

142-316 W. LINCOLN HIGHWAY, SCHERERVILLE, IN 46375



For more information, please contact:

BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

219.864.0200
mrapchak@latitudeco.com



LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

LATITUDECO.COM

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,200 - 2,100 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	5.1 Acres
Year Built:	1978
Building Size:	51253 SF
Renovated:	2017
Zoning:	C-3

PROPERTY HIGHLIGHTS

- 1,200-2,100 SF units available
- Over 41,000 Vehicles per day on US 30
- 270 Parking spaces available
- Located in one of the strongest retail markets in Northwest, IN
- Great visibility with a large Pylon for signage
- Strong mix of Local and National tenants
- Full signalized access



BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

219.864.0200
mrapchak@latitudeco.com

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



PROPERTY DETAILS

LEASE RATE

\$18.00 SF/YR

LOCATION INFORMATION

Building Name Lincoln Ridge Plaza
Street Address 142-316 W. Lincoln Highway
City, State, Zip Schererville, IN 46375
County/Township Lake

BUILDING INFORMATION

Building Size 51,253 SF
Price / SF -
Year Built 1978
Last Renovated 2017
Tenancy Multiple
Load Factor Yes

PROPERTY DETAILS

Property Type Retail
Property Subtype Neighborhood Center
Zoning C-3
Lot Size 5.1 Acres
APN# 45-11-16-206-004.000-036

