

FREESTANDING BUILDING WITH DRIVE-THRU

2,584 SF | 0.66 ACRE OUTLOT | AVAILABLE FOR LEASE

VERITAS
REALTY

381 Indian Boundary Rd., Chesterton, IN 46304



SPACE AVAILABLE:

- 2,584 SF Freestanding Building with Drive-Thru on 0.66 Acres
- +/- 37 Parking Spaces
- Pylon Signage

PROPERTY HIGHLIGHTS:

- High barrier to entry market with first drive thru vacancy in 7+ years
- Rare outlot available in dynamic trade area
- Full access and highly visible to Indian Boundary Rd
- High traffic area surrounded by national retailer & restaurants
- I-94 traffic counts exceed 55,000 daily with INDOT signage available

DEMOGRAPHICS



1 MILE



3 MILE



5 MILE



10 MILE

Population:	3,556	20,435	31,003	151,510
Households:	1,419	8,126	12,153	57,992
Daytime Pop:	4,548	16,190	22,803	106,901
Avg. HH Income:	\$112,492	\$99,788	\$97,567	\$87,269

CONTACT:

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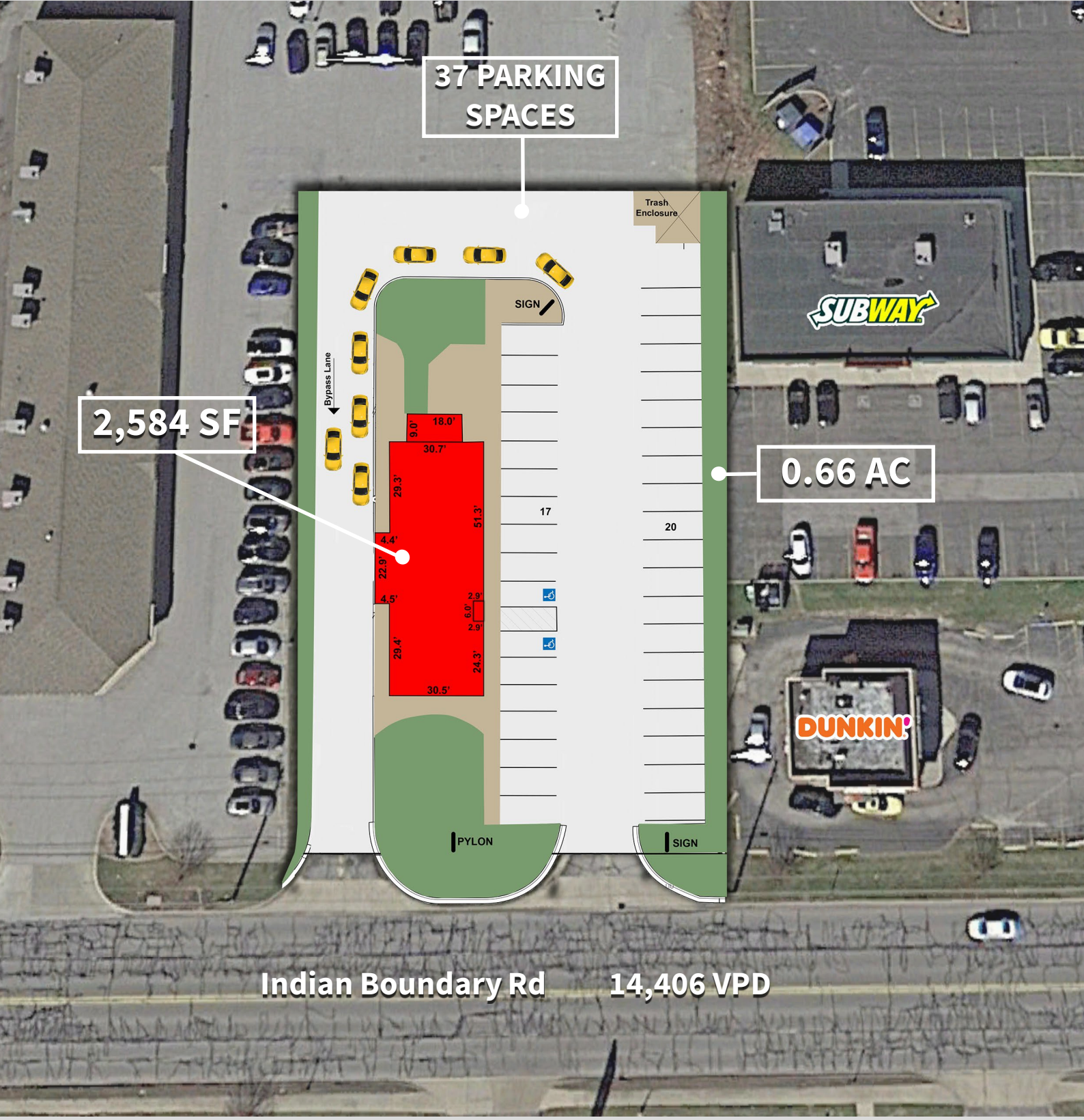
**FOR
LEASE**

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SITE PLAN



37 PARKING SPACES

2,584 SF

0.66 AC

Indian Boundary Rd 14,406 VPD

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AERIAL
SITE



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MARKET
AERIAL



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