

BROADWAY CENTER

101 W. LINCOLN HIGHWAY, MERRILLVILLE, IN 46410 // RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF: 1,514 - 12,500 SF

Lease Rate: Negotiable

Lot Size: 0 Acres

Building Size: 170,276 SF

Zoning: Retail/Office

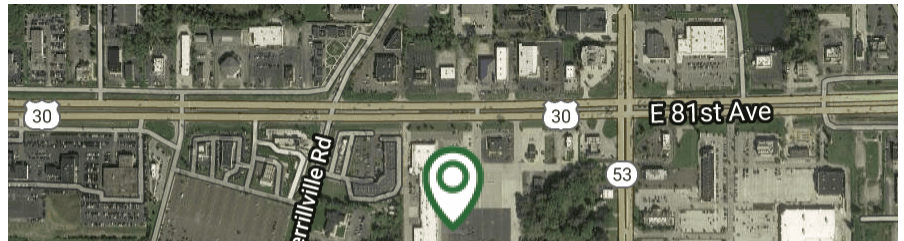
Market: Merrillville and Northwest Indiana

PROPERTY OVERVIEW

Featuring a Large Pylon sign the recently renovated property includes a new AT HOME Store as well as Dollar Tree, Rainbow, Sherwin Williams and the popular La Carreta Mexican Restaurant. Umiya Foods recently signed a 7,000sf Lease bring even more traffic and synergy to the center. Various size units are available and ownership is flexible in attracting new tenants to the property.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	13,633	38,788	135,815
Total Population	35,259	104,069	363,284
Average HH Income	\$61,858	\$63,735	\$60,817



FOR MORE INFORMATION CONTACT:

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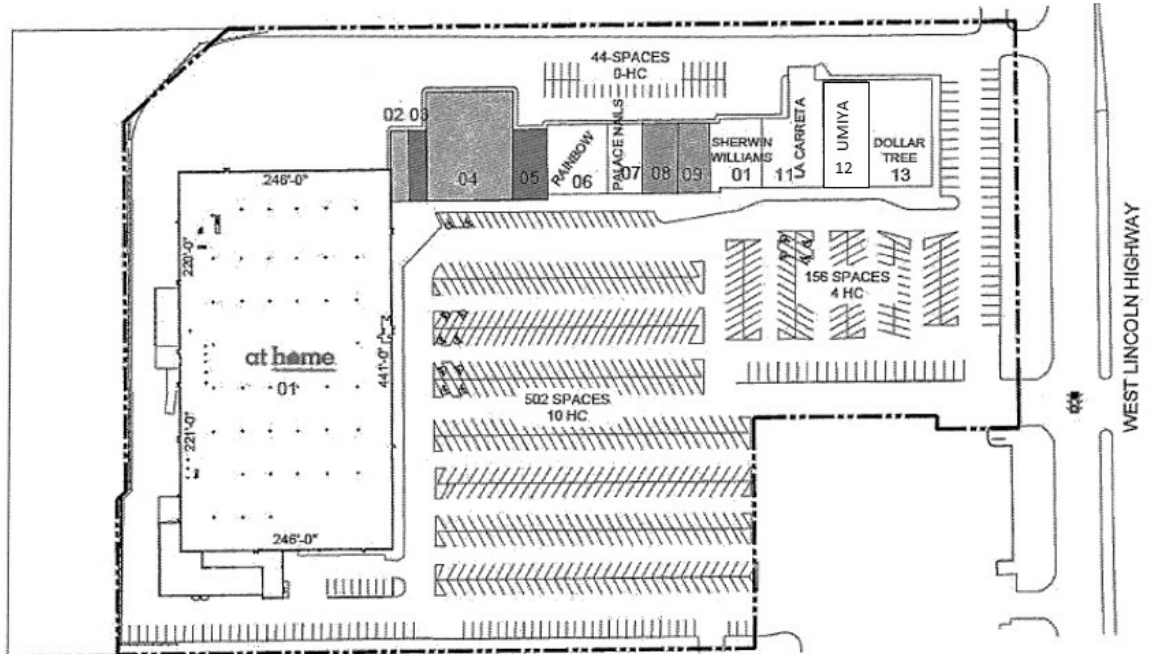
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LEASE TYPE | NNN

