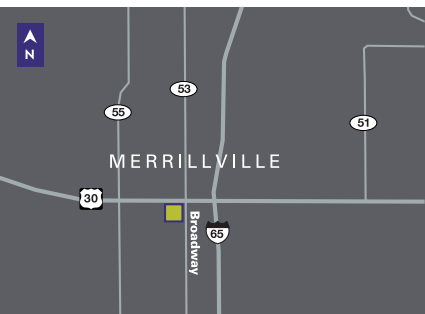


► BROADWAY CENTER

Lincoln Highway @ Broadway in Merrillville, Indiana 46410



LOCATED IN THE DOMINANT RETAIL HUB FOR NORTHWEST INDIANA



	VEHICLES PER DAY
I-65 north of Lincoln Hwy	102,870
Lincoln Hwy east of Broadway	63,187
Lincoln Hwy west of Broadway	60,734
Broadway south of Lincoln Hwy	23,301

	AVERAGE INCOME
1 Mile	\$75,077
3 Miles	\$94,144
5 Miles	\$99,642

	POPULATION
1 Mile	4,419
3 Miles	39,299
5 Miles	101,035



Channing Fatjo

713-693-1460

cfatjo@frpltd.com



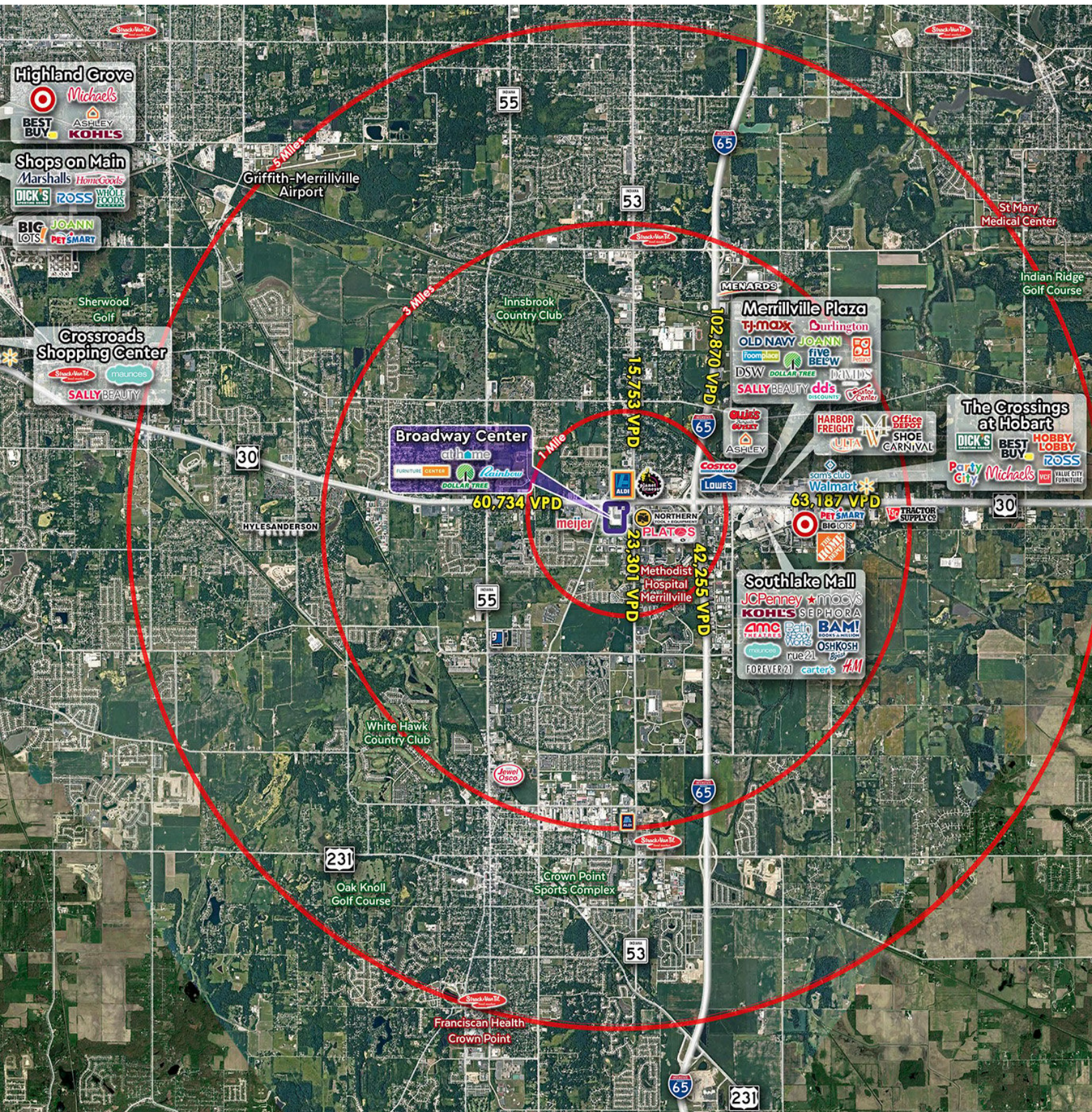
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► BROADWAY CENTER

