

OUTDOOR PATIO INCLUDED!



OFFERING SUMMARY

Lease Rate:	\$16.50/SF
Mix/Max Available SF:	1,200-4,200 SF
Lease Type:	Triple Net
Expenses:	\$4.50/SF
Building Size:	25,200 SF
Lot Size:	2.57 Acres
Parking:	124 spaces
Zoning:	B-2

PROPERTY OVERVIEW

Galleria of Chesterton is a 25,114 SF Shopping Center adjoining a Jewel/Osco. The 2-building complex presently has 1 available space: 757-Unit 6 is the former El Salto Mexican Restaurant. This is a 4,200 +/- SF space with a large 30' x 70' dining room, bar, kitchen, walk in cooler/freezer, storage area, private office and men's and women's bathrooms. Available March 1st! Large outdoor patio is attached to space. This space can be subdivided converted into any retail, office, medical or daycare use. This space can be subdivided with a min/max of 1,200-4,200 SF. Existing tenants/uses in the center include: Anytime Fitness, L.A. Tan, Musashi Restaurant, Great Clips, Century Complete, Third Coast Restaurant, Nature's Cupboard, Wingstop, Bozovich Wellness Center, Nuvo Cleaners, and Aqua Spa. \$4.50 Estimated NNN. Tenant to pay utilities and janitorial.

LOCATION OVERVIEW

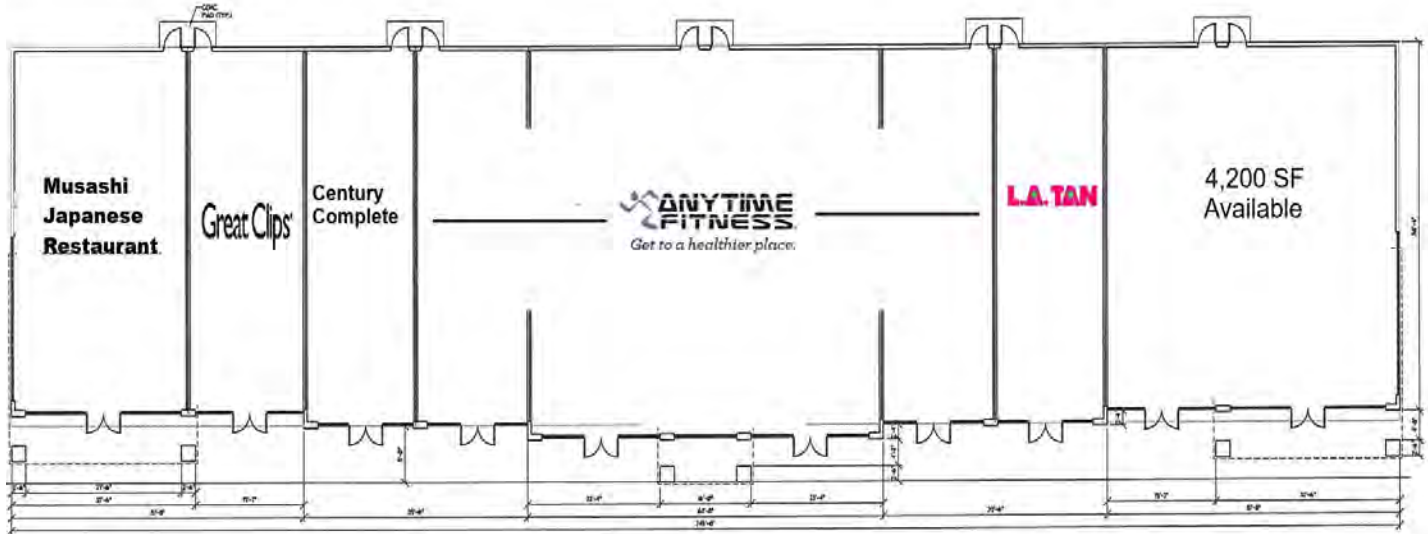
Located in the heart of Chesterton's most active, high traffic commercial development zone, the area surrounding Indiana Boundary Road at the I-94 and State Road 49 interchange. This Center has great access to SR 49, I-94, I-80/90 Indiana Toll Road and the South Shore Railroad. The site is adjacent to the Jewel/Osco Store, and directly across from the Franciscan St. Anthony \$20 million-dollar free-standing emergency center staffed with board certified emergency medicine physicians, diagnostic imaging services and an on-site laboratory. Sand Creek Country Club is located one mile southeast. Indian Oak, Best Western, Quality Inn, Walgreen's, Verizon, ATI, Pizza Hut, Wendy's Speedway and more are all close by.

