

Jenny's Landing

5740 US-6 | PORTAGE, IN 46368

For Sale

COMMERCIAL LAND



Potential Buildout

- ▶ 26-acre commercial land development with $\pm 1,245$ feet of frontage along US-6 ($\pm 20,000$ VPD)
- ▶ 1-acre to 10-acre lots available
- ▶ Opportunity for a Big Box / Jr. Box back parcel with monument signage
- ▶ The proposed traffic signal at Zurich & US-6 will provide full access to the shopping center
- ▶ Area retail includes Meijer, Menards, Walmart, Aldi, Texas Roadhouse, Panera, Discount Tire, Applebee's, and more

DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	6,524	46,681	94,126
Adj. Daytime Demographics	8,946	38,720	78,124
Estimated Households	2,669	18,233	37,006
Estimated Average Household Income	\$80,846	\$82,740	\$83,499

CHUCK WHITLOCK

chuck@baumrealty.com

312.275.3133



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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

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