Lincoln Highway @ Broadway in Merrillville, Indiana 46410



LOCATED ALONG US ROUTE 30 WITH OVER 60,000 VEHICLES PER DAY



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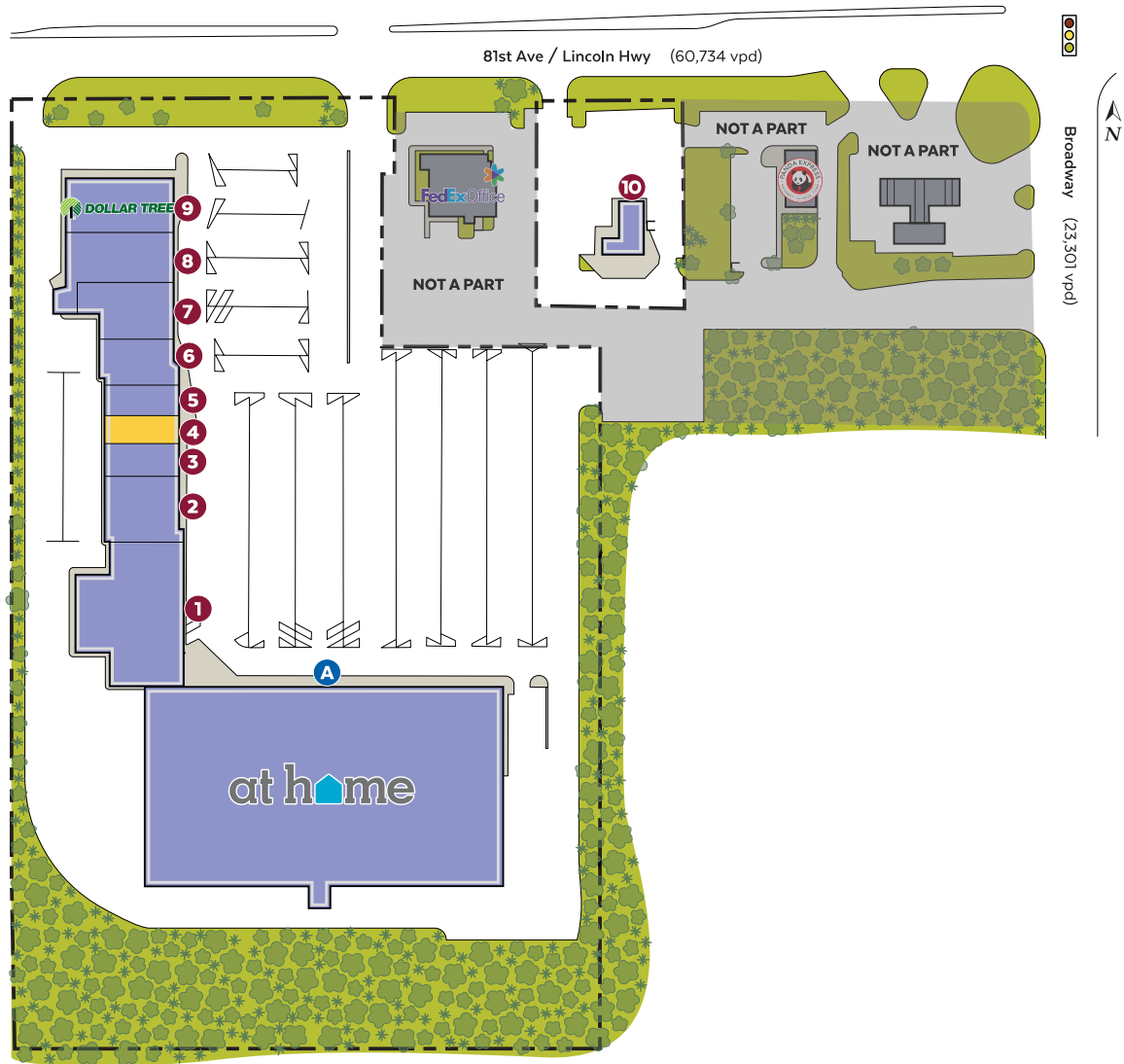
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► BROADWAY CENTER

