

7135 INDIANAPOLIS BLVD, HAMMOND, IN 46324



For more information, please contact:

ANTONY MIOCIC
Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL
219.864.0200
ckimmel@latitudeco.com



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SALE OF INDIANAPOLIS BLVD OFFICE BUILDING

7135 Indianapolis Blvd, Hammond, IN 46324



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$649,000
Price / SF:	\$95.44
Lot Size:	0.32 Acres
Year Built:	1955
Building Size:	6800 SF
Zoning:	C4

PROPERTY HIGHLIGHTS

- Well maintained office building for sale on Indianapolis Boulevard
- Located within 5 minutes of the expressway
- Two unit building, with one one unit leased by a national tenant until June of 2028
- Several improvements within the last 5 years, including new roof, rooftop HVAC, updated facade and lighting, completed within the last 4 years
- Vacant 2800sf unit with 1830sf basement available for owner user



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PROPERTY DESCRIPTION



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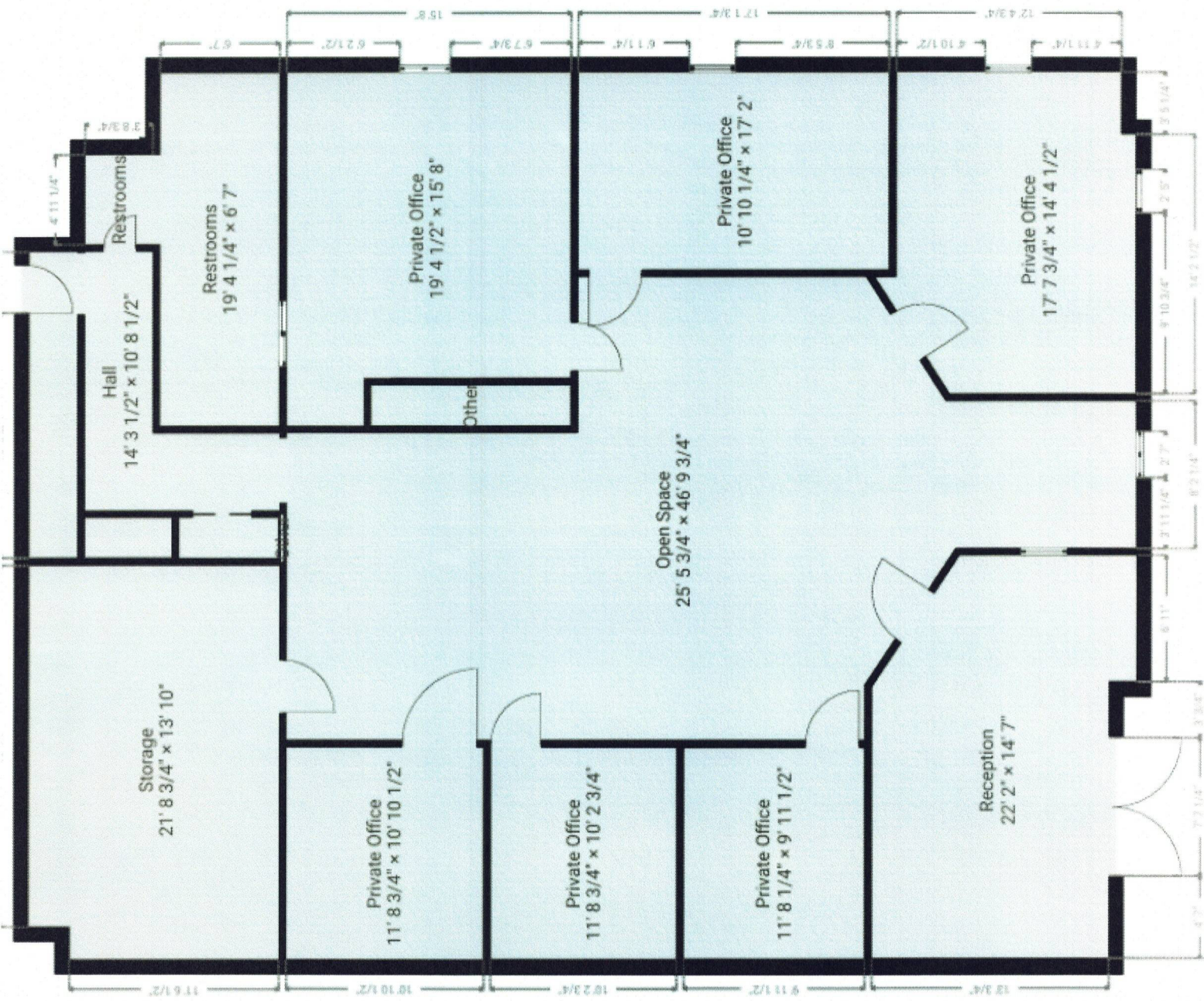
Multi-tenant office building for sale in Hammond. Zoned C4, this property is strategically located on Indianapolis Boulevard, offering quick access to the expressway, a key advantage for business owners and investors. This property has undergone significant improvements within the last 4 years, including a new roof, rooftop HVAC, and updated facade and lighting. The north unit (2,170sf) is leased until June of 2028 to a national medical user who has been at this location for over a decade. The south unit (2,800sf with an 1,830sf basement) will be available upon sale to a new user. Taxes are approximately \$11,000 annually.

