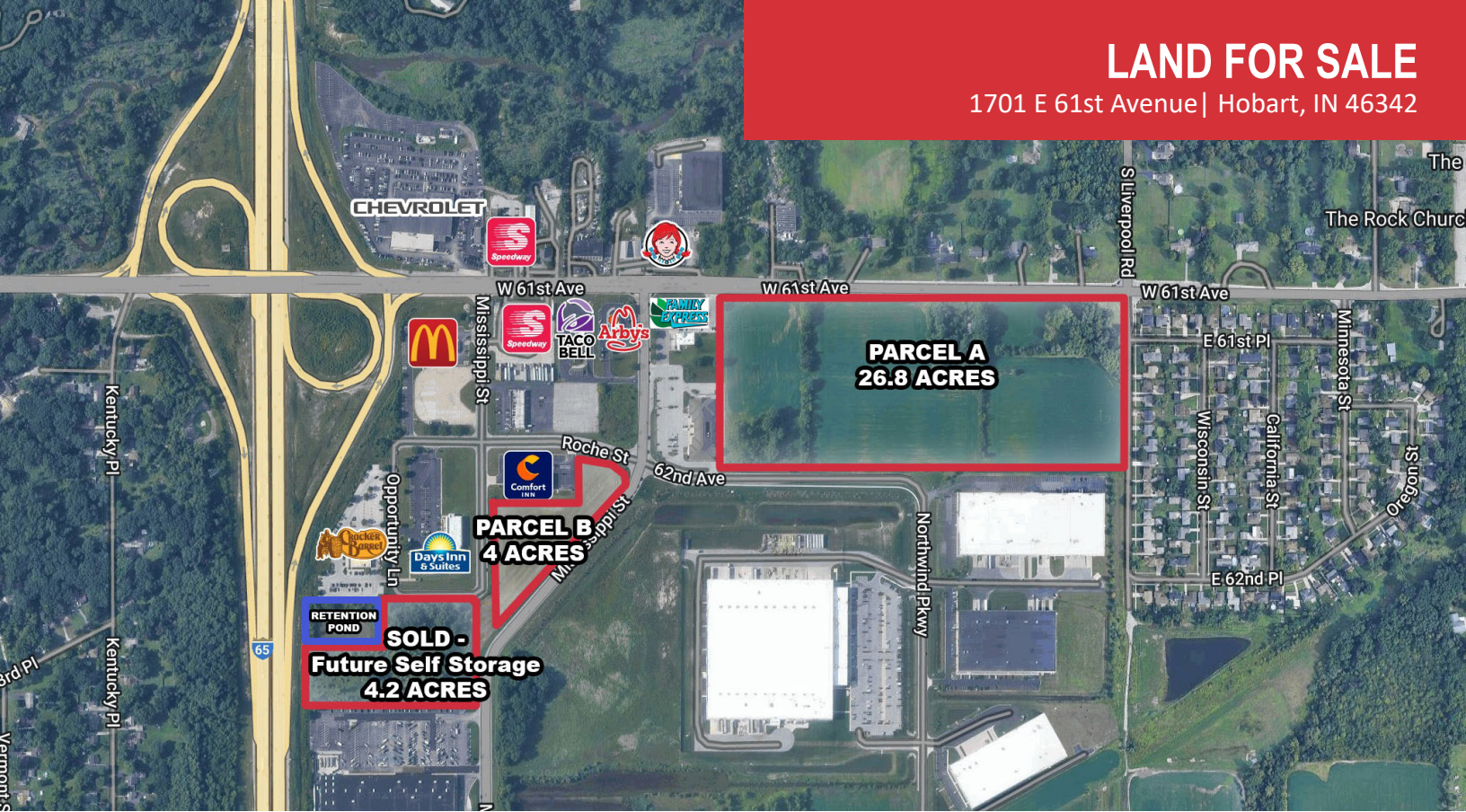


LAND FOR SALE

1701 E 61st Avenue | Hobart, IN 46342



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

- Land:** .5 to 30.8 Acres (Divisible)
Lot A: 26.8 Acres
Lot B: 4 Acres
- Frontage:** 1,640' on 61st Avenue
- Zoned:** B-3
- List Price:** Lot A - \$90,000/Acre (for the entire site)*
Pricing subject to change if parcel is divided.
Contact Broker for details.
Lot B - \$195,000/Acre*

* Parcels are divisible.

Details:

30.8 acres available in 2 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, multi-family and potentially industrial on roughly the southern half of the larger parcel.

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.

