

17980-9 BRANDYWINE DRIVE, LOWELL, IN 46356



For more information, please contact:

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President

219.864.0200

bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President

219.864.0200

mrpachak@latitudeco.com

JOHN O'MALLEY

Associate Broker

219.864.0200

jomalley@latitudeco.com



LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

LATITUDECO.COM

LOWELL COMMONS

17980-9 Brandywine Drive, Lowell, IN 46356



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

New retail space now complete in Lowell, IN. Join Anytime Fitness in their relocation of the successful club in Lowell. The subject property is located on Brandywine Dr with maximum visibility from 181st Avenue. The property is surrounded by national retail with multiple different new projects underway. The property is located just blocks from Lowell High School. Pick up window available on the endcap and both spaces can be combined

LOCATION DESCRIPTION

Located on Brandywine Drive with visibility and just off 181st in Lowell, IN. Lowell is a town in West Creek and Cedar Creek townships, Lake County, Indiana, United States. The population was 10,680 at the 2020 census.

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY

Associate Broker
219.864.0200
jomalley@latitudeco.com

LOWELL COMMONS

17980-9 Brandywine Drive, Lowell, IN 46356



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,885 - 3,885 SF

Lease Rate: Negotiable

Lot Size: 1.72 Acres

Year Built: 2025

Building Size: 11700 SF

PROPERTY HIGHLIGHTS

- Brand new retail construction now available in Lowell, IN
- Join Anytime Fitness in their new location
- Endcap space available with pickup window
- Surrounded by national tenants
- Located just blocks from Lowell High School
- High visibility and exposure from 181st Avenue



BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

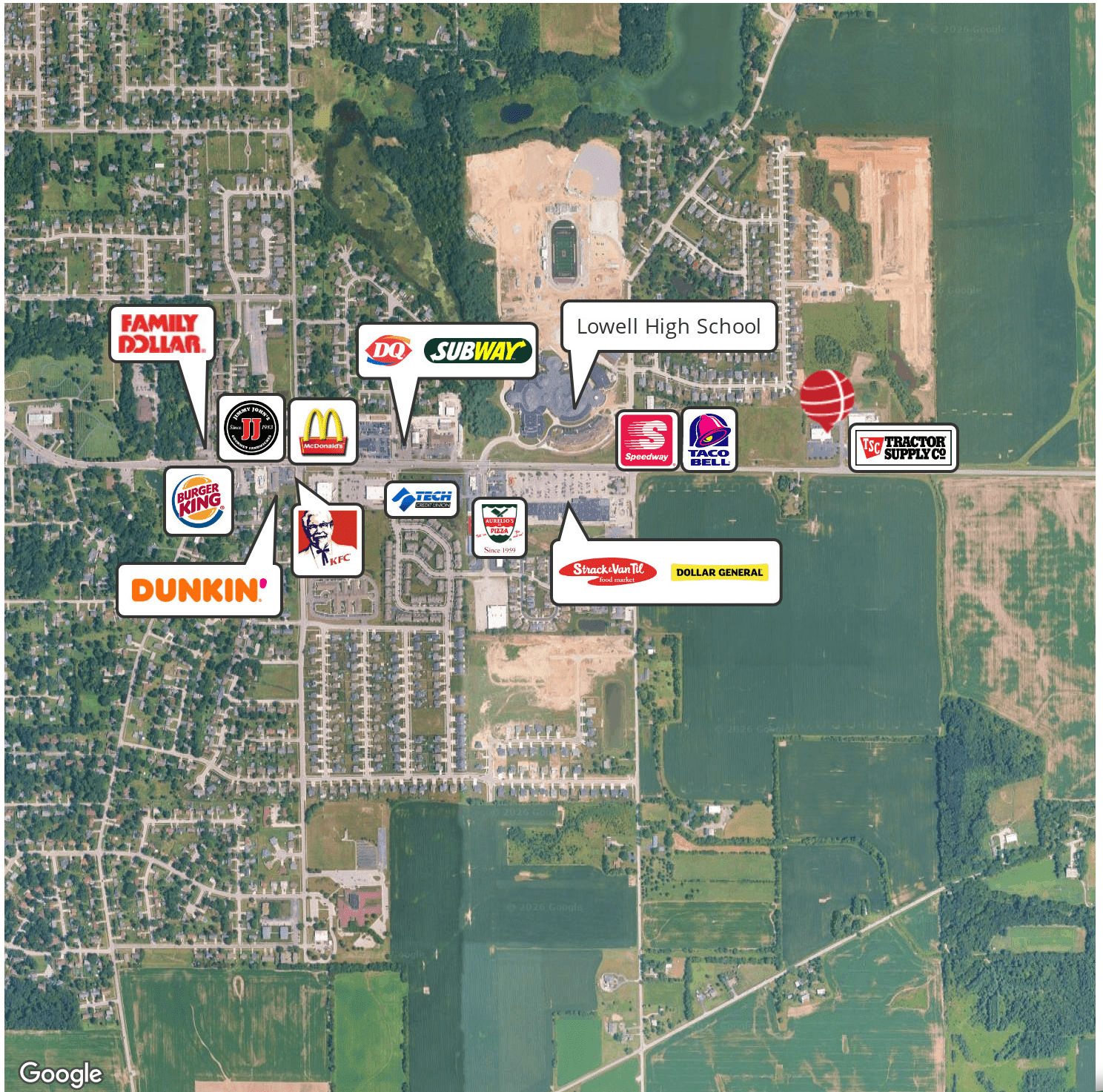
JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com