LOCATION DESCRIPTION

This property is located on Indianapolis Blvd in Hammond, Indiana. Located along Lake Michigan, Hammond is part of the Chicago metropolitan area and the only city in Indiana to border Chicago. As of the 2020 census, it is the eighth-most populous city in Indiana, with 77,879 residents. Hammond is home to Purdue University Northwest.

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ADDITIONAL PHOTOS



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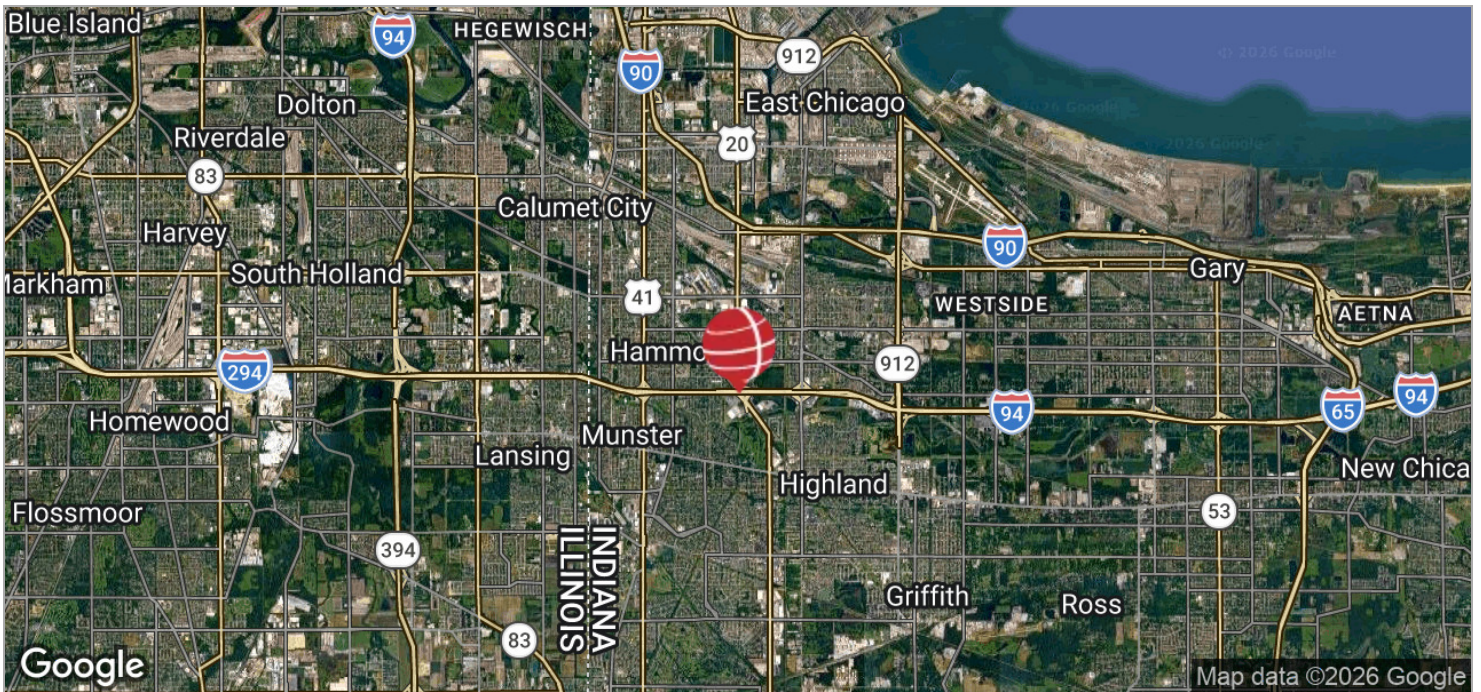
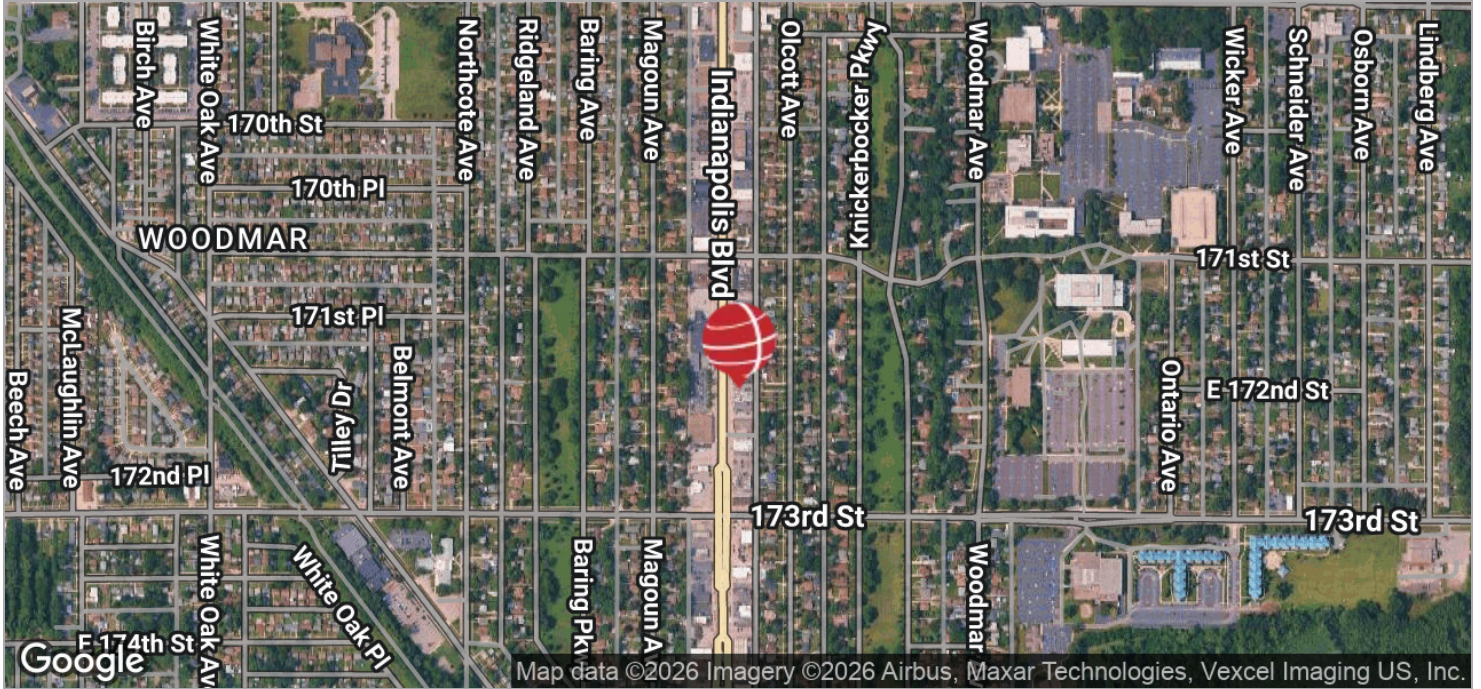
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LOCATION MAPS



