

# FREESTANDING 2,520 SF DRIVE-THRU ON 0.77 ACRES FOR LEASE | FOR SALE

VERITAS  
REALTY



**FOR LEASE  
OR  
SALE**

**8032 Calumet Ave., Munster, IN 46321**

**CONTACT: Seth Biggerstaff**

E: [Seth@VeritasRealty.com](mailto:Seth@VeritasRealty.com)

T: 317-472-1800

**Andrew Demaree**

E: [ADemaree@VeritasRealty.com](mailto:ADemaree@VeritasRealty.com)

T: 317-472-1800



[www.VeritasRealty.com](http://www.VeritasRealty.com)



# FOR LEASE | FOR SALE FREESTANDING 2,520 SF DRIVE-THRU ON 0.77 ACRES




## PROPERTY OVERVIEW

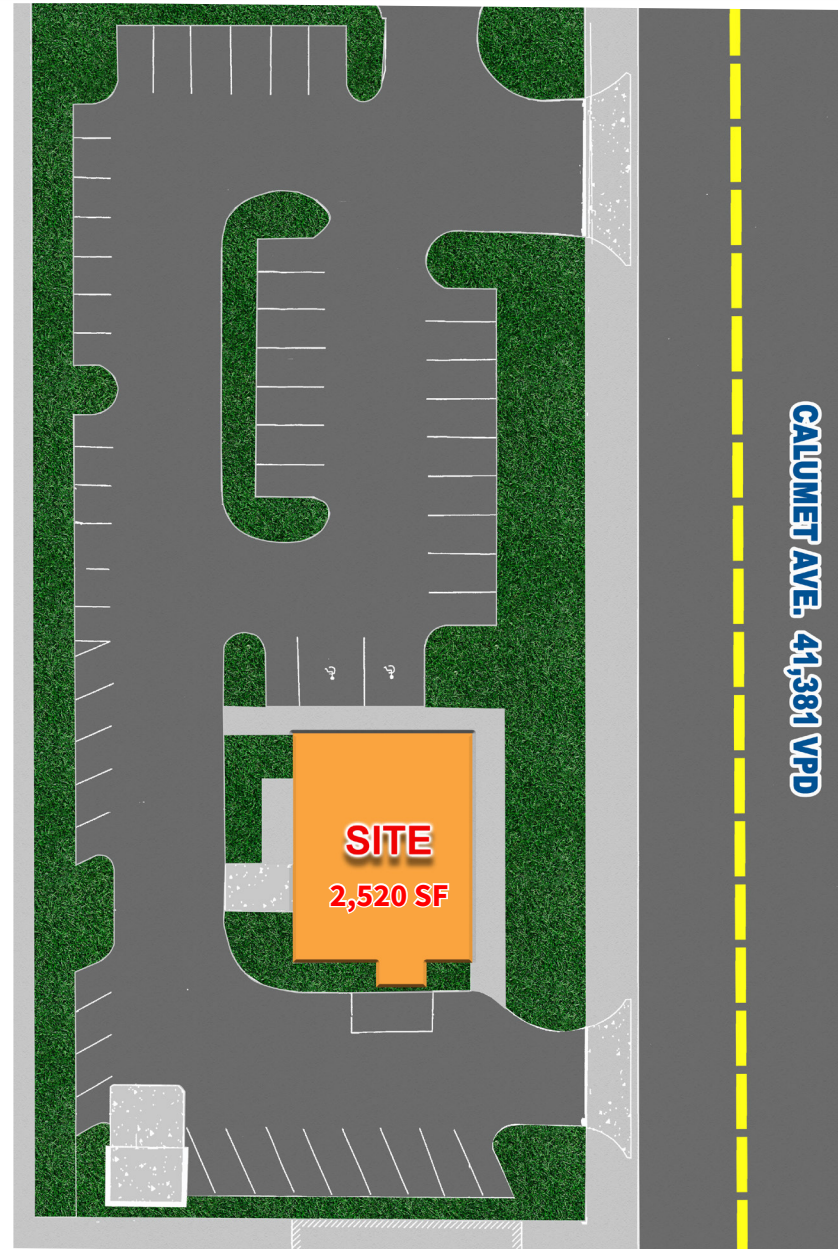
### PROPERTY OVERVIEW:

- 2,520 SF freestanding building
- +/- 0.77 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





FOR LEASE | FOR SALE  
FREESTANDING 2,520 SF DRIVE-THRU ON 0.77 ACRES

ZOOM  
AERIAL



94

94

94

94

196,362 VPD

Calumet Ave 41,381 VPD

Columbia Ave

Broadmoor Ave

Columbia Ave

Little Calumet River

Little Calumet River

Little Calumet River

Riverside Park

James B. Eads Elementary School

FRANCISCAN EXPRESSCARE

EDWARD'S

BURGER KING



T-Mobile

Hair cuttery

**SITE** →

BROADMOOR AVE

Staples

DOLLAR TREE

GameStop

Wendy's



TARGET





FOR LEASE | FOR SALE  
FREESTANDING 2,520 SF DRIVE-THRU ON 0.77 ACRES

MARKET  
AERIAL

