

E 10TH AVE, LAKE STATION, IN 46405



For more information, please contact:

AARON MCDERMOTT, CCIM

President

219.864.0200

aaron@latitudeco.com



LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

LATITUDECO.COM

LAKE STATION LAND (6.5 ACRES)

E 10th Ave, Lake Station, IN 46405



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$200,000
Price / SF:	\$0.71
Lot Size:	6.5 Acres
Submarket:	Indiana

PROPERTY OVERVIEW

Two parcels in Lake Station near I-90 now for sale. This 6.5 acre parcel listed is for \$200,000 and an additional 4.3 acre parcel is also available for \$150,000. These 4.43 & 6.5 acre parcels are located directly on Hobart Rd and have visibility from I-90. They make great sites for light industrial uses and are very aggressively priced!

PROPERTY HIGHLIGHTS

- Two vacant parcels available in Lake Station near I-90
- Hobart Road Separates the two parcels
- Great sites for light industrial use
- 6.5 Acre lot & 4.43 Acre lot available for sale
- Very aggressively priced

AARON MCDERMOTT, CCIM

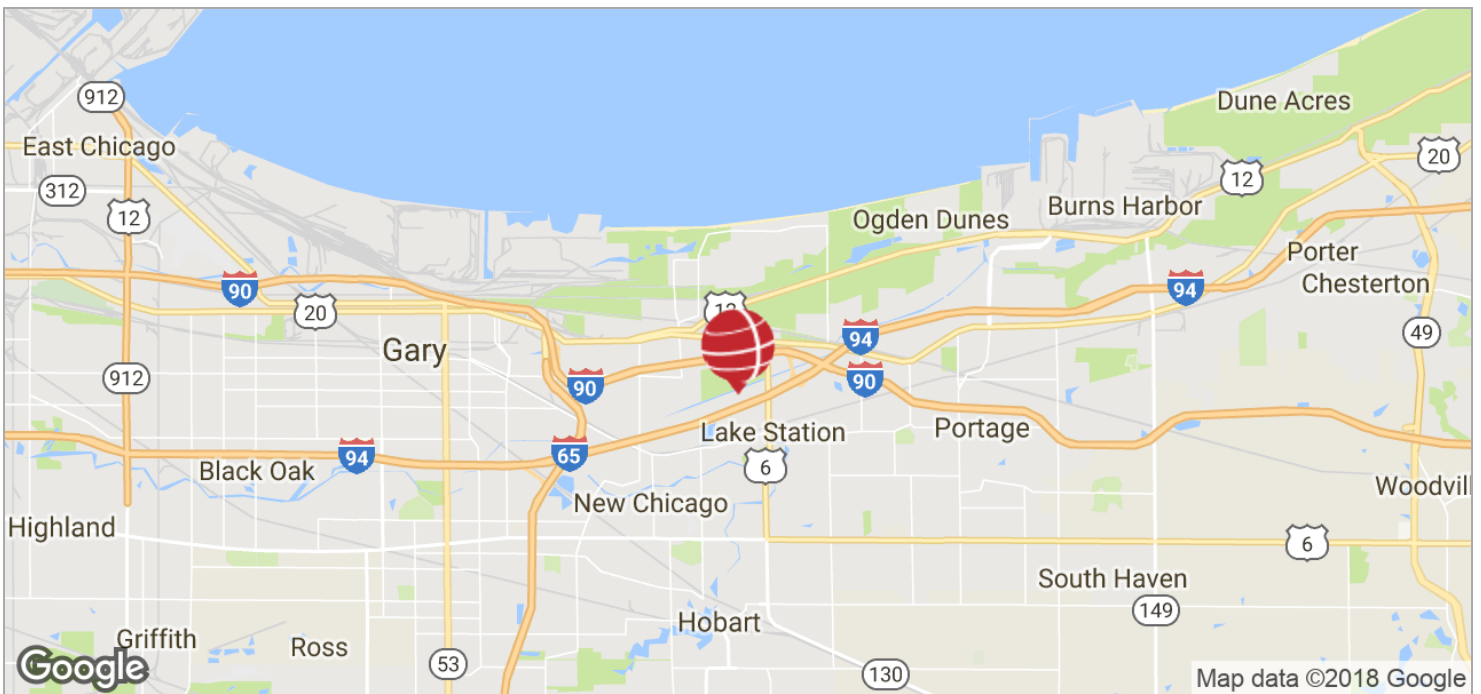
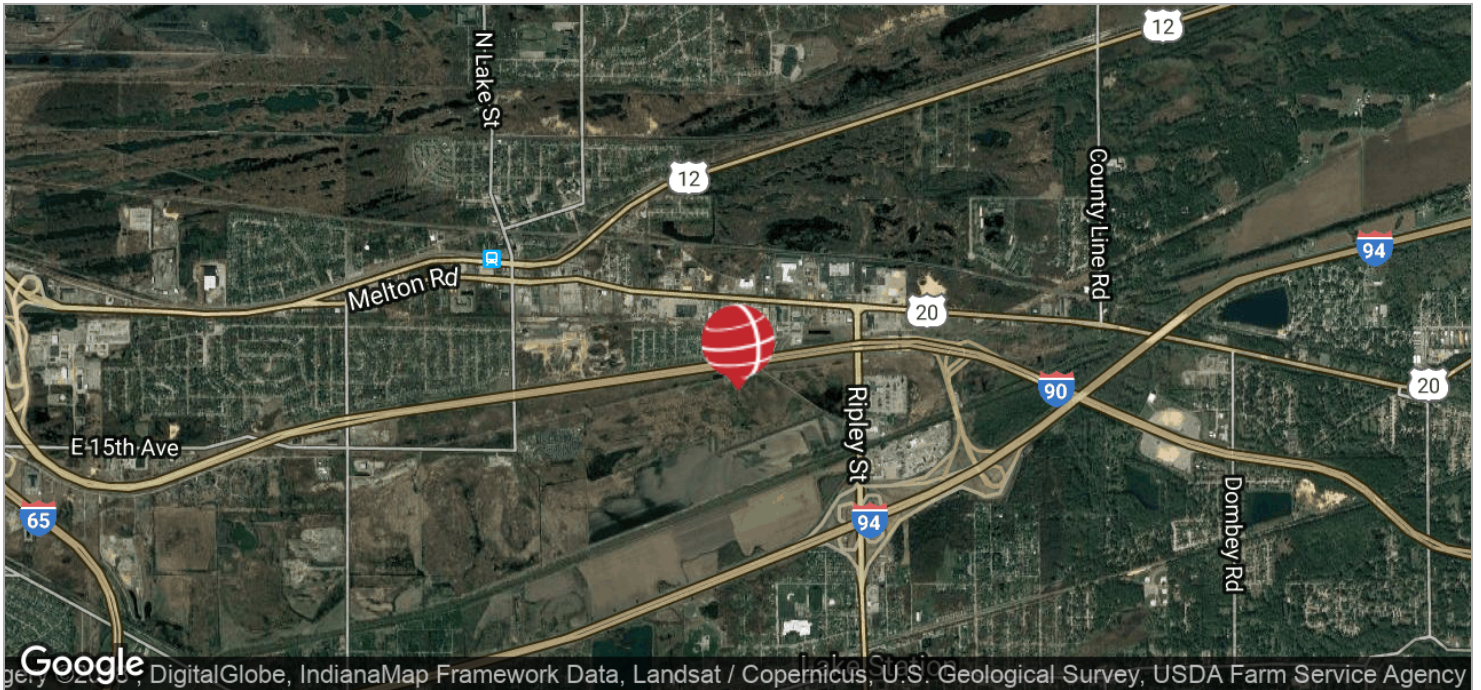
President
219.864.0200
aaron@latitudeco.com

LAKE STATION LAND (6.5 ACRES)

