



LAND FOR SALE
Owner Financing Available
 2800 Central Ave. | Lake Station, IN 46405

Small Parcel of Land on Heavily Traveled State Highway

- Land:** 0.2 Acre
- Zoning:** C-3
- Land Use:** Retail
- Improvements:** Water, Sanitary Sewer
- List Price:** \$34,900 (Owner Financing Available)

Details:
 This small parcel of land, situated on the heavily traveled State Highway along Central Avenue in Lake Station, Indiana, presents an excellent opportunity for a quick-service restaurant (QSR). Its rectangular shape and prime location offer high visibility and accessibility, making it an ideal spot to attract both local residents and passing motorists. With heavy foot and vehicle traffic in the area, this site has significant potential for generating steady customer flow. The growing community nearby further enhances its appeal, positioning it as a strategic investment for any QSR looking to capitalize on the demand for convenient dining options or any other business not requiring a large footprint.

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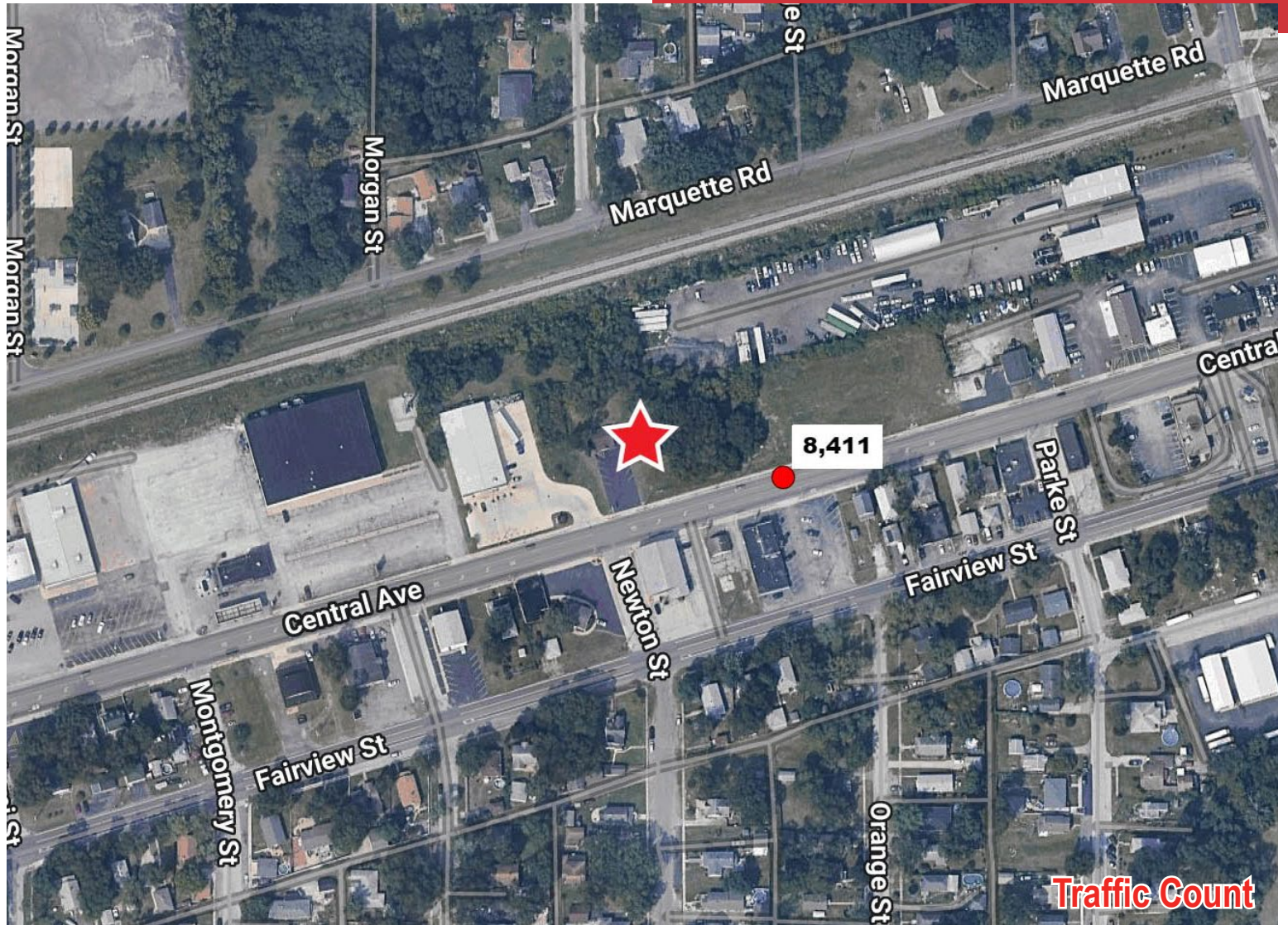
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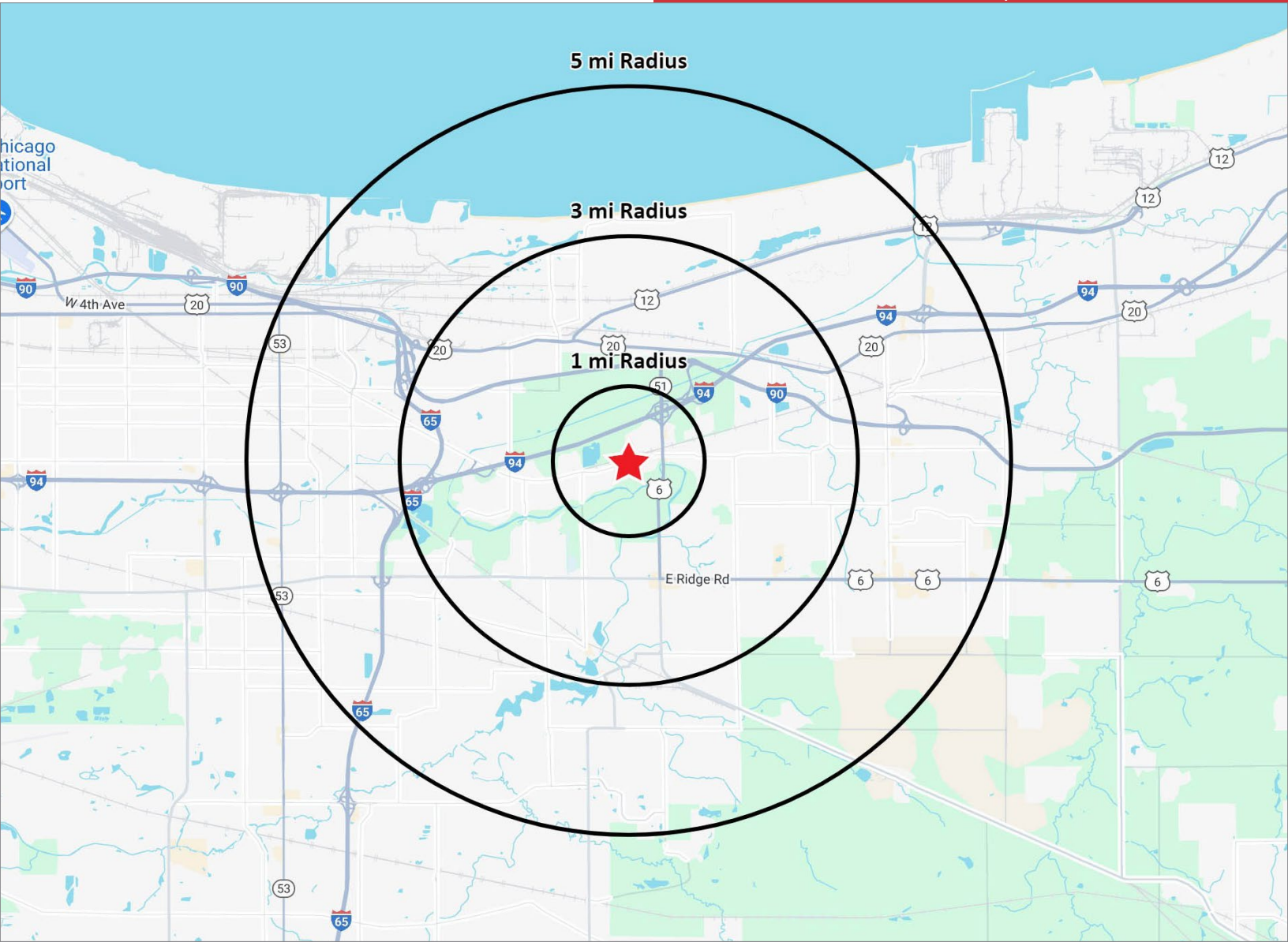
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POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

POPULATION		NUMBER OF HOUSEHOLDS		AVERAGE HOUSEHOLD INCOME		MEDIAN HOME VALUE	
1 MILE	3,860	1 MILE	1,068	1 MILE	\$84,169	1 MILE	\$153,273
3 MILE	267,101	3 MILE	70,391	3 MILE	\$84,890	3 MILE	\$201,935
5 MILE	905,190	5 MILE	241,661	5 MILE	\$93,554	5 MILE	\$228,621