[CLICK TO VIEW PROPERTY ONLINE](#)



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200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

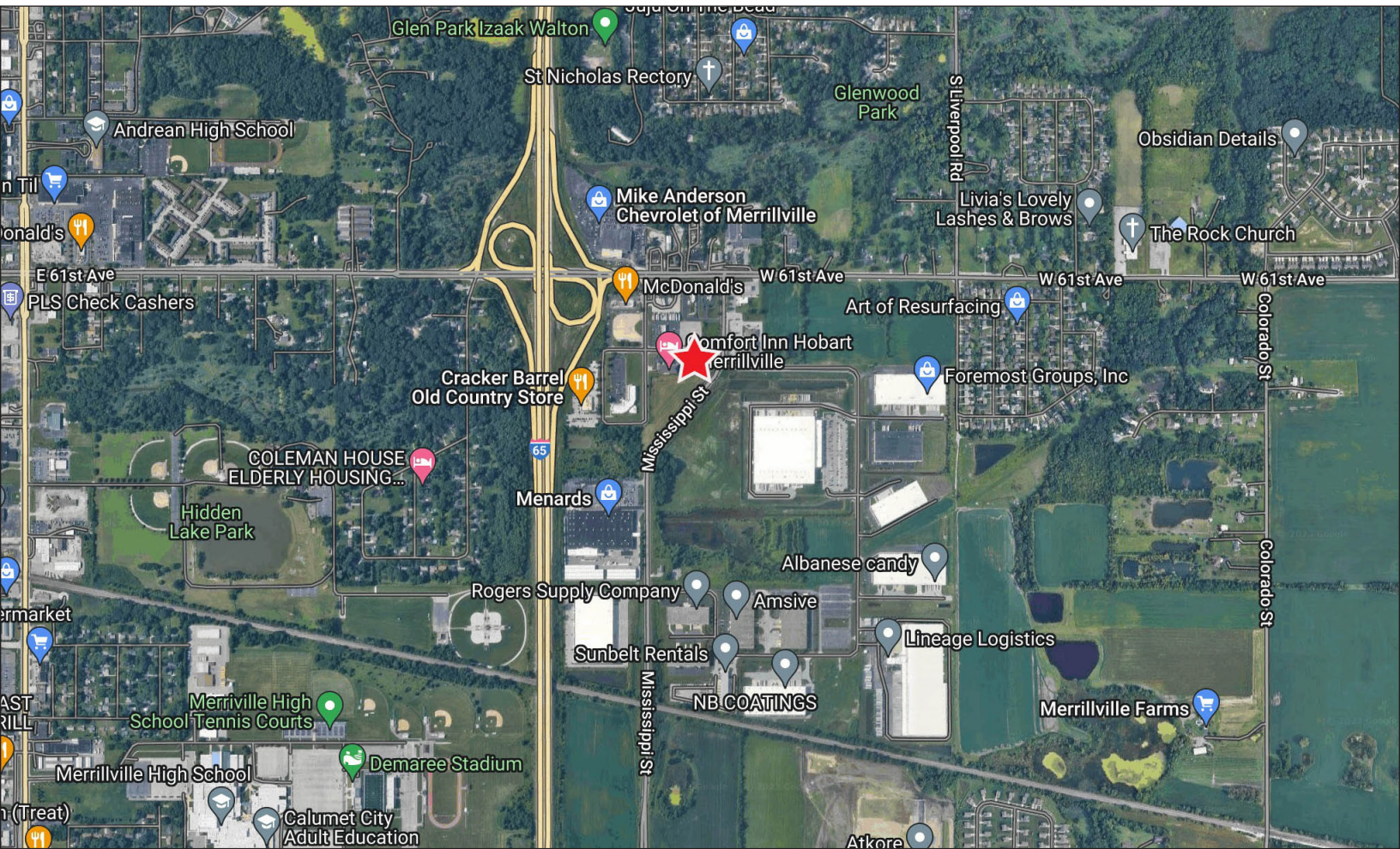
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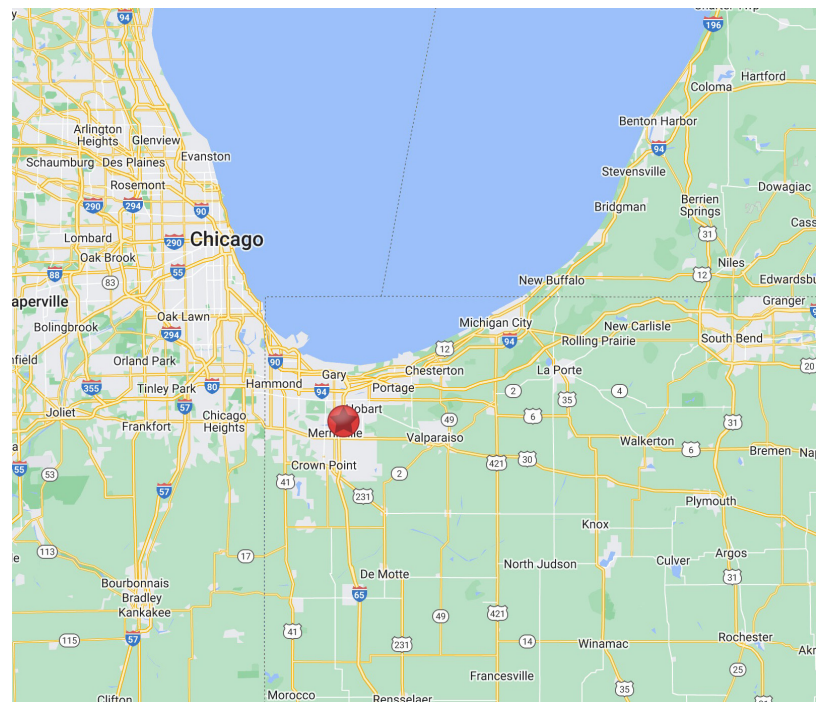
LOCATION OVERVIEW

