

REDEVELOPMENT OPPORTUNITY

458 N. CALUMET ROAD, CHESTERTON / IN 46304



For Sale / Lease

**WHAT'S
NEXT**
IN RETAIL



458 N. CALUMET ROAD




CHESTERTON / IN 46304

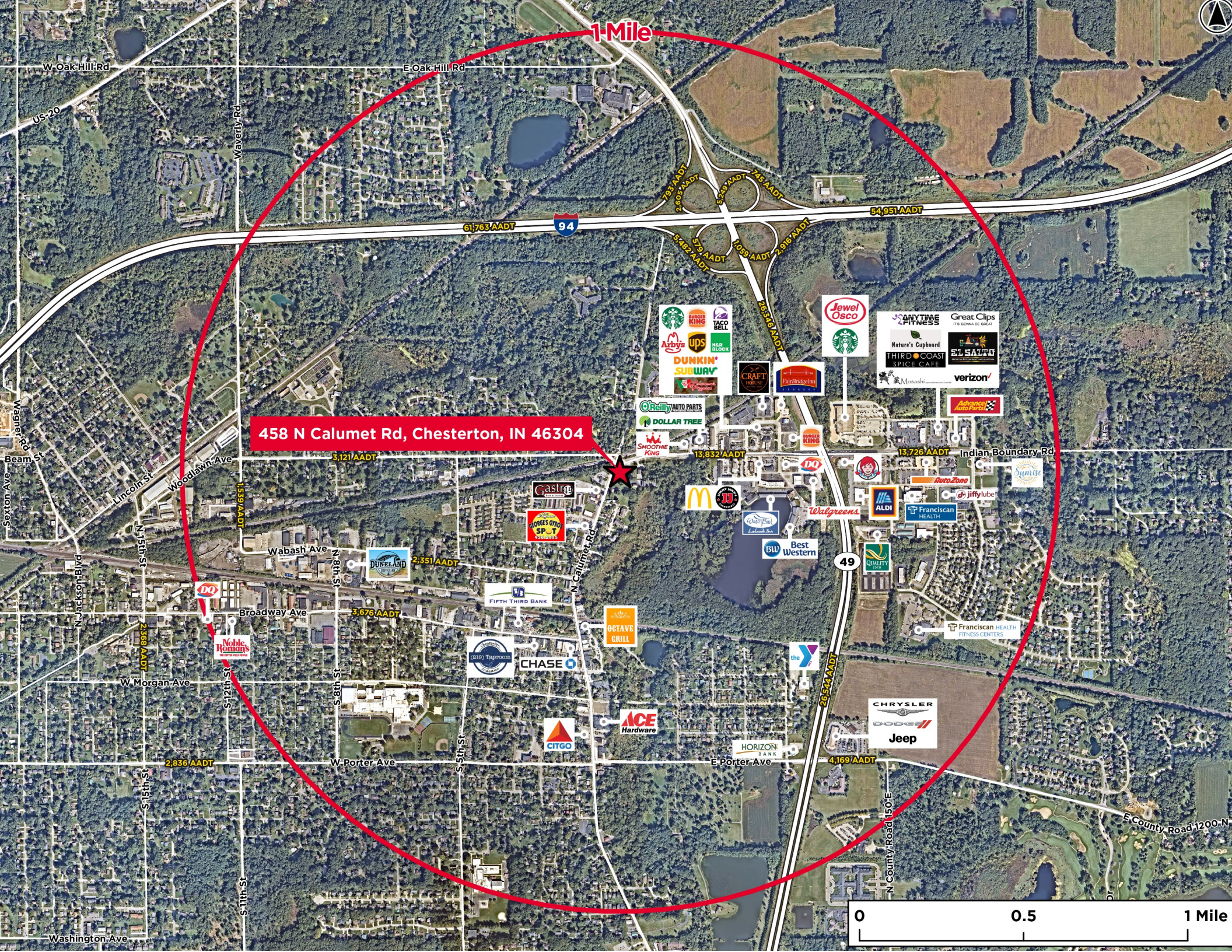
COMMENTS

- \$750,000
- 1.02 acres
- Zoned B2
- Located on the southeast corner of N. Calumet Road and Indian Boundary Road
- Close to main retail corridor and dense residential population
- Great opportunity for retail or office
- Constant traffic and high visibility
- Property can also be for land lease



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	4,320	\$92,535	4,236
3 Miles	20,539	\$96,099	12,367
5 Miles	32,068	\$97,709	17,115



1 Mile

458 N Calumet Rd, Chesterton, IN 46304

5,121 AADT

61,763 AADT

785 AADT

2,605 AADT

5,482 AADT

745 AADT

54,951 AADT

5,482 AADT

5,916 AADT

10,991 AADT

2,916 AADT

25,516 AADT

13,832 AADT

13,726 AADT

2,351 AADT

3,676 AADT

2,836 AADT

26,544 AADT

4,169 AADT

0 0.5 1 Mile