

Land For Sale

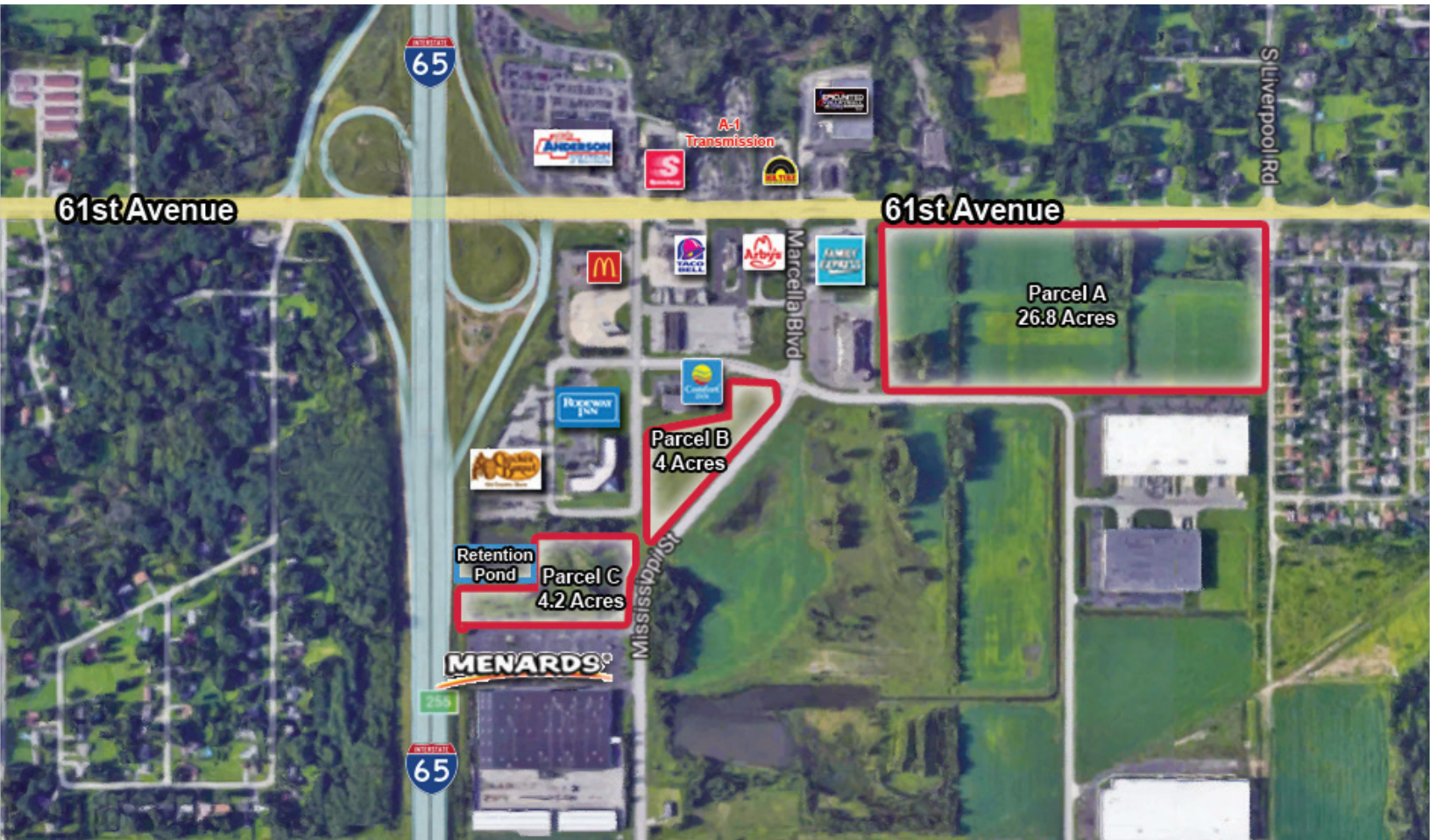
1701 E 61st Avenue

Hobart, Indiana 46342



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**35 Acres Suitable for Development of Retail, Office, Medical, Hospitality or Multi-Family**



## Snapshot

Land:	.5 to 35 Acres (Divisible)
	Lot A: 26.8 Acres
	Lot B: 4 Acres
	Lot C: 4.2 Acres
Frontage:	1,640' on 61st Avenue
Zoned:	B-3
List Price:	\$200,000 to \$425,000 Per Acre

## Property Details

35 acres available in 3 separate lots, all parcels are divisible to accommodate all sizes of development. Approximately 1,640' of frontage available on 61st Avenue. Parcel with frontage and visibility on I-65. Parcels suitable for development of retail, office, medical, hospitality and multi-family.