The \$225 million new Porter Regional Hospital at US 6 & SR 49 with 296 beds and over 1,600 full time employees is only 4 ¾ miles to the south. INDOT 2025 traffic count on S.R. 49 26,930 cars/day and on Indian Boundary 12,610 cars/day.

For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 dlasser@commercialin-sites.com

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LEASE SPACES



 FLOOR PLAN
 1/8" = 1'-0" SCALE: 1/8" = 1'-0"

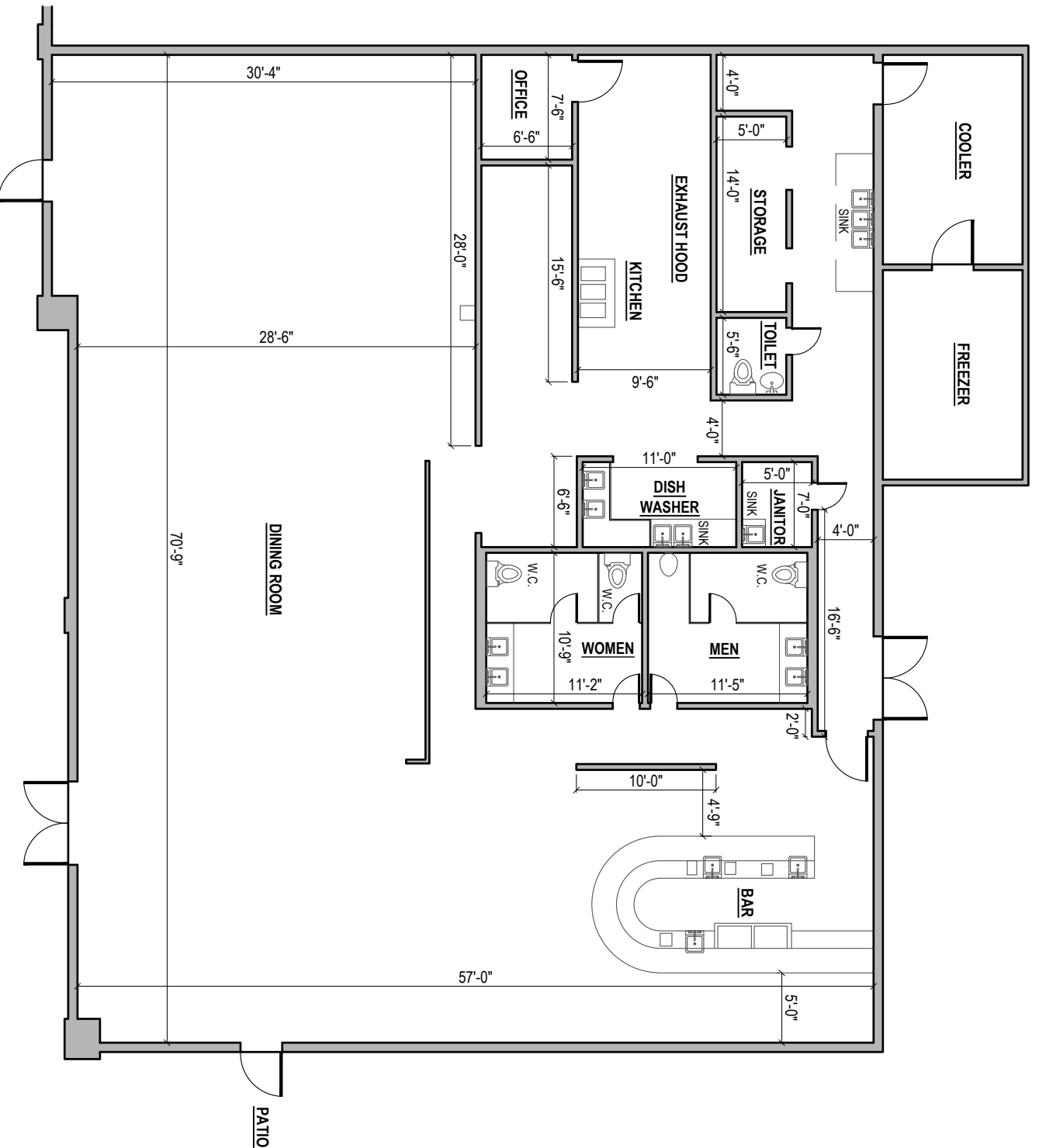


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 4,200 SF	Lease Rate:	\$16.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
757-Unit 6	Available	1,200 - 4,200 SF	NNN	\$16.50 SF/yr	\$16.50/SF NNN estimated at \$4.50/SF. Located in the East building. Available March 1st, 2026.



