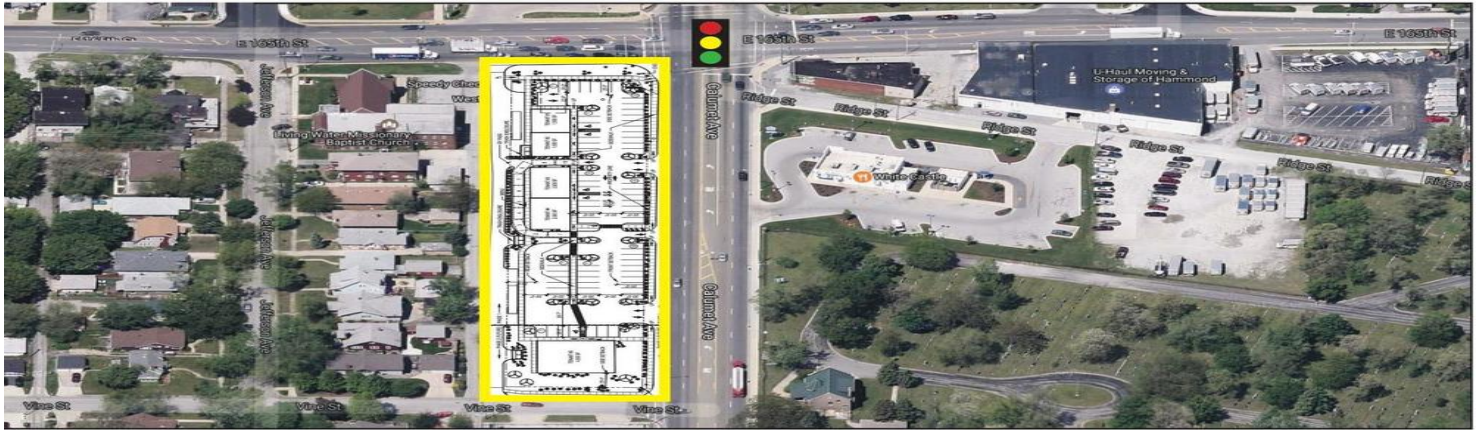


6524 CALUMET AVE

HAMMOND, IN 46324

NEW DEVELOPMENT FOR LEASE



PROPERTY HIGHLIGHTS

- New development to be built on stoplight corner
- Three spaces available in multi unit building
- Additional freestanding space on the south side of the property that could be a restaurant, retail or office
- Hot area with dense population

LEASE RATE **NEGOTIABLE**

LEASE TYPE **NNN**

OFFERING SUMMARY

Available SF: 1,500 - 4,000 SF

AVAILABLE SPACES

| SPACE | LEASE RATE | SIZE (SF) |
|--------------------------------|------------|-----------|
| Unit 1 | Negotiable | 1,500 SF |
| Unit 2 | Negotiable | 1,500 SF |
| Unit 3 - LEASED | Negotiable | 2,000 SF |
| Unit 4 | Negotiable | 2,000 SF |
| Unit 5 - Freestanding Building | Negotiable | 4,000 SF |

Lot Size: 1.55 Acres

County: Lake

TAD LAGESTEE

President & Managing Broker
630.560.2800
TAD@LMTEAM.COM

Office Address: 361 S. Frontage Rd,
Suite 126
Burr Ridge, IL 60527
630.325.8338
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6524 CALUMET AVE

