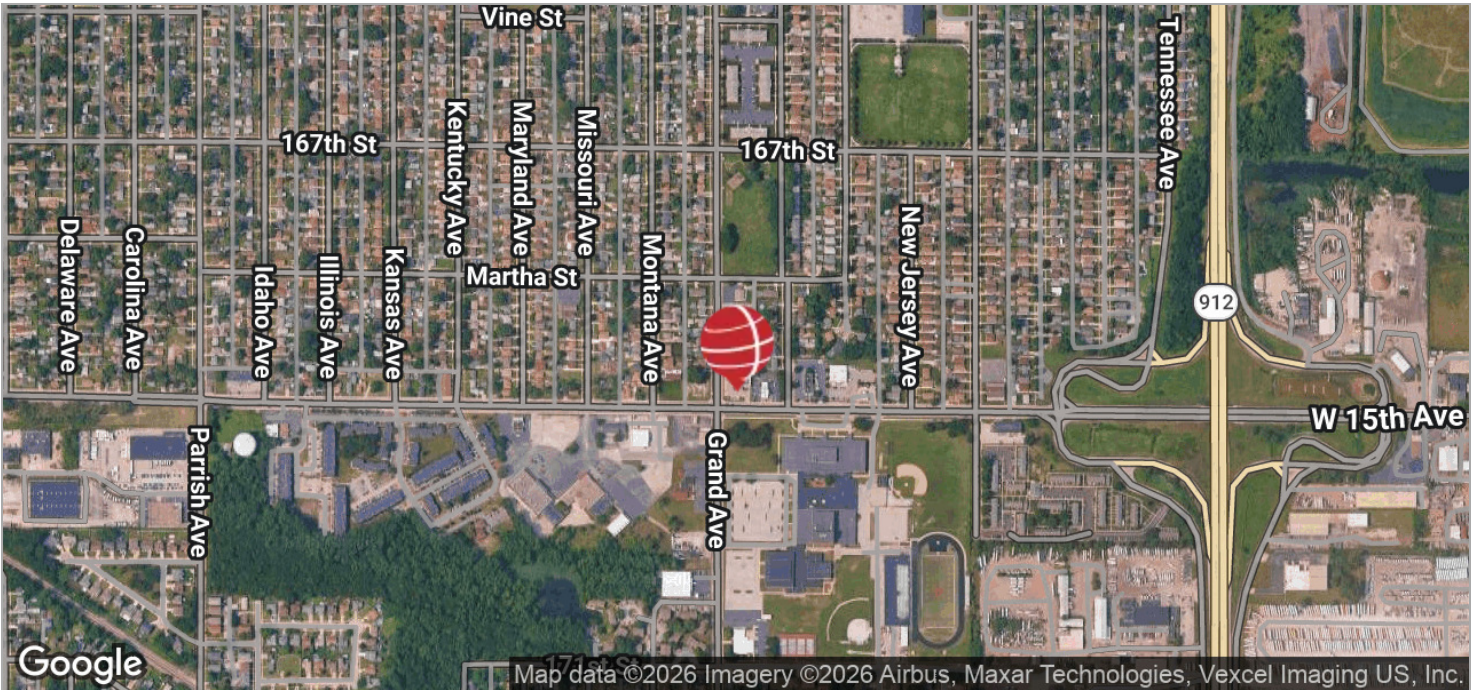
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LOCATION MAPS



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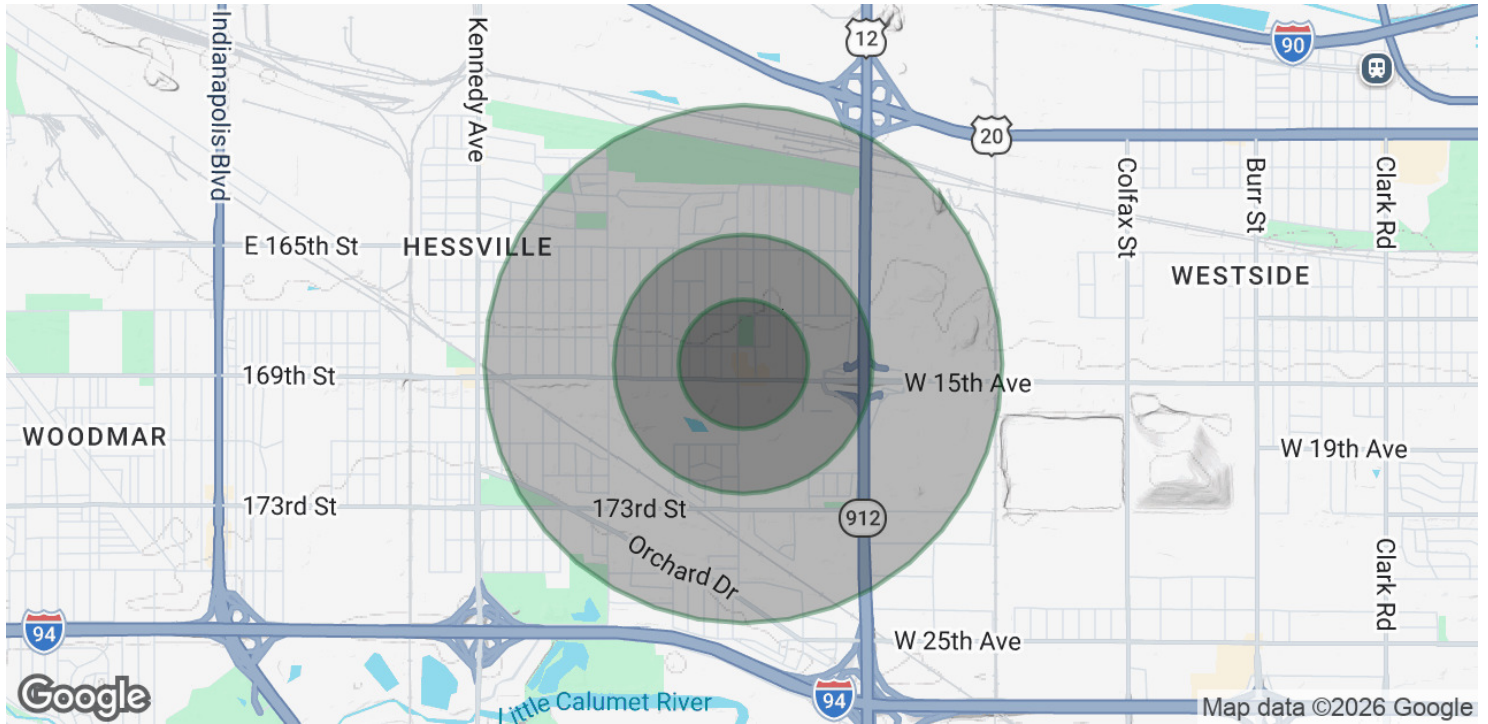
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,189	4,684	13,189
Average Age	44.8	41.3	38.2
Average Age (Male)	36.2	33.6	33.0
Average Age (Female)	52.3	48.5	42.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	481	1,896	4,849
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$76,333	\$71,639	\$74,586
Average House Value	\$170,012	\$153,901	\$152,859

2023 American Community Survey (ACS)

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