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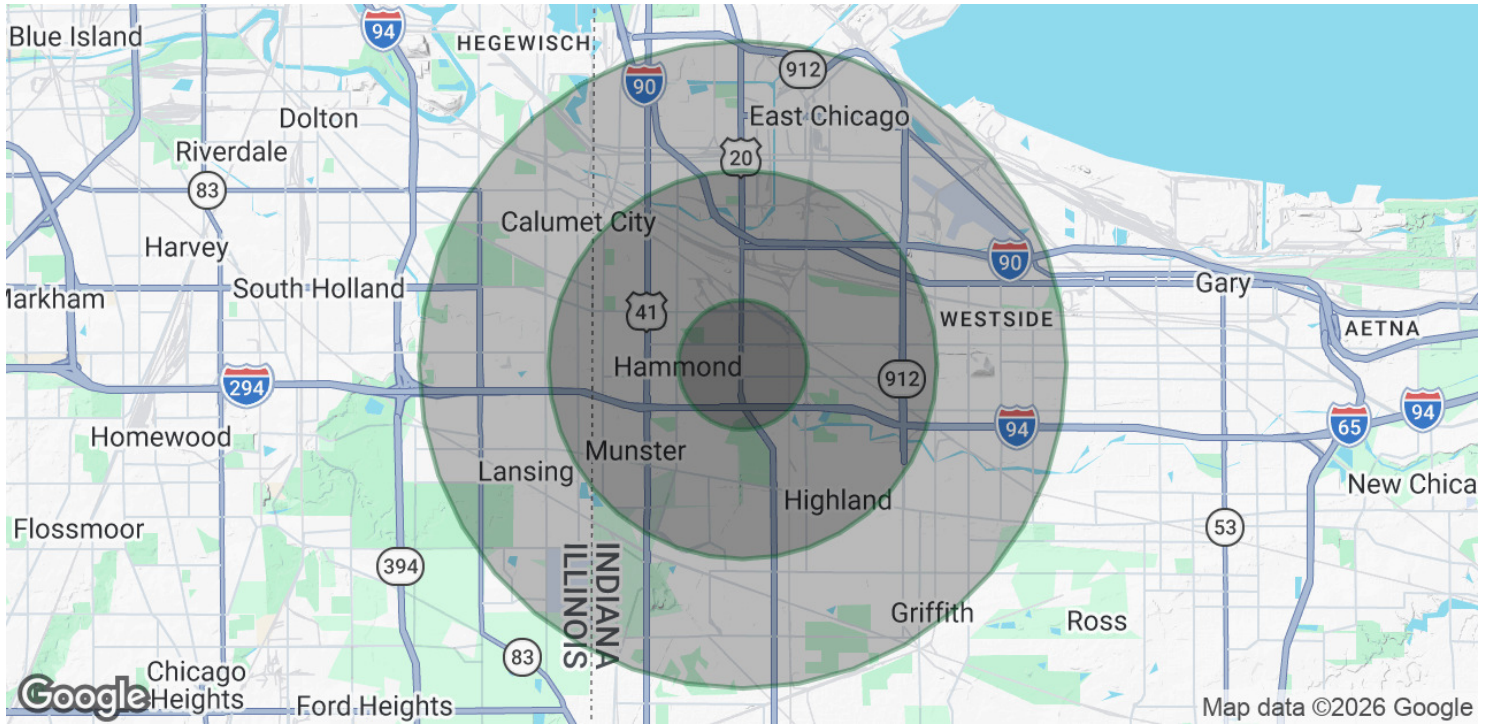
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,126	105,407	251,356
Average Age	36.9	35.4	36.0
Average Age (Male)	36.4	33.5	34.6
Average Age (Female)	37.3	37.1	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,638	38,815	93,495
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$49,077	\$56,294	\$57,290
Average House Value	\$125,574	\$156,746	\$157,642

2020 American Community Survey (ACS)

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