HAMMOND, IN 46324

LM
Lagestee-Mulder
Commercial Real Estate

NEW DEVELOPMENT FOR LEASE



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6524 CALUMET AVE

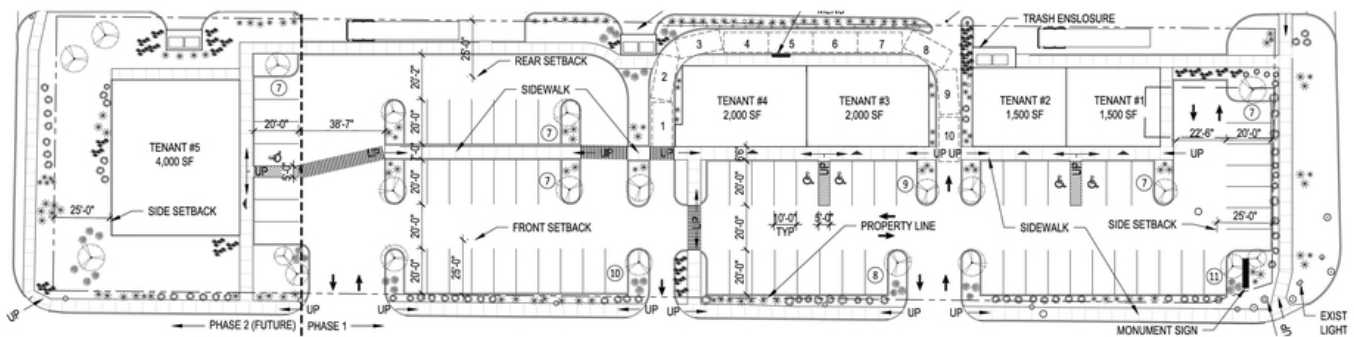
HAMMOND, IN 46324

NEW DEVELOPMENT FOR LEASE

ELEVATION PLAN



SITE PLAN



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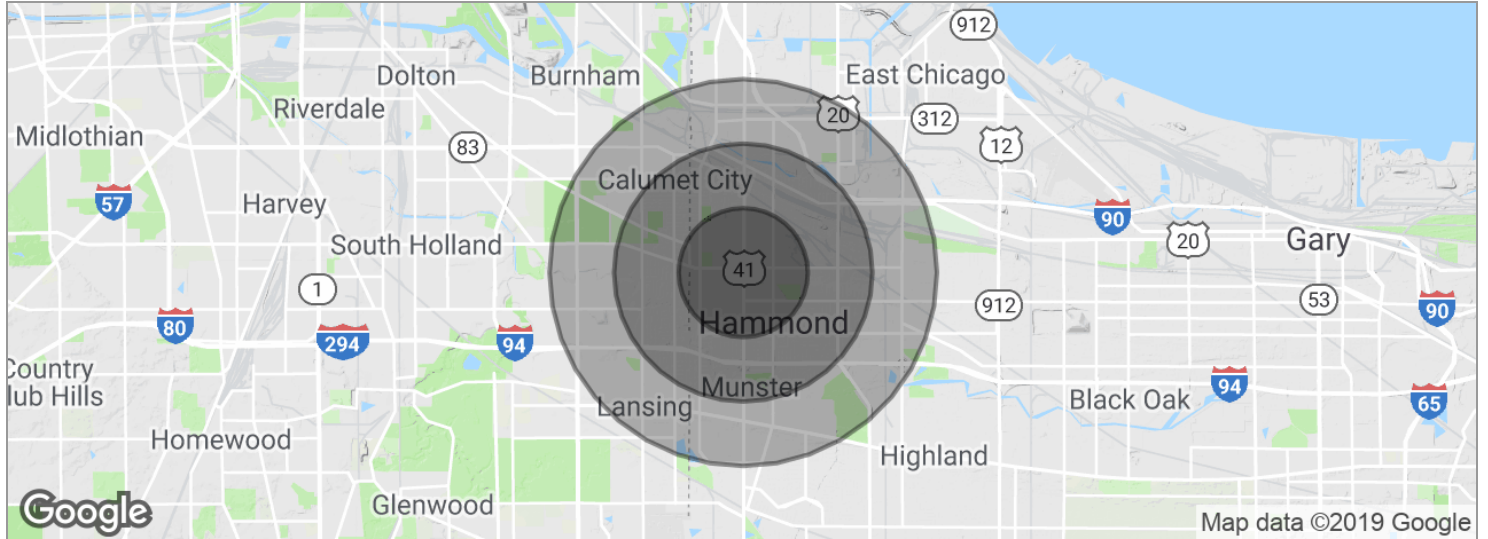
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6524 CALUMET AVE

HAMMOND, IN 46324

NEW DEVELOPMENT FOR LEASE



POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|--------|---------|---------|
| Total population | 17,125 | 61,473 | 117,359 |
| Median age | 31.4 | 32.3 | 33.8 |
| Median age (male) | 28.6 | 31.0 | 32.7 |
| Median age (Female) | 33.3 | 33.6 | 35.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 6,180 | 22,570 | 42,980 |
| # of persons per HH | 2.8 | 2.7 | 2.7 |
| Average HH income | \$48,688 | \$47,127 | \$50,970 |
| Average house value | \$122,109 | \$123,417 | \$141,334 |

* Demographic data derived from 2010 US Census

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