LOWELL COMMONS

17980-9 Brandywine Drive, Lowell, IN 46356



RETAILER MAP



BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

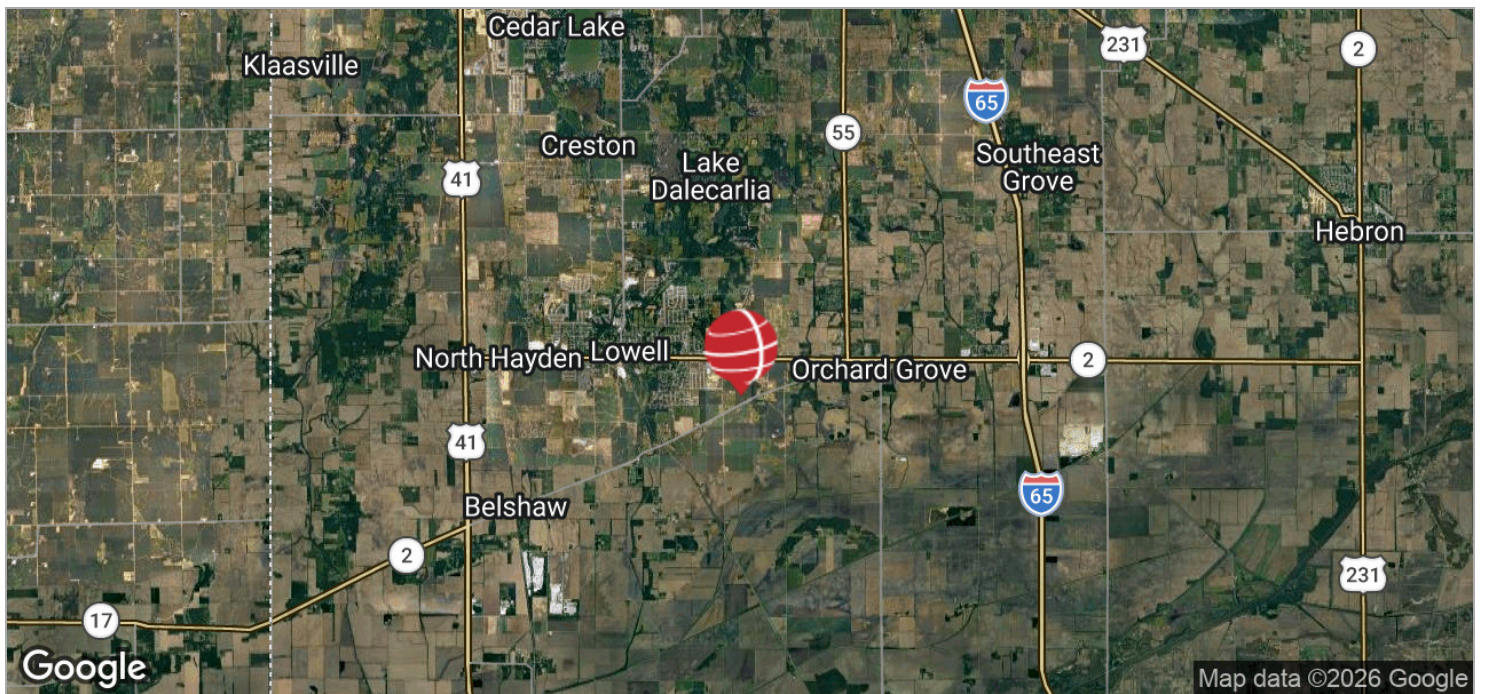
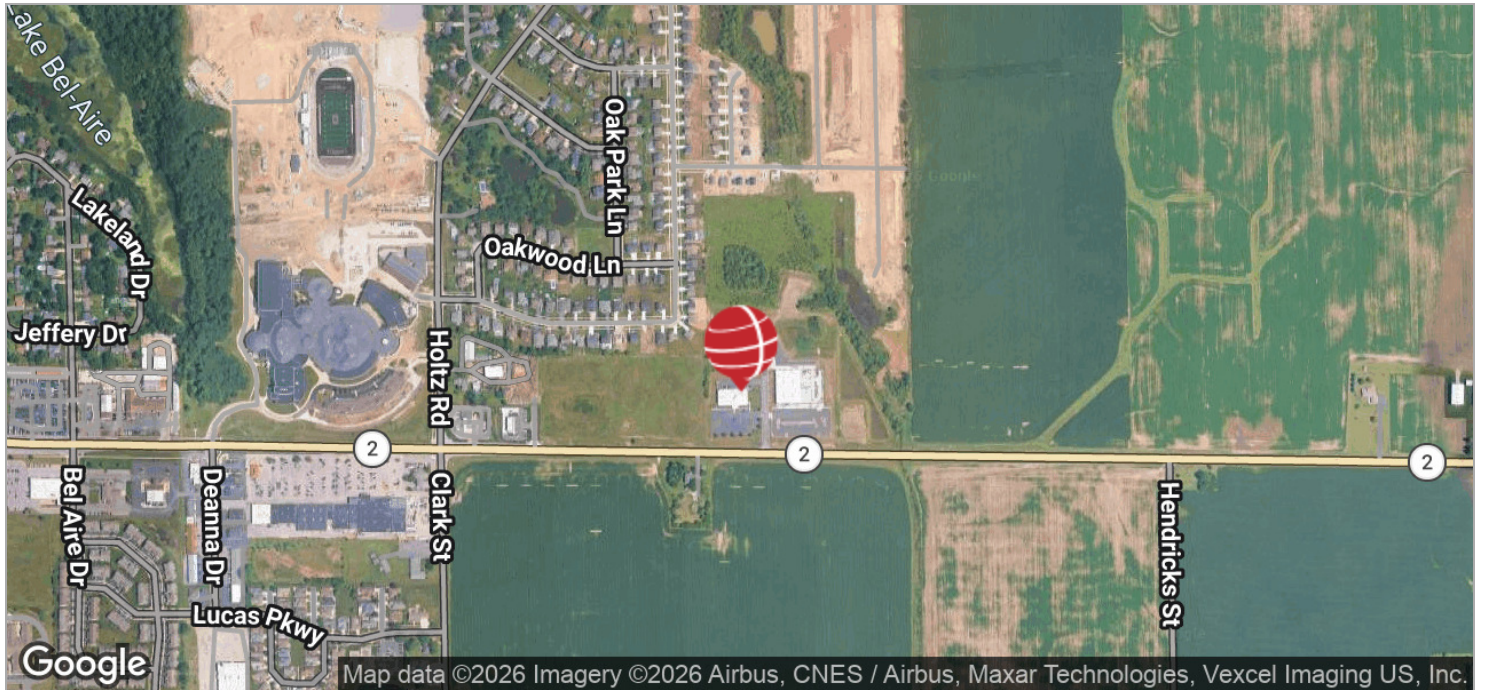
JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com