TOTAL SPACE | 1,514 - 12,500 SF

LEASE TERM | Negotiable

LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
02	Available	1,514 SF	NNN	Negotiable	-
03	Available	1,600 SF	NNN	Negotiable	-
04	Available	12,500 SF	NNN	Negotiable	-
05	Available	3,150 SF	NNN	Negotiable	-
08	Available	1,600 SF	NNN	Negotiable	-
09	Available	1,600 SF	NNN	Negotiable	-

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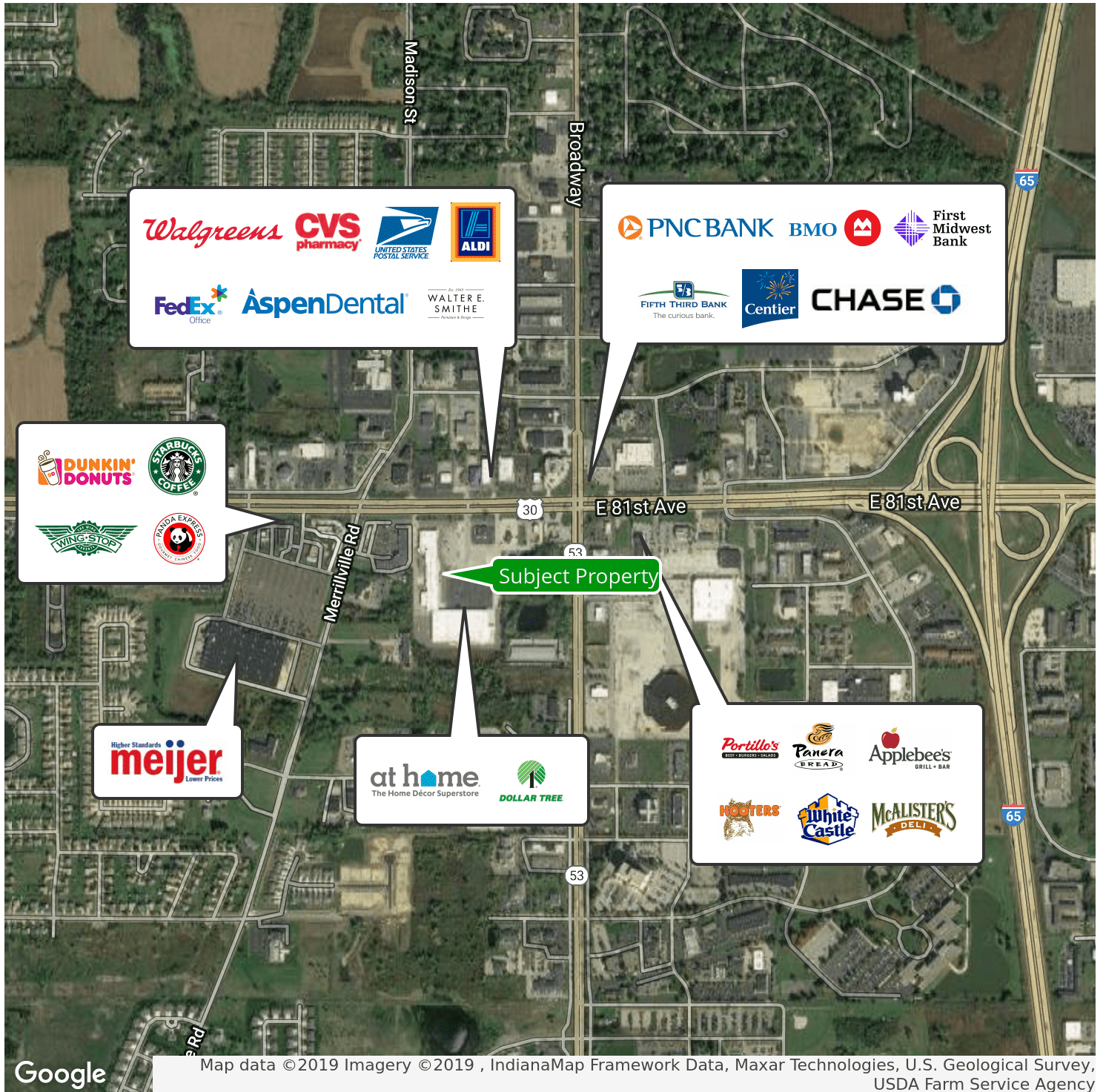
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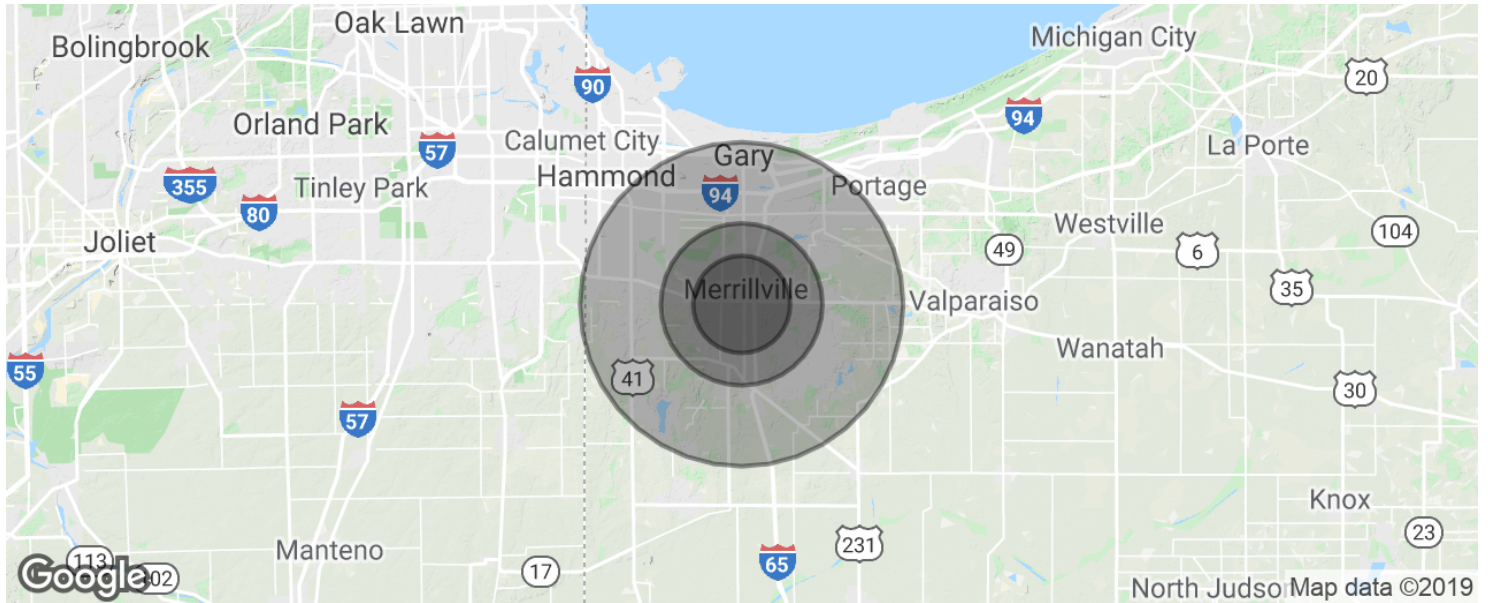
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	35,259	104,069	363,284
Median age	37.8	36.6	37.8
Median age (Male)	34.7	34.5	35.7
Median age (Female)	41.2	39.2	39.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	13,633	38,788	135,815
# of persons per HH	2.6	2.7	2.7
Average HH income	\$61,858	\$63,735	\$60,817
Average house value	\$174,653	\$176,756	\$171,467

* Demographic data derived from 2010 US Census

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