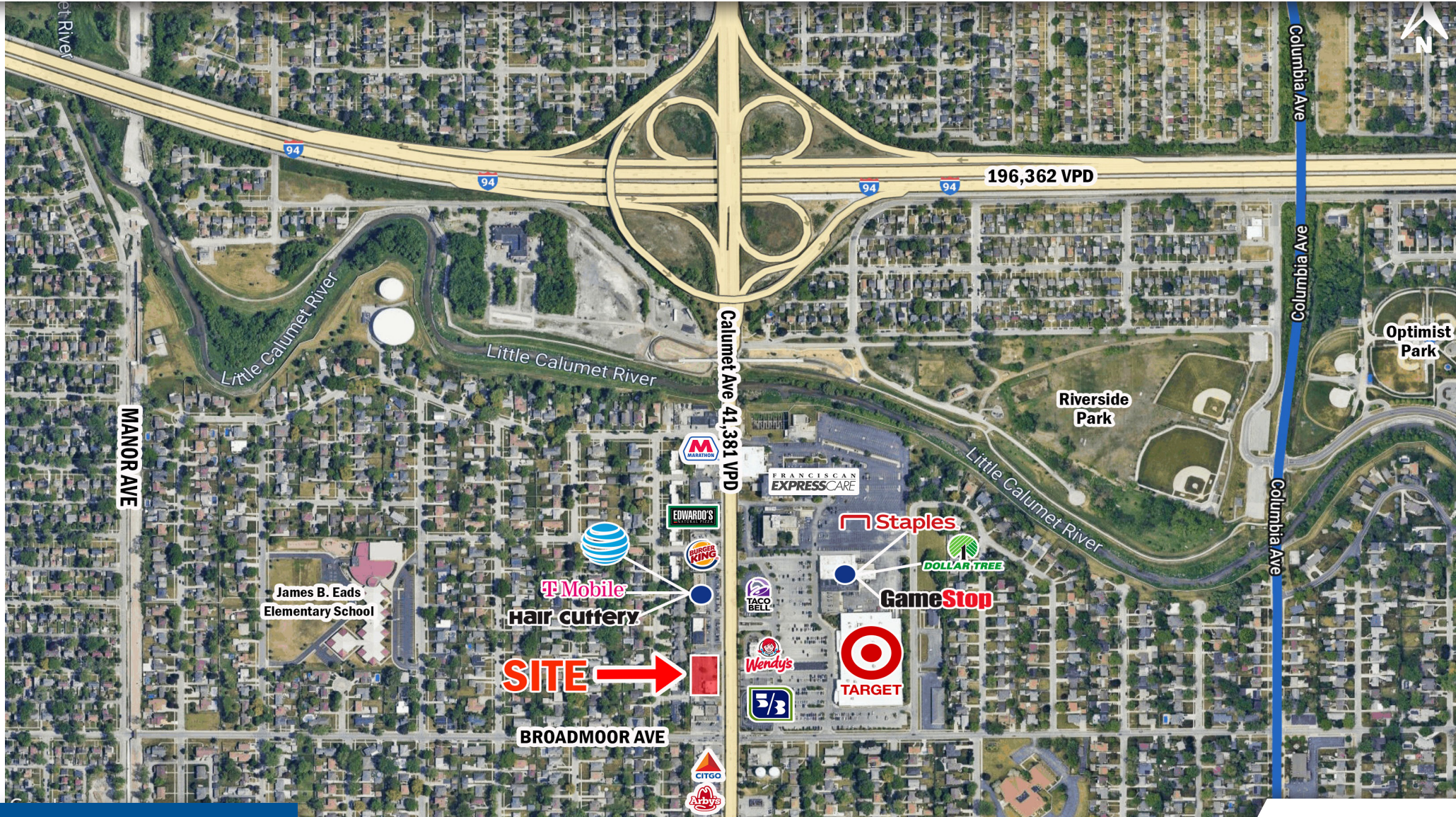


FREESTANDING DRIVE-THRU BUILDING

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

VERITAS
REALTY



FULLY
LEASED

8032 Calumet Ave., Munster, IN 46321