LAND FOR SALE

1701 E 61st Avenue | Hobart, IN 46342



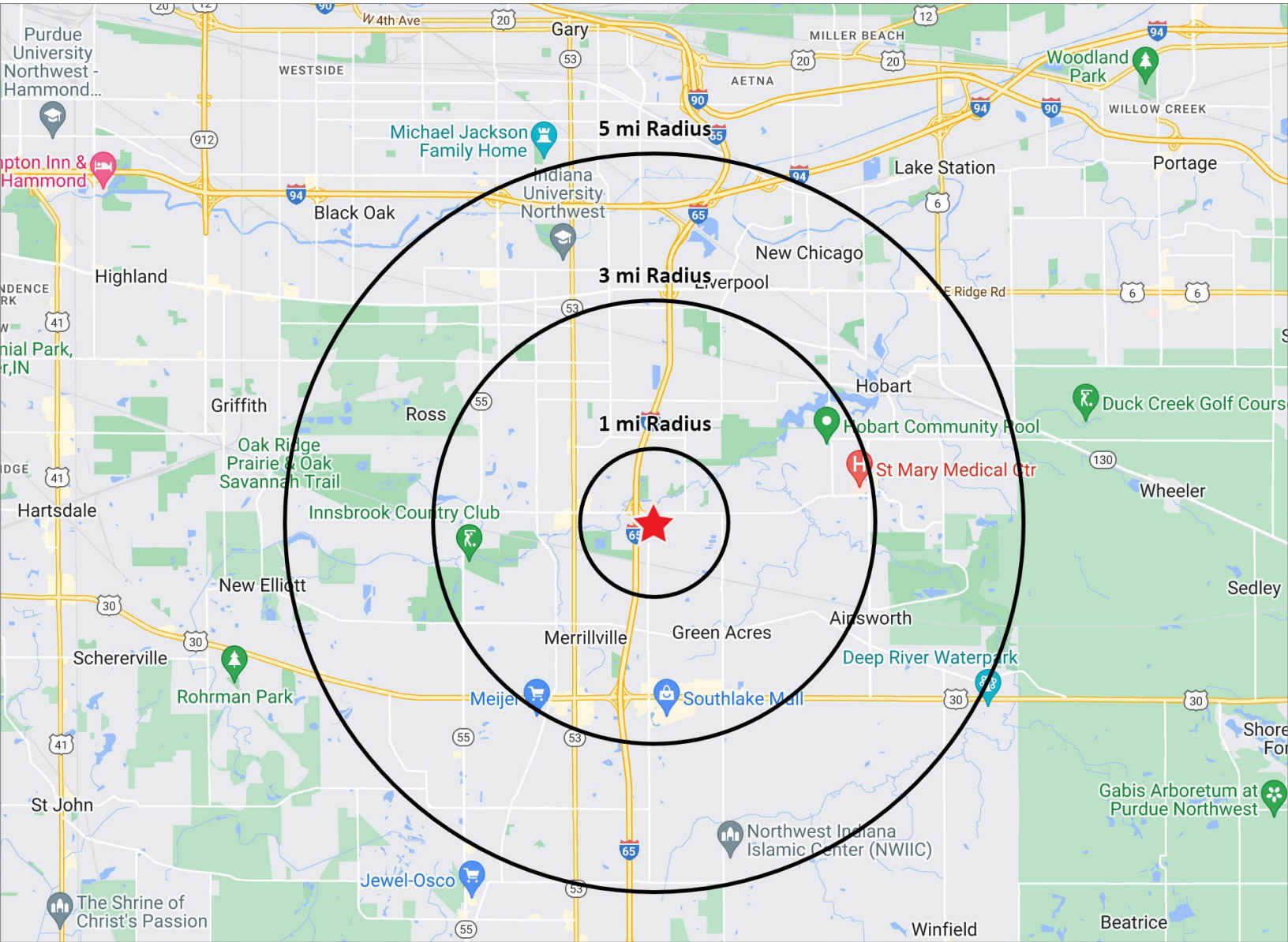
- Located in the communities of Hobart and Merrillville, IN.
- Less than .5 miles to Interstate 65 and 7 miles south of I-94.
- Surrounded by national and local businesses and residential neighborhoods.
- This property is only 50 minutes southeast of Chicago and approximately 80 minutes west of South Bend, IN.



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POPULATION

1 MILE	3,085
3 MILE	40,054
5 MILE	107,110



NUMBER OF HOUSEHOLDS

1 MILE	1,215
3 MILE	15,841
5 MILE	42,937



AVERAGE HOUSEHOLD INCOME

1 MILE	\$122,349
3 MILE	\$80,252
5 MILE	\$82,513



MEDIAN HOME VALUE

1 MILE	\$201,614
3 MILE	\$164,745
5 MILE	\$171,430