The site is located in Hobart/Merrillville within a higher income demographic. Nearby magnets include Costco, Southlake Mall, Walmart Supercenter, Sam's Club, St. Mary's Medical Center (190-bed hospital), Merrillville High School and other area retailers and services.

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
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[www.cressy.com](http://www.cressy.com)

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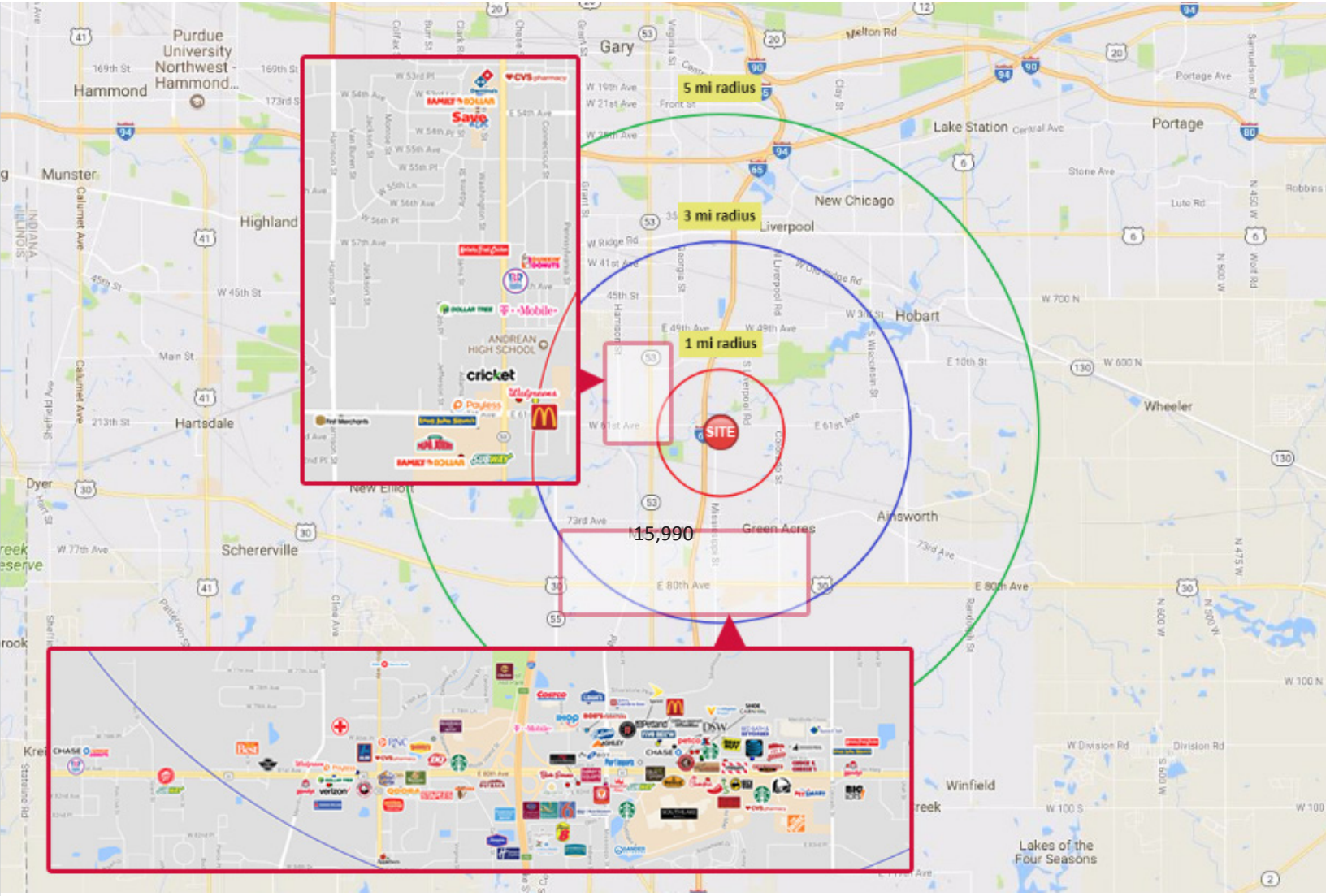
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Located at I-65 in the Heart of Hobart & Merrillville Communities | Higher Income Demographic



Location

Near Interstate 65 in the communities of Hobart and Merrillville, IN, this property is only 50 minutes southeast of Chicago and approximately 80 minutes west of South Bend, IN.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,007	41,072	106,649
NUMBER OF HOUSEHOLDS	1,221	15,990	42,134
AVERAGE HOUSEHOLD INCOME	\$80,993	\$66,946	\$69,421

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