LOWELL COMMONS

17980-9 Brandywine Drive, Lowell, IN 46356



LOCATION MAPS



BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

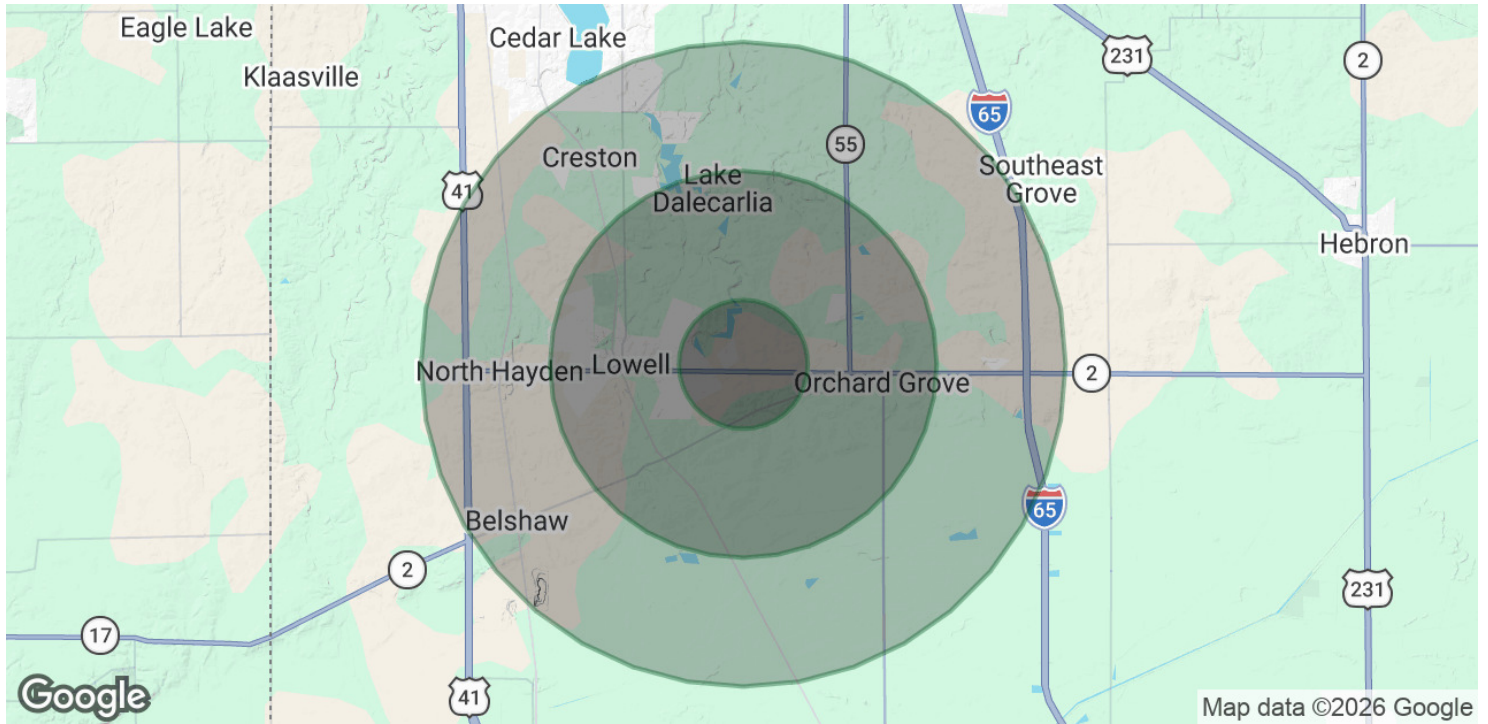
JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com

LOWELL COMMONS

17980-9 Brandywine Drive, Lowell, IN 46356



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,920	13,441	20,044
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	720	5,126	7,690
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$80,931	\$101,591	\$106,233
Average House Value	\$284,315	\$296,609	\$313,181

2020 American Community Survey (ACS)

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY

Associate Broker
219.864.0200
jomalley@latitudeco.com