



## 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



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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

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### 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:

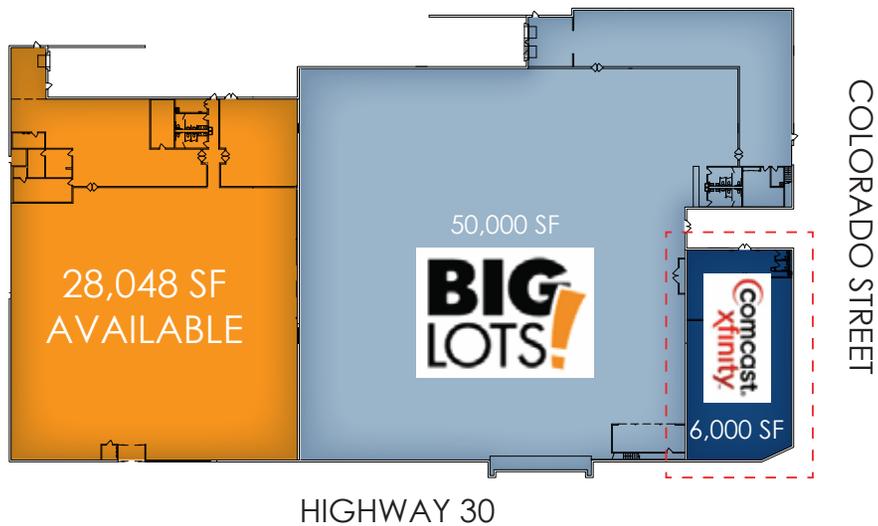


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**SITE PLAN:**



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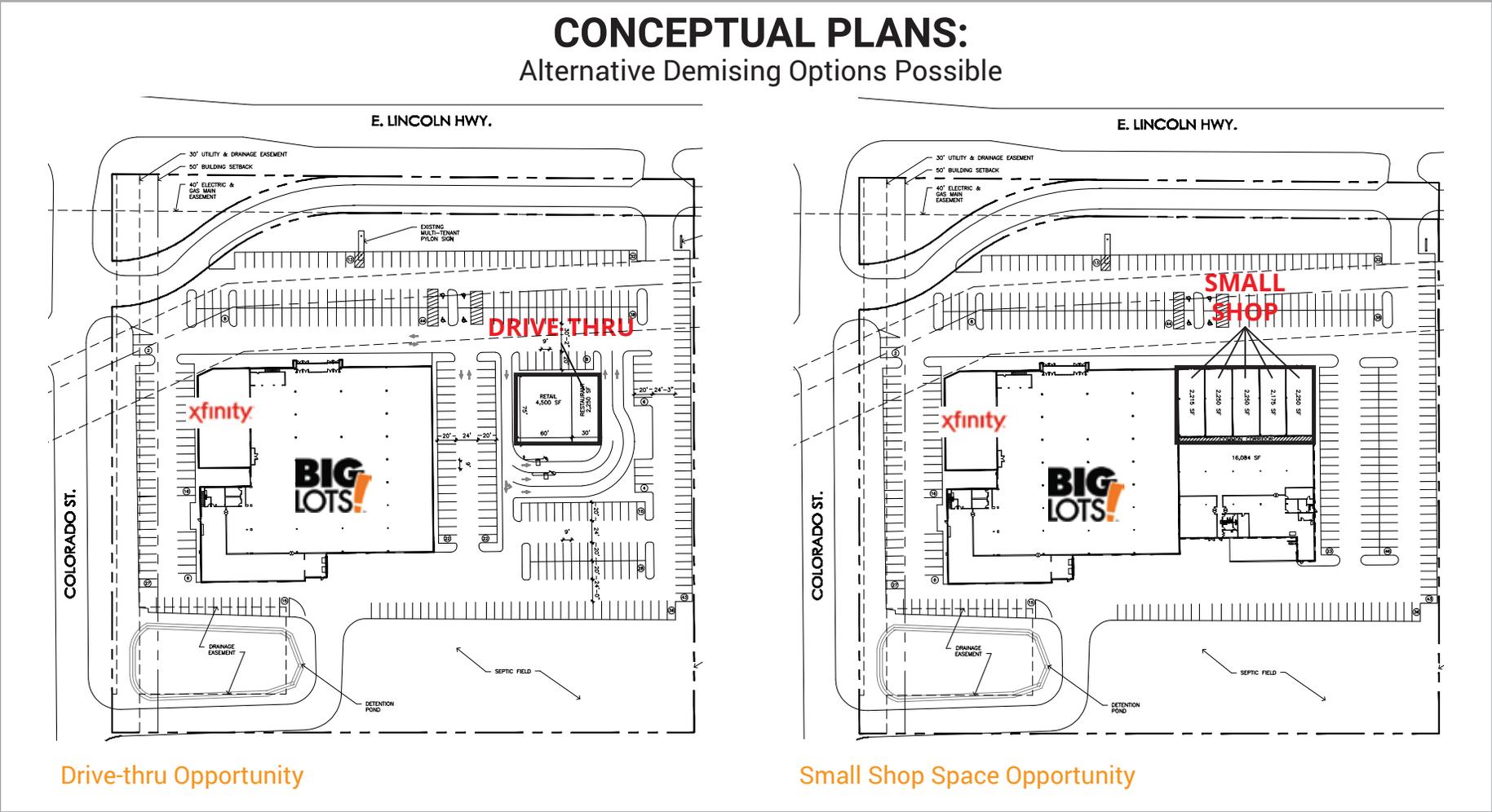
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### CONCEPTUAL PLANS: Alternative Demising Options Possible



