



Merrillville Retail Center - 3201 E. Lincoln Hwy., Merrillville, IN

Opportunities for a drive-thru, small shop retail and/or self-storage located at the signalized intersection of S. Colorado St. and E. Lincoln Hwy. - 1/2 mile east of Southlake Mall



Amy Levin

847.881.2008 | alevin@nextrealty.com

An Illinois Licensed Real Estate Broker

All information enclosed is thought to be accurate and factual, however, no liability is assumed for errors and omissions. This offer is subject to prior sale, lease, changes or withdrawal without prior notice

Next Realty, LLC | www.nextrealty.com | 847-881-2000 | 5215 Old Orchard Road, Suite 880, Skokie, IL 60077

Merrillville Retail Center

3201 E. Lincoln Hwy., Merrillville, IN



HIGHLIGHTS:

- ✓ Opportunities for a drive-thru, small shop retail and/or self-storage
- ✓ Existing tenant, Big Lots, has expanded to open their newer "Store of the Future" format
- ✓ Located on main retail corridor at signalized intersection (S. Colorado St. and E. Lincoln Hwy.)
- ✓ Premier pylon signage opportunity



SPACE AVAILABLE:

28,048 SF (can be demised) - Opportunities for a drive-thru, small shop retail and/or self-storage



TRAFFIC COUNTS:

Hwy. 30 - 40,769 VPD

4/21/2019 CoStar®



AREA RETAILERS:

**BIG
LOTS!**

Walmart



xfinity

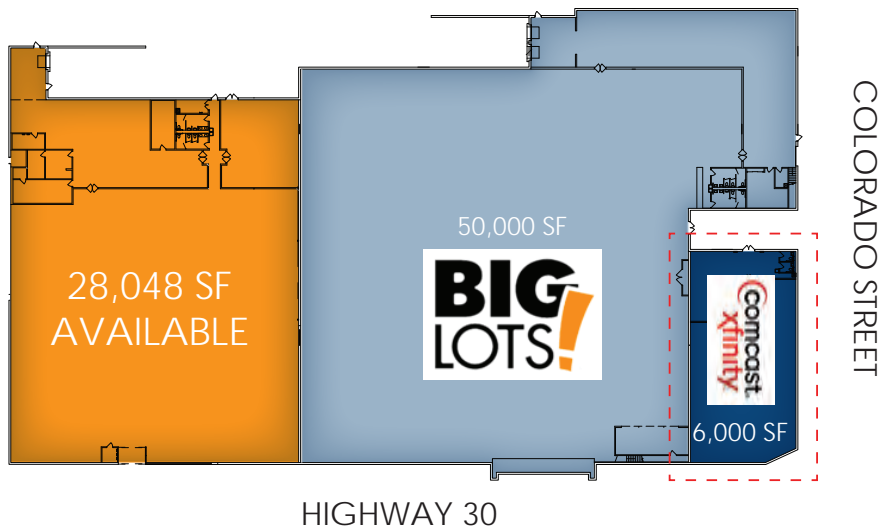


COSTCO
WHOLESALE

Merrillville Retail Center 3201 E. Lincoln Hwy., Merrillville, IN



SITE PLAN:



Amy Levin 847.881.2008 | alevin@nextrealty.com *An Illinois Licensed Real Estate Broker*

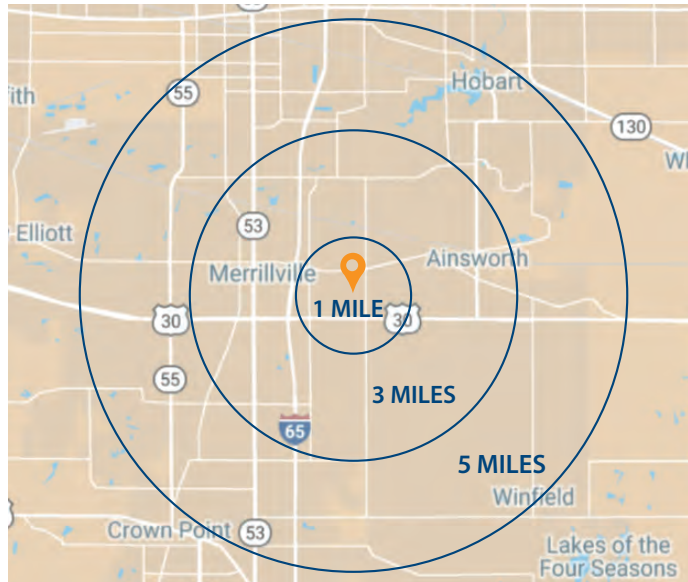
Next Realty, LLC | www.nextrealty.com | 847-881-2000 | 5215 Old Orchard Road, Suite 880, Skokie, IL 60077

Merrillville Retail Center

3201 E. Lincoln Hwy., Merrillville, IN



DEMOGRAPHICS:



1 Mile

1,003

Est. Population

3 Miles

18,561

Est. Population

5 Miles

83,169

Est. Population



\$75,781

Est. Average Household Income

\$69,526

Est. Average Household Income

\$73,233

Est. Average Household Income

Demographics are 2019 Estimates | © 2019 CoStar



Amy Levin 847.881.2008 | alevin@nextrealty.com *An Illinois Licensed Real Estate Broker*

Next Realty, LLC | www.nextrealty.com | 847-881-2000 | 5215 Old Orchard Road, Suite 880, Skokie, IL 60077



Amy Levin 847.881.2008 | alevin@nextrealty.com An Illinois Licensed Real Estate Broker

Next Realty, LLC | www.nextrealty.com | 847-881-2000 | 5215 Old Orchard Road, Suite 880, Skokie, IL 60077