E 10th Ave, Lake Station, IN 46405



LOCATION MAPS



AARON MCDERMOTT, CCIM

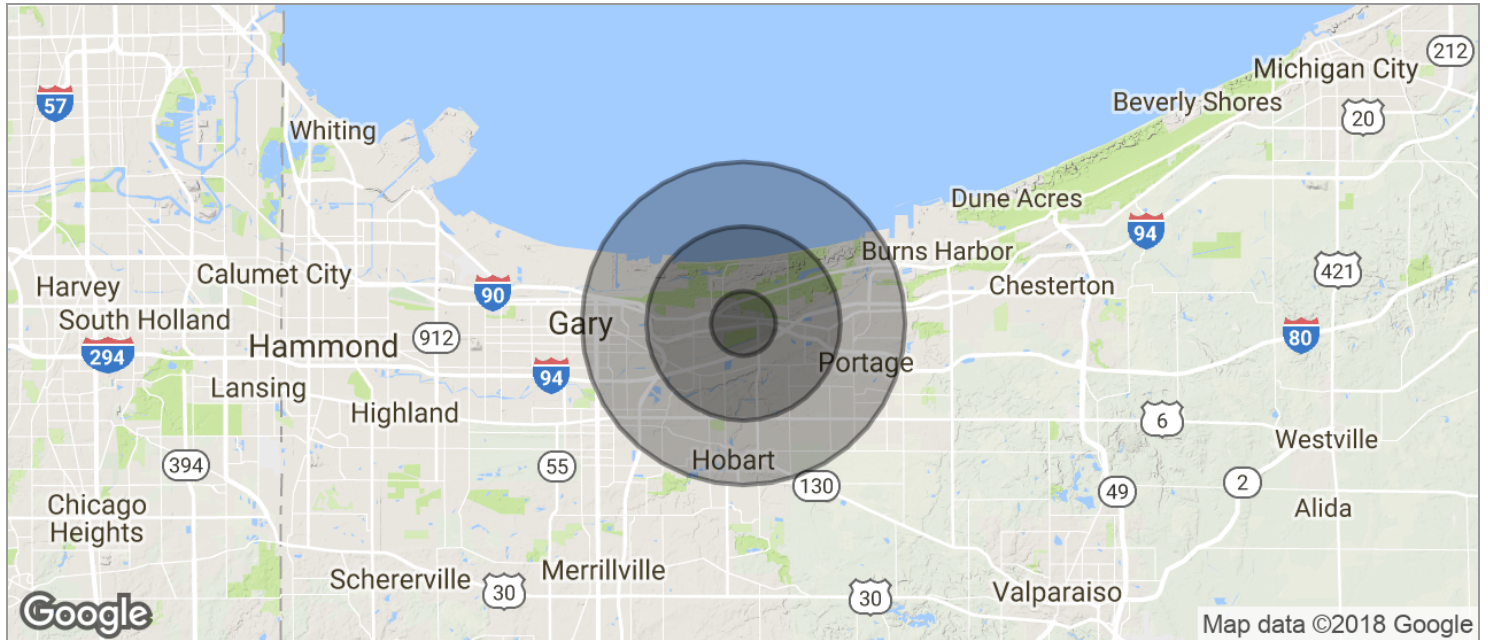
President
219.864.0200
aaron@latitudeco.com

LAKE STATION LAND (6.5 ACRES)

E 10th Ave, Lake Station, IN 46405



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,127	32,944	80,975
MEDIAN AGE	34.3	35.8	36.5
MEDIAN AGE (MALE)	32.2	35.4	36.3
MEDIAN AGE (FEMALE)	34.3	35.3	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,593	12,761	31,201
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$43,719	\$48,221	\$51,242
AVERAGE HOUSE VALUE	\$99,897	\$120,903	\$123,875

* Demographic data derived from 2010 US Census

AARON MCDERMOTT, CCIM

President
219.864.0200
aaron@latitudeco.com