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www.VeritasRealty.com

FREESTANDING DRIVE-THRU BUILDING

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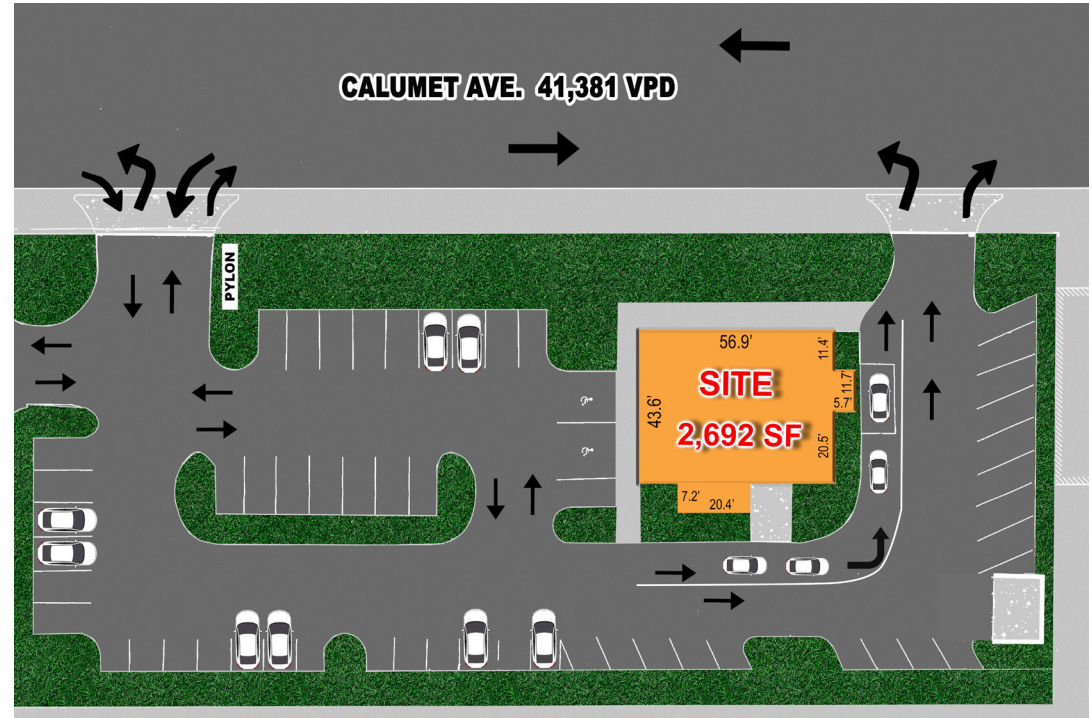
PROPERTY OVERVIEW

