



Crossroads

U.S. Hwy 30 & U.S. Hwy 41
1505-1525 U.S. Hwy 41
Scherverville, IN 46375

Metro Area: Chicago-Naperville-Arlington Heights, IL

Center Type: Community

GLA: 266,691

LEASING CONTACT

Dan Nieman

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PROPERTY HIGHLIGHTS

- Anchored by Walmart and Strack & Van Til, a popular regional grocer
- Co-tenants include Maurices, Dressbarn, Mattress Firm, Sally Beauty Supply and Five Guys
- On the NE corner of U.S. Hwy 41 & U.S. Hwy 30, two of the most heavily-traveled arteries in northwest Indiana
- Income level of \$106,841 in a 3mi radius; population of 142,313 in a 5mi radius
- Traffic Count of 79,000 VPD

MAJOR TENANTS



DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	5,618	50,508	144,709
HOUSEHOLDS	2,687	20,596	57,457
AVG HH INCOME	\$83,897	\$113,540	\$97,560

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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.



AVAILABLE SPACES

A-6,7	1,772 SF
A-8	923 SF
C-26	3,402 SF
C-34,36	3,422 SF
C-8,10	4,420 SF

CURRENT TENANTS

A-1	Strack & Van Til	87,283 SF	A-4	Highland Cleaners	888 SF	C-22,24	Maurices	5,578 SF
A-10	Papa John's Pizza	1,210 SF	B-10	Sport Clips	1,111 SF	C-30	MyEyeDr.	2,159 SF
A-12	Ring Ring Wireless	1,202 SF	B-12	Camron Nico Hair Salon	1,169 SF	C-32	Spa Nails	2,548 SF
A-14	Sweet Frog Yogurt	1,208 SF	B-2,4	Mattress Firm	3,852 SF	C-4	Weight Watchers	1,702 SF
A-16	Crossroads Tobacco	1,204 SF	B-6	H&R Block	1,699 SF	C-6A	Mathnasium of Crossroads	1,532 SF
A-18	Fannie May Candy	1,200 SF	B-8	Smile Concepts	2,109 SF	OUT1	Verizon Wireless	4,000 SF
A-2	Health Care Insurance Services	936 SF	C-12,20	Dressbarn	9,000 SF	OUT2	Five Guys Burgers & Fries	2,500 SF
A-20,22	AthletiCo	2,421 SF	C-2	Sally Beauty Supply	1,684 SF			