

# FREESTANDING BUILDING WITH DRIVE-THRU

## STARBUCKS | 100% LEASED

**VERITAS**  
REALTY

381 Indian Boundary Rd., Chesterton, IN 46304



### 100% LEASED:

- 2,584 SF Freestanding Building with Drive-Thru on 0.66 Acres
- +/- 28 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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STARBUCKS | 100% LEASED

SITE  
PLAN



28 PARKING SPACES

2,584 SF

0.66 AC

Indian Boundary Rd 14,406 VPD



