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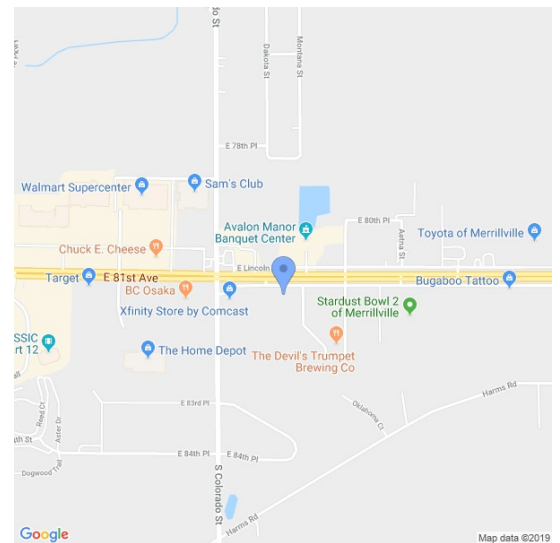


# Retail Development Land

3425 E LINCOLN HIGHWAY, HOBART, INDIANA 46342



COMMERCIAL • LAND • FOR SALE



SALE PRICE **\$1,150,000**

ZONING **B3**  
 LAND AREA **23.59 ACRES**

- Great Exposure on US 30 for Retail Users • 1.3 Miles to the busiest Interchange on I-65
- 3.7M Square Feet of Existing Retail with growth opportunities • Access from Colorado and US 30 frontage road
- Utilities at or near the site

Great Retail development potential located on US 30 next to Big Lots and kitty corner to Wal-Mart and Sam's Club. Property located within the Hobart/Merrillville Retail Corridor in the path of progress towards Valparaiso. The land provides over 420' of frontage on US 30 and is a perfect junior box or multi-use development opportunity. Neighboring uses include a retail junior box, self storage, and light industrial uses. Great access on US 30 or Colorado St.

Retail Development land available for sale in Hobart, Indiana. Hobart is a city in Lake County, IN The population was 29,059 at the 2010 census. Although it had been historically primarily residential, annexation added the largest retail corridor in Northwest Indiana to the city. Along with Southlake Mall (1.3 Million SF), the area also includes an additional 3.7M square feet of retail space.

The Property is located 1.3 miles from the I-65 & US 30 interchange. Boasting almost 430' of frontage on US 30 this property is a perfect fit for a new retail user/development.