



Location Finders International, Inc.
9440 Enterprise Dr, Mokena, IL 60448
(708) 390-1629

4 81st Ave
Merrillville, IN

Retail Space Available

24,657 SF

MARKET SUMMARY

- Prime location along the thriving 81st Avenue retail corridor, offering outstanding visibility and access in a high-traffic area
- Surrounded by major national retailers and centers like Southlake Mall and the Crossings at Hobart, driving consistent consumer activity
- Located in a well-established commercial district with strong demographics and sustained household spending power

DEMOGRAPHICS

POPULATION	1 Mile	3,470
	3 Mile	37,024
	5 Mile	100,806
# HOUSEHOLDS	1 Mile	1,454
	3 Mile	15,235
	5 Mile	39,730
AVG HH INCOME	1 Mile	\$67,340
	3 Mile	\$78,984
	5 Mile	\$83,564

CONTACT

ALAN ERICKSON

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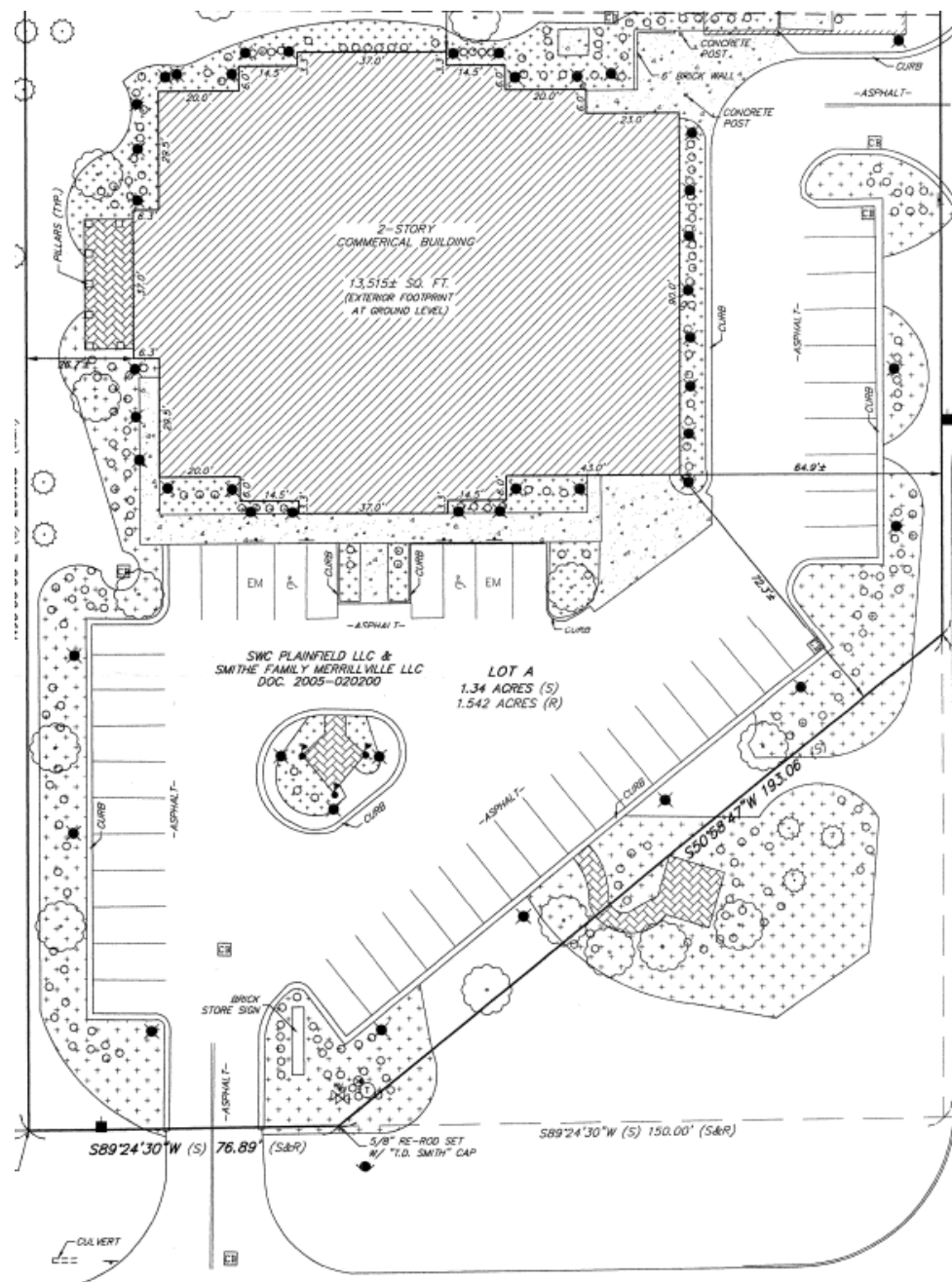


Retail Space Available

24,657 SF

SITE SUMMARY

- **Available:** 24,657 SF, two-story retail building
- **Lot Size:** 1.34 AC
- **Signage:** Monument signage available
- **Parking:** 45 total spaces available
- **Zoning:** C-3
- **Use:** Ideal for furniture store or medical
- **Traffic:**
 - 60,300 VPD on 81st Ave (Route 30)
 - 25,000 VPD on Broadway



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