

REDEVELOPMENT OPPORTUNITY

458 N. CALUMET ROAD, CHESTERTON / IN 46307



For Sale / Lease

**WHAT'S
NEXT
IN RETAIL**



458 N. CALUMET ROAD




CHESTERTON / IN 46304

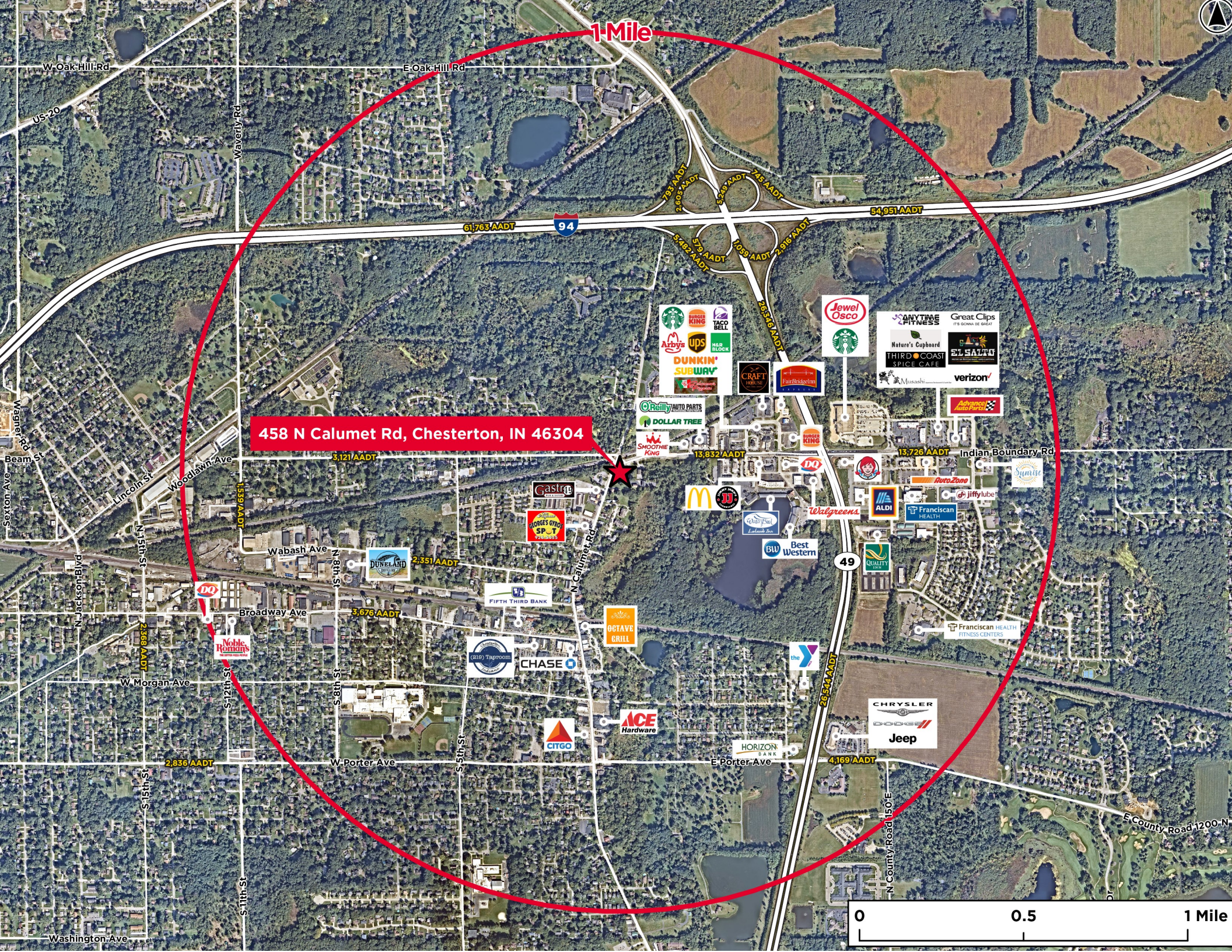


COMMENTS

- \$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

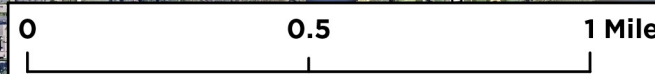
NEIGHBORHOOD DEMOGRAPHICS

	 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



W Oak Hill Rd

E Oak Hill Rd

61,763 AADT



789 AADT

2,805 AADT

5,482 AADT

5,9 AADT

1,039 AADT

2,916 AADT

26,516 AADT

54,951 AADT

Waverly Rd

US-20

Wagner Rd

Beam St

Lincoln St

Woodlawn Ave

11,350 AADT

5,121 AADT

458 N Calumet Rd, Chesterton, IN 46304

13,832 AADT

13,726 AADT

Indian Boundary Rd

Sexton Ave

N Jackson Blvd

N 15th St

N 13th St

N 11th St

N 8th St

N 6th St

N 4th St

N Calumet Rd

N 3rd St

N 1st St

Wabash Ave

DUNELAND

2,351 AADT

Broadway Ave

3,676 AADT

FIFTH THIRD BANK

OCTAVE GRILL

(210) Taproom

CHASE

the

W Morgan Ave

2,836 AADT

Noble Romans

S 12th St

S 10th St

S 8th St

S 6th St

S 4th St

S 3rd St

S 1st St

W Porter Ave

3,676 AADT

CITGO

ACE Hardware

HORIZON PARK

4,169 AADT

CHRYSLER

DODGE

Jeep

26,544 AADT

49

49

49

49

49

49

49

49

49

49

49

Washington Ave

E County Road 1200-N