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



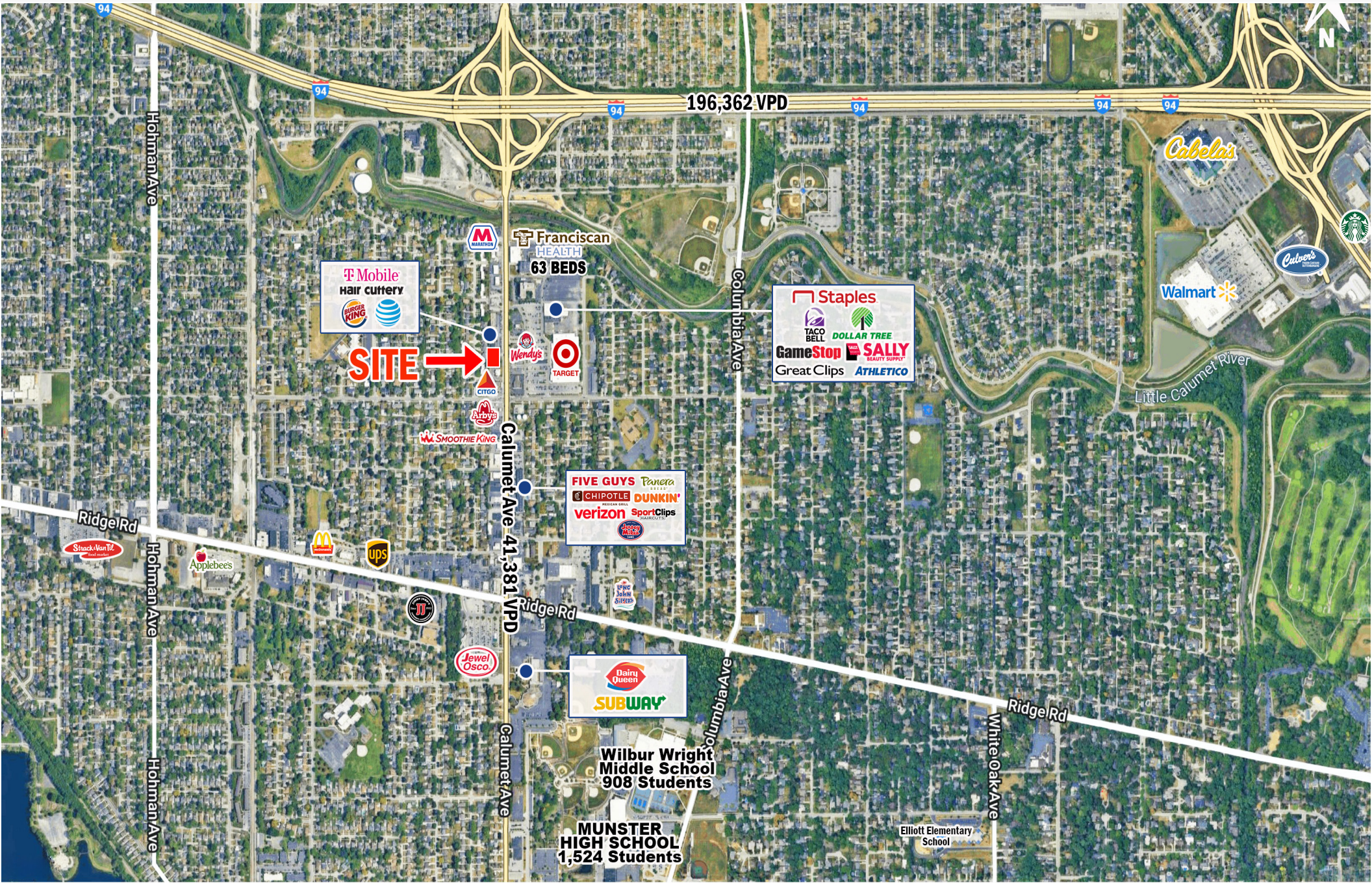
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population:	13,995	104,723	233,875
Average HH Income:	\$94,981	\$95,020	\$90,657
Daytime Population:	9,836	78,313	162,044



FREESTANDING DRIVE-THRU BUILDING

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

ZOOM
AERIAL



T Mobile
hair cuttery

SITE →

Franciscan
HEALTH
63 BEDS

Staples
TACO BELL
DOLLAR TREE
GameStop
SALLY
BEAUTY SUPPLY
Great Clips
ATHLETICO

FIVE GUYS Panera
CHIPOTLE DUNKIN'
verizon SportClips

Dairy Queen
SUBWAY

Wilbur Wright
Middle School
908 Students

MUNSTER
HIGH SCHOOL
1,524 Students

Calumet Ave 41,381 VPD

196,362 VPD

White Oak Ave

Hohman Ave

Hohman Ave

Columbia Ave

White Oak Ave

Little Calumet River

Cabela's

Walmart

Calver's

Starbucks

94

94

94

94

94

94

N

Ridge Rd

Ridge Rd

Ridge Rd