Lincoln Highway @ Broadway in Merrillville, Indiana 46410



1,611 SF



Tenant List

Tenant	Address	SF/Acres
A At Home	101 W Lincoln Hwy	
1 Furniture Center	223 W Lincoln Hwy	
2 Rainbow	241 W Lincoln Hwy	
3 Palace Nail Spa	255 W Lincoln Hwy	
4 AVAILABLE	257 W Lincoln Hwy	1,611

Tenant List (continued)

Tenant	Address	SF/Acres
5 Redcarpet Smoke Shop	261 W Lincoln Hwy	
6 Sherwin-Williams	263 81st Ave	
7 La Carreta Restaurant	269 81st Ave	
8 UMA Foods	283 81st Ave	
9 Dollar Tree	295 81st Ave	
10 Speedy Check Cashers	71 81st Ave	

■ Available
 ■ Lease Pending
 ■ Executed



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► BROADWAY CENTER

Lincoln Highway @ Broadway in Merrillville, Indiana 46410



FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/broadway-center

Lat/Lon: 41.4684/-87.3395

Broadway Center Merrillville, IN 46410	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	4,419	39,299	101,035
2028 Projected Population	4,491	40,059	102,985
2020 Census Population	4,423	39,564	101,354
2010 Census Population	3,945	38,262	98,392
Projected Annual Growth 2023 to 2028	0.3%	0.4%	0.4%
Historical Annual Growth 2010 to 2023	0.9%	0.2%	0.2%
2023 Median Age	43.6	38.4	38.9
Households			
2023 Estimated Households	1,893	16,029	40,146
2028 Projected Households	1,914	16,287	40,784
2020 Census Households	1,873	15,909	39,742
2010 Census Households	1,810	14,855	37,184
Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.3%
Historical Annual Growth 2010 to 2023	0.4%	0.6%	0.6%
Race and Ethnicity			
2023 Estimated White	44.6%	49.0%	57.4%
2023 Estimated Black or African American	40.8%	35.7%	28.3%
2023 Estimated Asian or Pacific Islander	2.6%	2.3%	2.3%
2023 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.4%
2023 Estimated Other Races	11.6%	12.5%	11.5%
2023 Estimated Hispanic	14.7%	16.0%	14.9%
Income			
2023 Estimated Average Household Income	\$75,077	\$94,144	\$99,642
2023 Estimated Median Household Income	\$57,388	\$72,376	\$77,795
2023 Estimated Per Capita Income	\$32,550	\$38,861	\$39,840
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.5%	3.4%	2.8%
2023 Estimated Some High School (Grade Level 9 to 11)	4.5%	4.8%	4.4%
2023 Estimated High School Graduate	34.8%	35.2%	34.3%
2023 Estimated Some College	24.5%	23.9%	22.5%
2023 Estimated Associates Degree Only	7.7%	7.3%	8.9%
2023 Estimated Bachelors Degree Only	16.8%	15.8%	18.2%
2023 Estimated Graduate Degree	9.1%	9.7%	8.9%
Business			
2023 Estimated Total Businesses	1,104	3,407	5,925
2023 Estimated Total Employees	10,959	32,060	47,732
2023 Estimated Employee Population per Business	9.9	9.4	8.1
2023 Estimated Residential Population per Business	4.0	11.5	17.1



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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