

# KOHL'S ANCHORED PAD SITE

Valparaiso, IN 46383 | 350 Silhavy Road | LaPorte Avenue & Silhavy Road | # 473



AVAILABLE SF:  
APPROX 0.68 ACRES

GROUND LEASE:  
CALL FOR INFO

ZONING:  
COMMERCIAL

USE RESTRICTIONS:  
CALL FOR DETAILS

AREA ANCHORS



- Prominent .68 Acre Outlot Parcel available fronting Kohl's in the highly desired Valparaiso Regional Trade Area
- Over 53,000 vehicles passing the shopping center daily along LaPorte Avenue & SR 49
- Over 35,521 residents with Average Household Income of \$79,185 living within 3 miles of the site
- Daytime population of 28,774 within 3 miles of the site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 POPULATION	7,419	35,521	53,498
2020 DAYTIME POPULATION	8,560	28,774	30,648
2020 AVERAGE HH INCOME	\$76,702	\$79,185	\$89,118
2020 MEDIAN HH INCOME	\$53,610	\$57,399	\$66,694

TRAFFIC COUNTS	
LAPORTE AVENUE	20,267 ADT
STATE ROAD 49	33,196 ADT
SILHAVY ROAD	10,498 ADT



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