



LOCATION FINDERS INTERNATIONAL, INC.

9440 Enterprise Drive | Mokena, IL 60448 | lfirealestate.com | 708.478.7666

Schererville, IN

Southeast Corner of Indianapolis Blvd. (US 41) & 67th Ave.





SEC Indianapolis Blvd. (US 41) and 67th Ave.

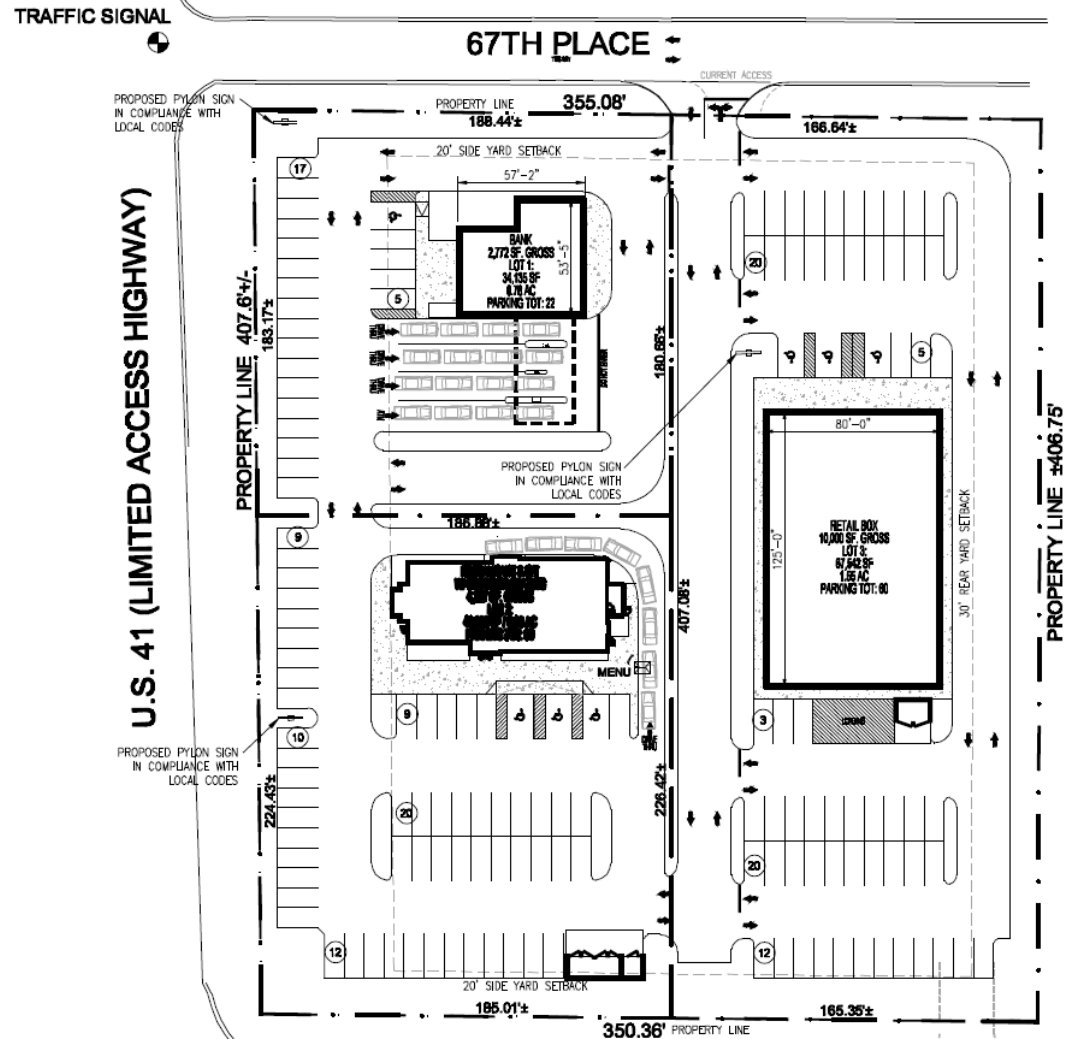




SEC Indianapolis Blvd. (US 41) and 67th Ave.

Site Plan Summary

- **Land Size:** 3.29 acres
- **GLA:** TBD – Outlots and Retail Space available for lease or BTS
- **Traffic Counts:** 39,442 ADT on US-41. 43,118 ADT on Rt. 30. Top 5 traffic vol. intersection in NW Indiana
- **Access:**
 - Signalized intersection at US-41 & 67th Ave.
 - Full access off 67th Ave.
 - Proposed cross access with Wal-Mart and Strack & Van Til Center.
- **Signage:** Pylon/monument signage available
- **Zoning:** C-3





SEC Indianapolis Blvd. (US 41) and 67th Ave.

Site Benefits

- US 30 & US 41 is one of the highest trafficked intersections in Indiana (Over 80,000 VPD)
- Great demographics of over 150,000 people with incomes of \$90,000 within 5-miles
- US 41 is one of the top retail corridors for NW Indiana
- Full Access from signalized intersection
- Additional area retailers include: Walmart, Strack Van Till, Menards, AMC, Ashley Home Store & more

Contact Information

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Demographics	1-Mile	3-Mile	5-Mile
Population	5,242	51,652	150,551
Avg. HHI	\$81,406	\$100,008	\$89,067