PARKING & TRANSPORTATION

Parking Ratio 5.8
Number Of Spaces 270

BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

219.864.0200
mrapchak@latitudeco.com

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



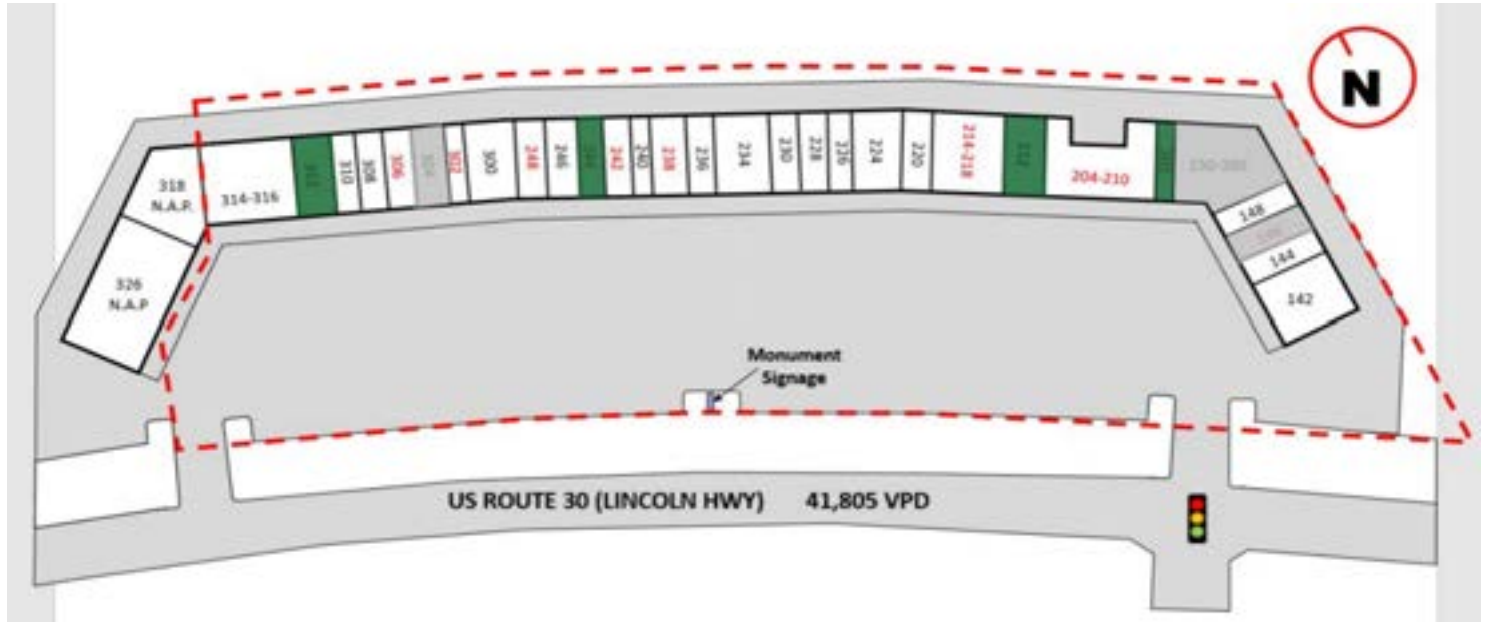
AVAILABLE SPACES

LEASE TYPE | NNN

TOTAL SPACE | 1,200 - 2,100 SF

LEASE TERM | Negotiable

LEASE RATE | \$18.00 SF/yr



UNAVAILABLE



AVAILABLE



SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 212	Available	2,100 SF	NNN	\$18.00 SF/yr	-
Suite 244	Available	1,200 SF	NNN	\$18.00 SF/yr	-
Suite 312	Available	1,500 SF	NNN	\$18.00 SF/yr	-

BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

219.864.0200
mrapchak@latitudeco.com

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Now leasing Lincoln Ridge Plaza in Schererville, IN with spaces ranging from 1,200-2,100 SF. Join newest tenant F45 Fitness and Smoochie Pooch. This site sits along heavily traveled US 30, just East of the intersection of US 30 & 41 ("Crossroads of America") with full signalized access. The center has undergone significant renovations and updates since last year. Spaces range from 1,200 SF to 2,100 SF with visibility to over 41,000 vehicles per day and access to a large pylon sign. 270 Parking spaces for use by employees and customers with many opportunities to eat and shop within the center.



LOCATION OVERVIEW

Schererville is a town in St. John Township, Lake County, Indiana. It is part of the Chicago MSA. Long before Indiana became a state, long before the founding of Schererville, people called this place the "Crossroads." Many residents of Schererville commute to work in downtown Chicago due to the city's proximity. Schererville is home to one of Northwest Indiana's premiere retail trade areas.



BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

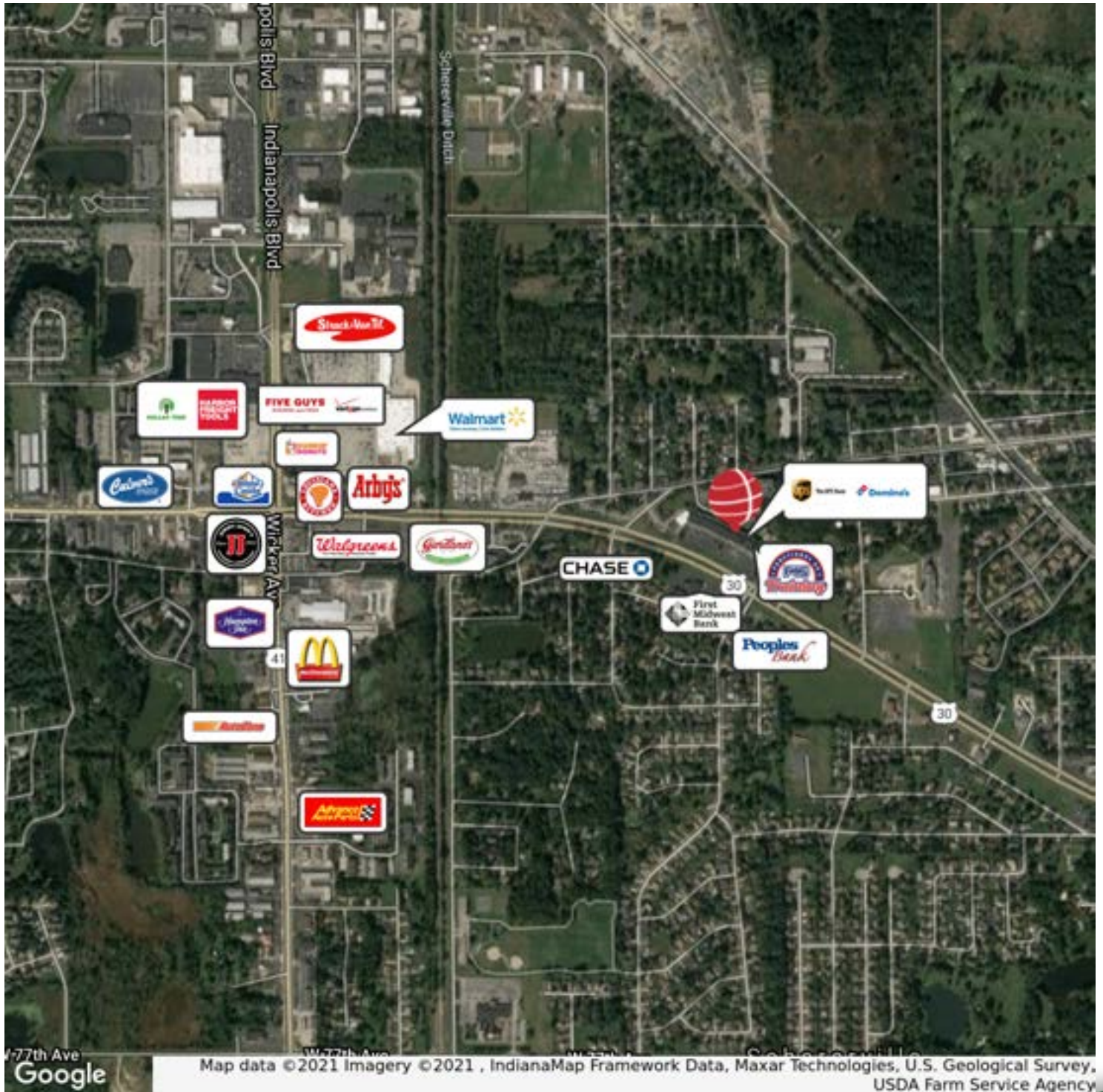
219.864.0200
mrapchak@latitudeco.com

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



RETAILER MAP



77th Ave
Google

Map data ©2021 Imagery ©2021, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