GALLERIA OF CHESTERTON

757 INDIAN BOUNDARY ROAD
 CHESTERTON, IN 46304
 4,200 +/- SF



DATE	SUBMITTED FOR
DATE ISSUED FOR	

PROJECT
FLOOR PLAN
 SCALE : 3/32" = 1'-0"

DATE :
 PROJECT NUMBER :
 DRAWN BY :
 CHECKED BY :
 PERMIT SET

SHEET :
A-1.0

FILE NAME :

761 INDIAN BOUNDARY UNIT 6



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RETAILER MAP



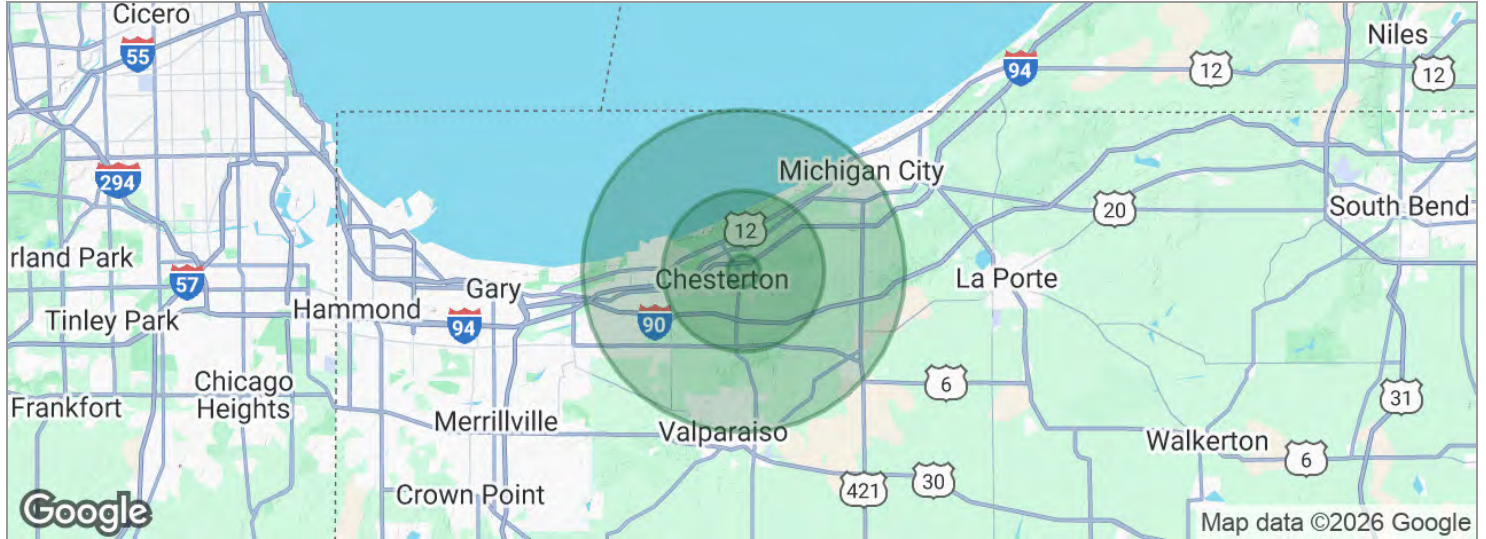
AERIAL PHOTOS



AERIAL



DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,415	31,740	133,033
Median age	36.8	39.3	38.4
Median age (Male)	35.2	37.8	36.7
Median age (Female)	37.6	39.8	39.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,369	12,355	51,885
# of persons per HH	2.5	2.6	2.6
Average HH income	\$65,283	\$77,848	\$71,863
Average house value	\$182,330	\$215,988	\$209,003

** Demographic data derived from 2020 ACS - US Census*