

# AVAILABLE

## Commercial Property (Under Contract)



**7990 E 81st Ave, Merrillville, IN 46410**

### Property Overview

Vacant parcel in a growing community.

### Property Highlights

- Approximately 9.5 acres of commercial land available on the East side of Merrillville
- Prominent location on US 30
- Direct access to municipal water, sewer, natural gas, electric, broadband fiber
- Zoned C-2 (Highway Commercial District)

### SITE DATA

Net Acreage:	9.564		
Net Sq. Ft	416,608		
Market	Lake County		
Traffic Count	30,000 VPD		
Demographics	3 Miles	5 Miles	10 Miles
Total Population	39,943	98,211	366,931
Median HH Income	\$76,931	\$65,059	\$51,017



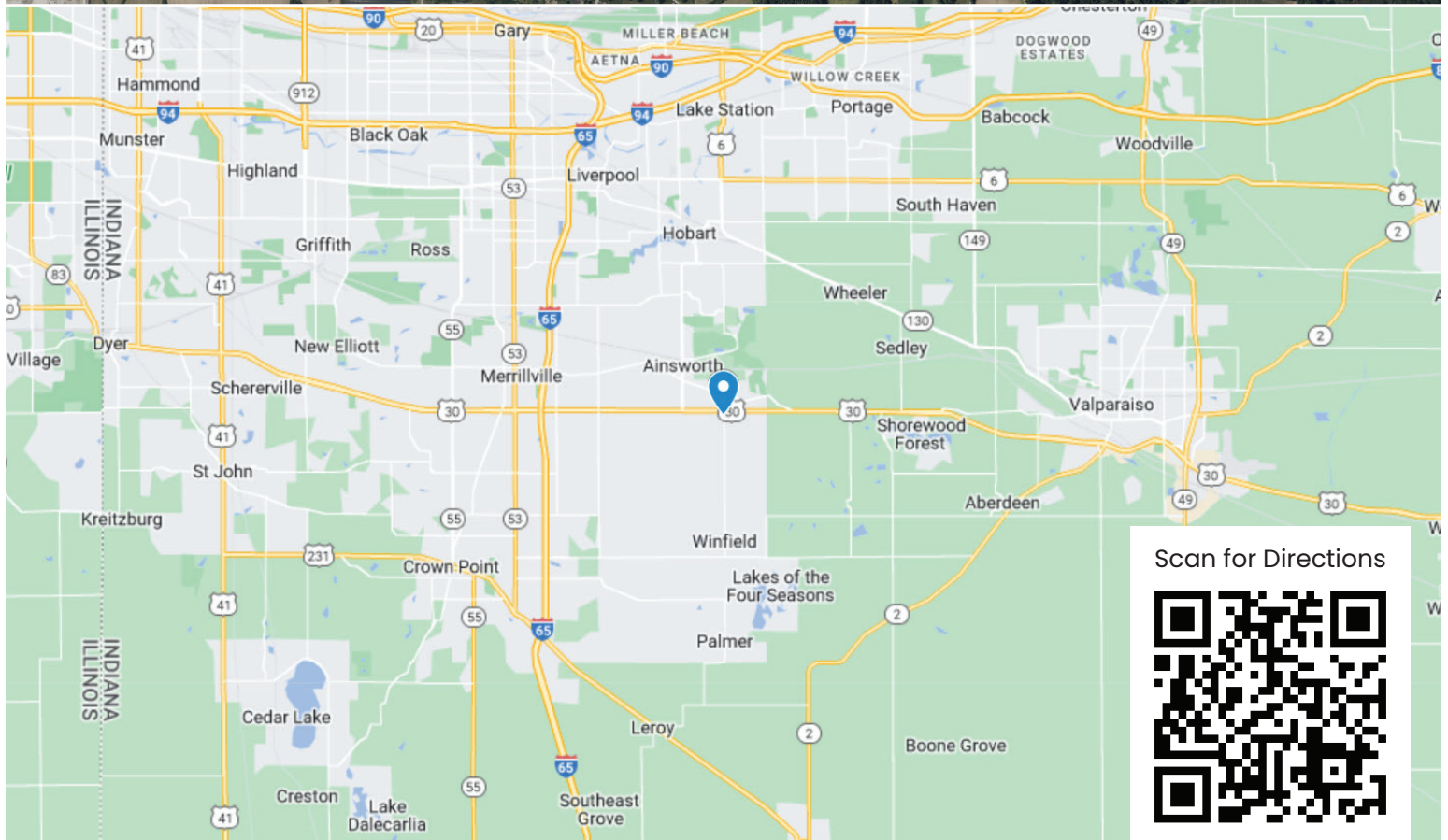
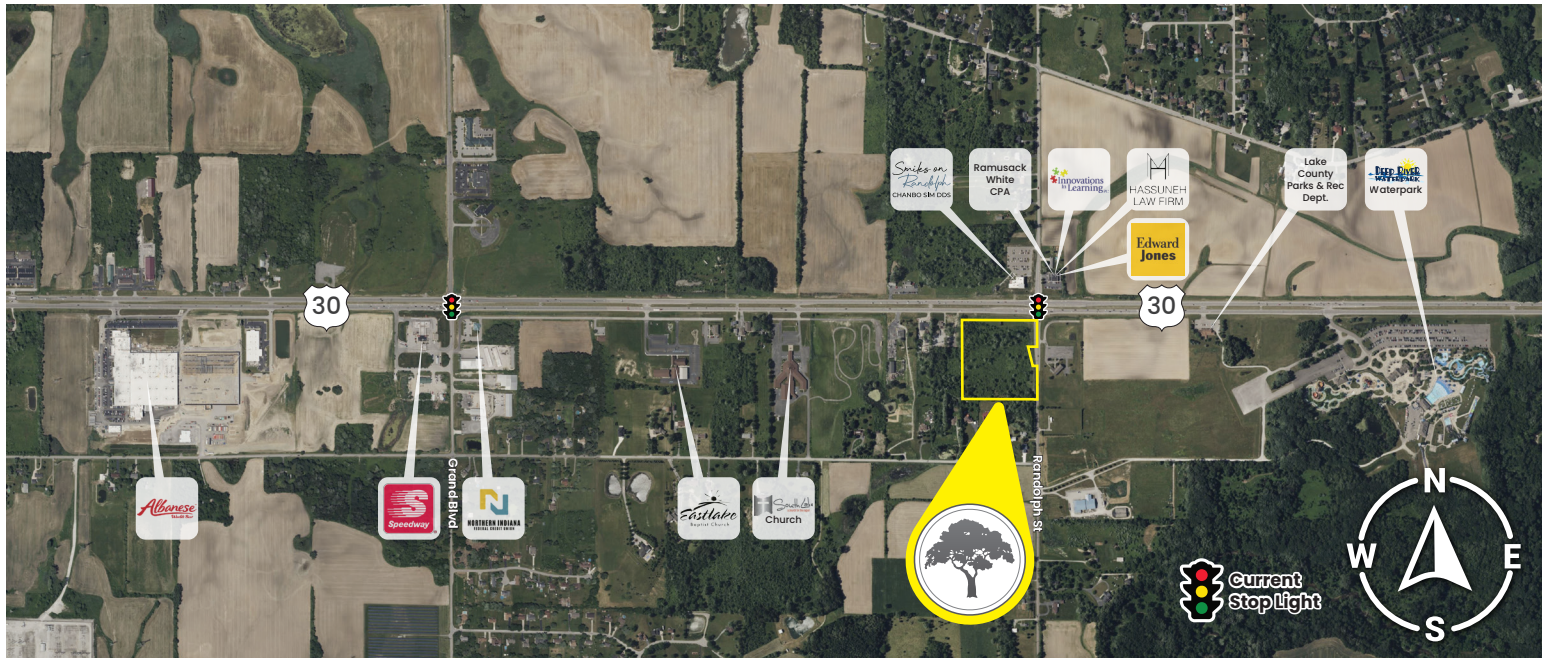
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## Property Info

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Scan for Directions

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