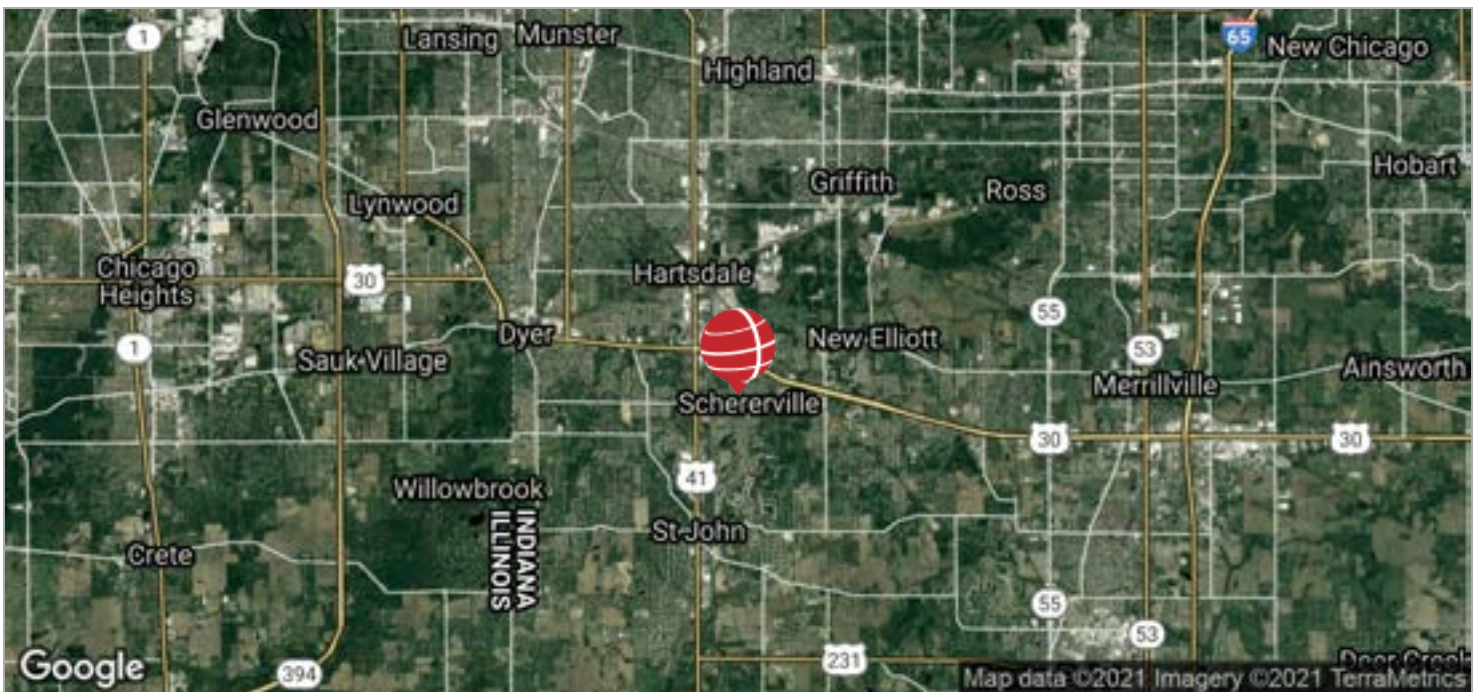
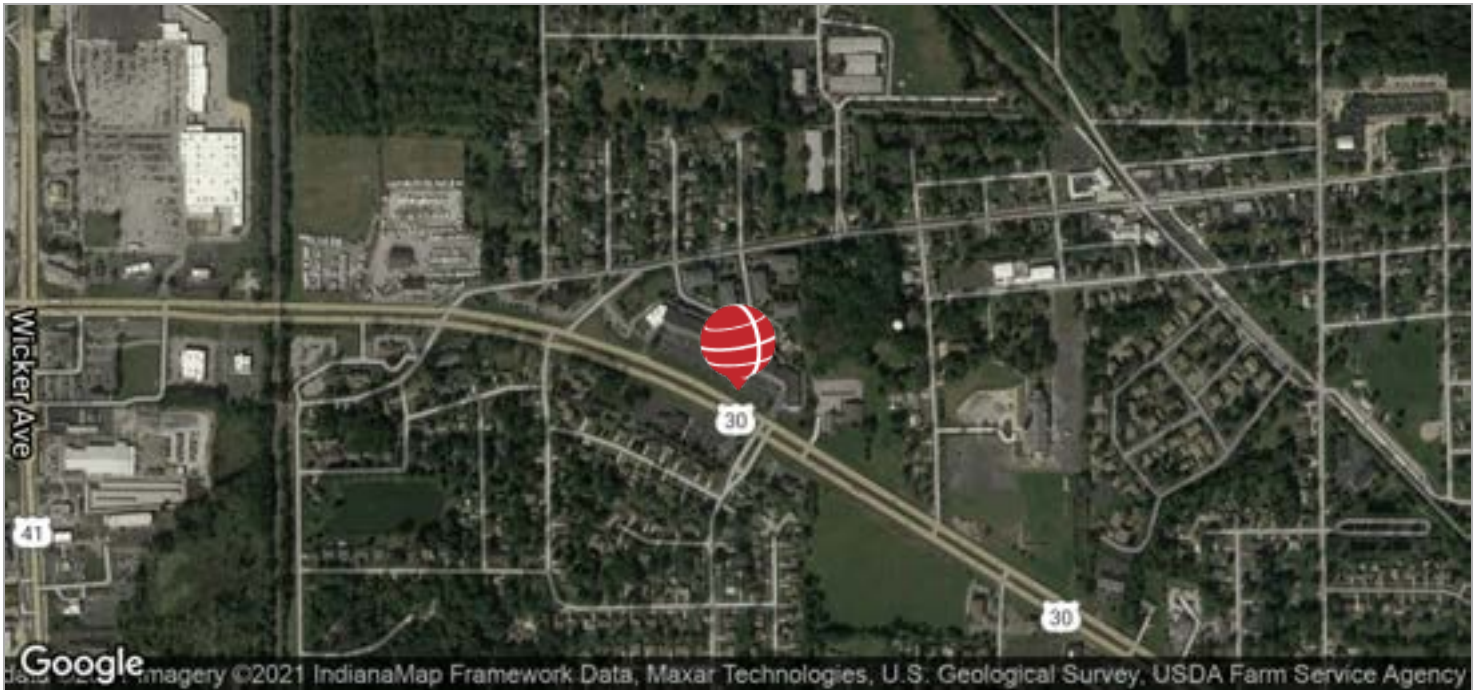
219.864.0200
mrapchak@latitudeco.com

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



LOCATION MAPS



BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

219.864.0200
mrapchak@latitudeco.com

LINCOLN RIDGE PLAZA

142-316 W. Lincoln Highway, Schererville, IN 46375



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,510	46,157	149,215
Median age	37.7	40.4	39.9
Median age (Male)	36.1	39.2	38.4
Median age (Female)	39.9	42.3	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,185	17,742	56,137
# of persons per HH	2.5	2.6	2.7
Average HH income	\$75,009	\$80,827	\$80,229
Average house value	\$214,071	\$223,753	\$210,850

* Demographic data derived from 2010 US Census

BRETT MCDERMOTT

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

219.864.0200
mrapchak@latitudeco.com