Drive-thru Opportunity

Small Shop Space Opportunity

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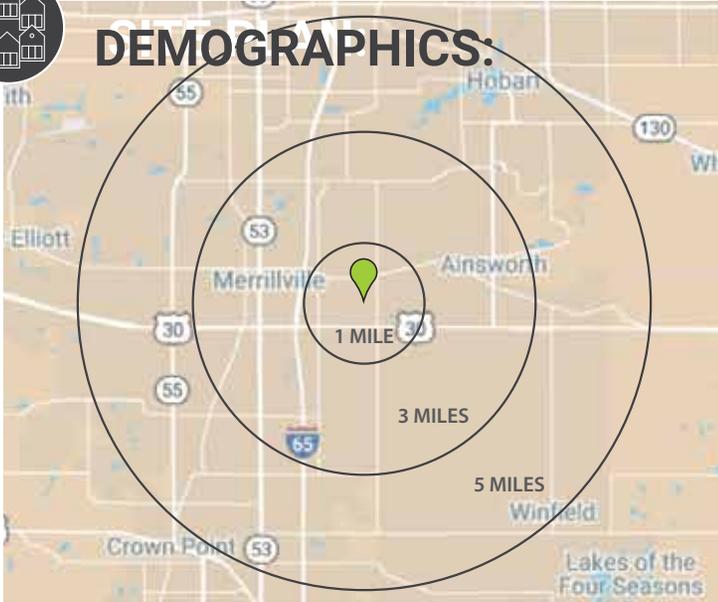


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## DEMOGRAPHICS:



**1 Mile**

**1,003**  
Est. Population

**\$75,781**  
Est. Average Household Income

**3 Miles**

**18,561**  
Est. Population

**\$69,526**  
Est. Average Household Income

**5 Miles**

**83,169**  
Est. Population

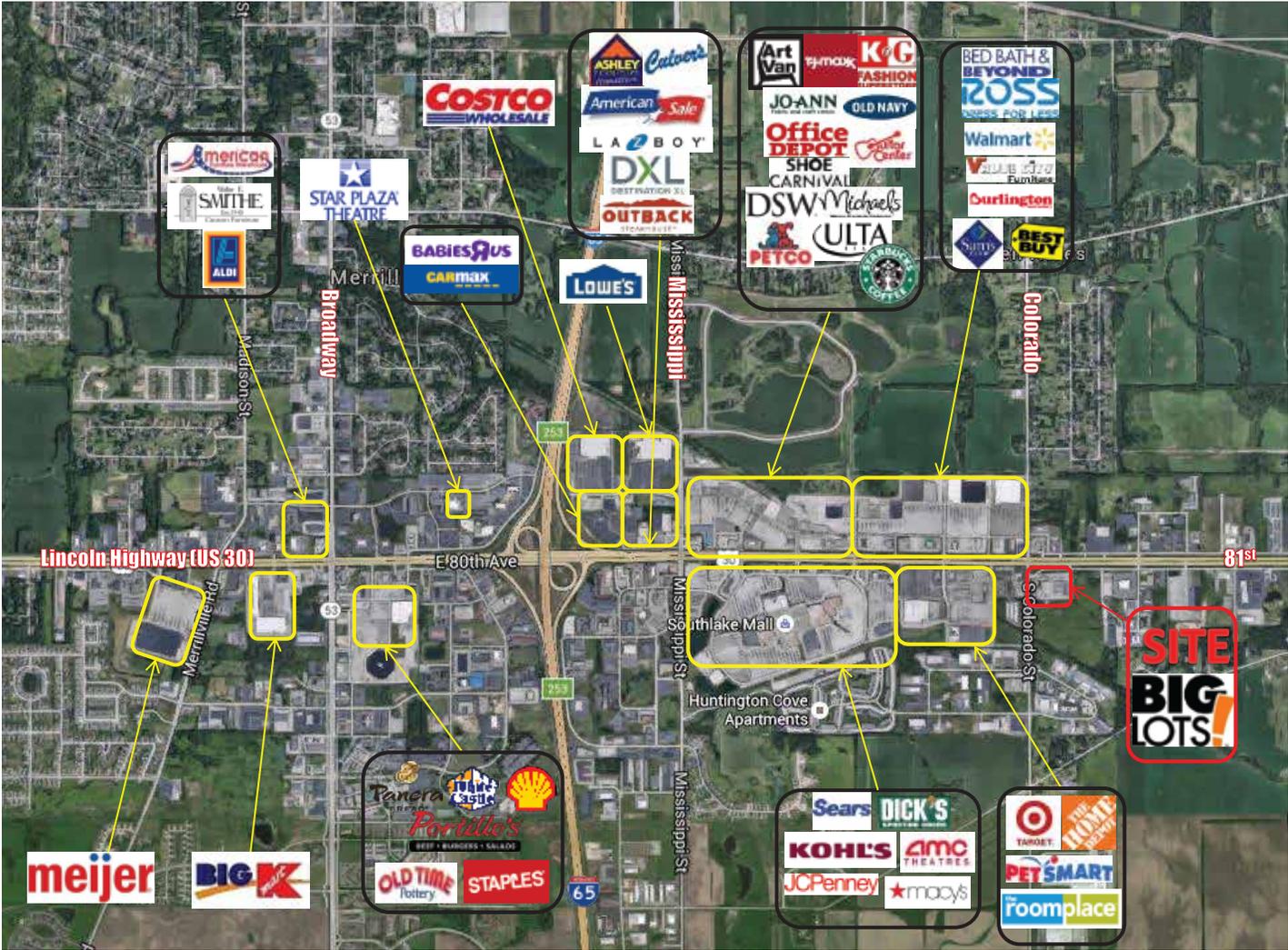
**\$73,233**  
Est. Average Household Income

Demographics are 2019 Estimates | © 2019 CoStar



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