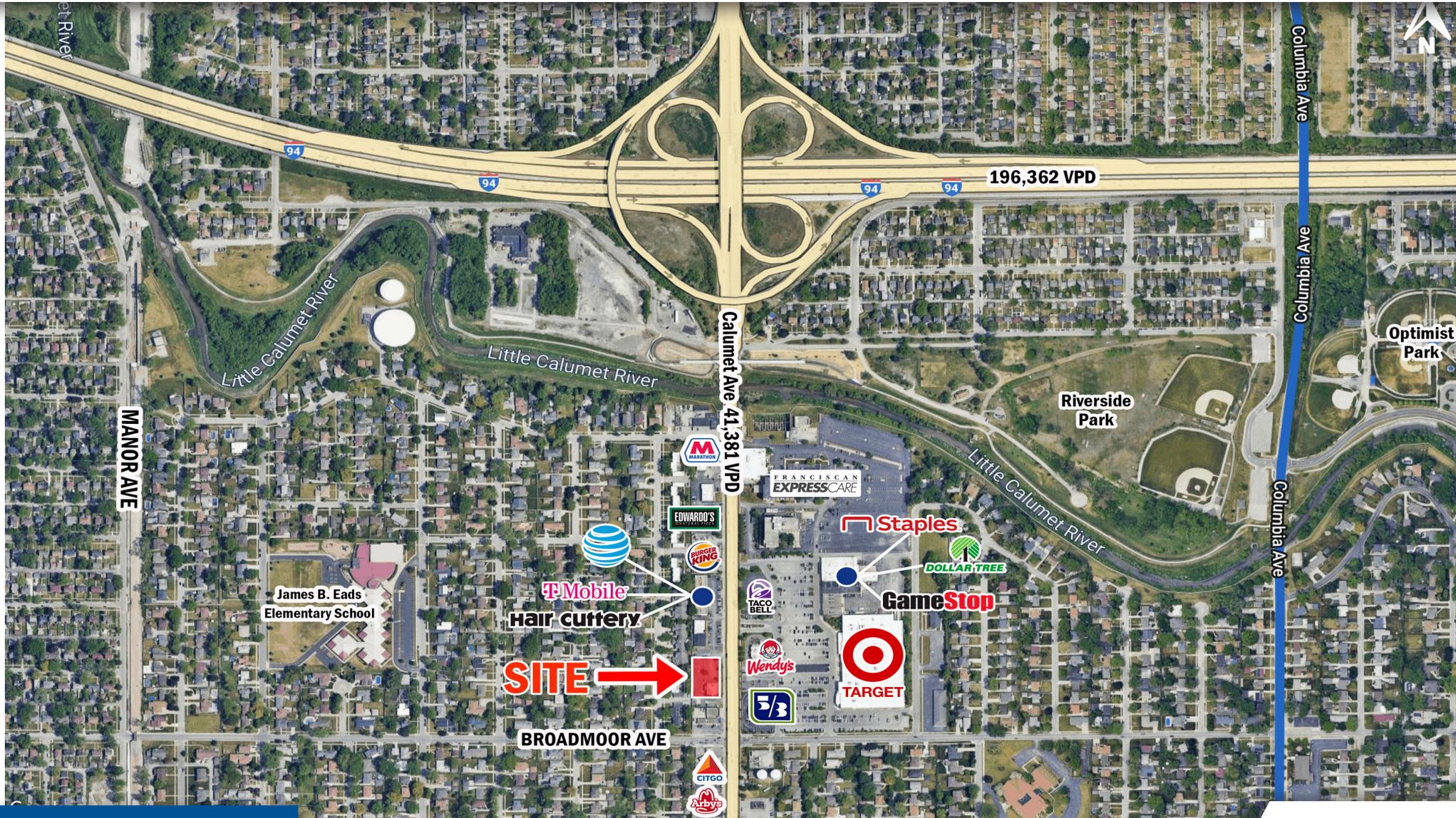


FREESTANDING DRIVE-THRU BUILDING

2,692 SF | 0.86 Acres | Dutch Bros | Fully Leased

VERITAS
REALTY



FULLY
LEASED

8032 Calumet Ave., Munster, IN 46321

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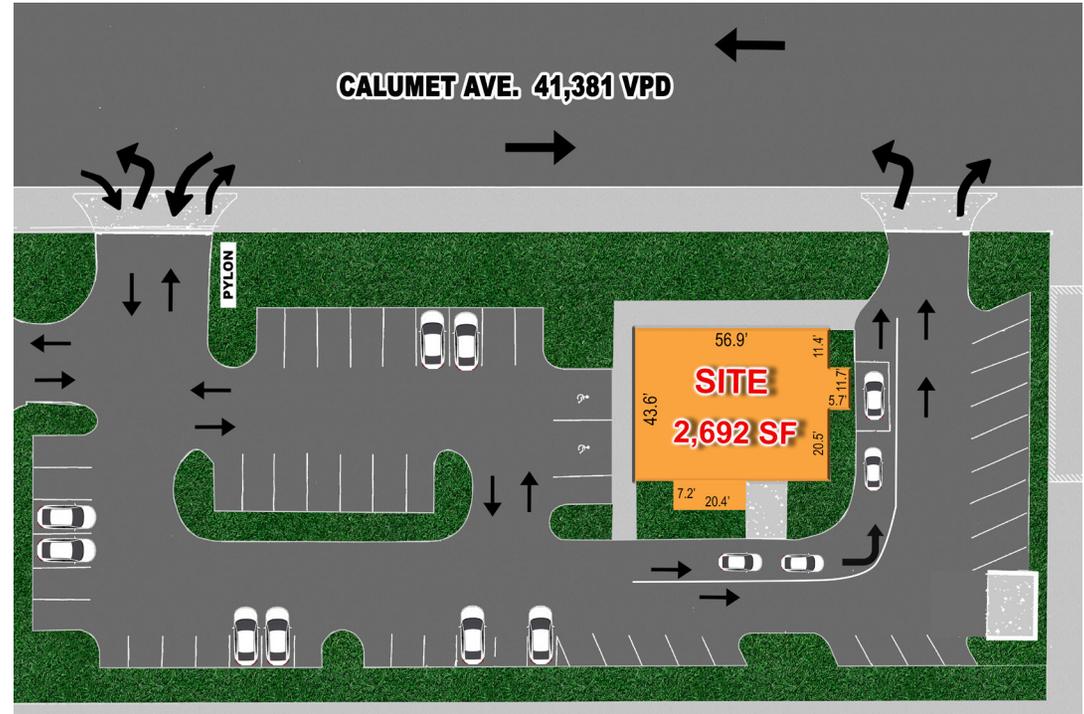
PROPERTY
OVERVIEW

PROPERTY OVERVIEW:

- 2,692 SF freestanding building
- +/- 0.86 Acres
- Former restaurant
- Drive-Thru
- Large pylon sign
- 50+ parking spaces

PROPERTY HIGHLIGHTS:

- Highly visible to Calumet Ave (41,381 VPD)
- Just south of I-94 interchange (196,362 VPD)
- Directly across from Target
- Dynamic retail corridor serving NW Indiana



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	13,995	104,723	233,875
Average HH Income:	\$94,981	\$95,020	\$90,657
Daytime Population:	9,836	78,313	162,044



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ZOOM
AERIAL



