



AVAILABLE

50,000 - 80,000 SF

GROSS LEASEABLE AREA

304,725 SF

ZONING

B5-1
Business District

PROPERTY HIGHLIGHTS

Grocery or Big Box
Redevelopment Opportunity
in an underserved market.

Area tenants include:
Marshalls, Aaron's, Radio Shack,
Foot Locker, Dots, Fagen Pharmacy,
Rainbow Apparel and Auto Zone.

DEMOGRAPHICS

1 Mile

Population 8,136
Median Income \$37,380
Households 2,946

3 Mile

Population 73,862
Median Income \$35,593
Households 27,363

5 Mile

Population 169,493
Median Income \$41,479
Households 63,469

For Lease

The Village

Grant St. & 37th Ave. | Gary, IN

BIG BOX DEVELOPMENT OPPORTUNITY



The information contained herein was obtained from sources deemed reliable, however, Zifkin Realty Group LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors; omissions; change of price to sale or lease; withdrawal without notice.



Zifkin Realty Group, LLC
560 West Washington, Suite 330
Chicago, Illinois 60661
www.zifkinrealty.com

For information

Sarah Moberg 312.624.7784 | smoberg@zifkinrealty.com

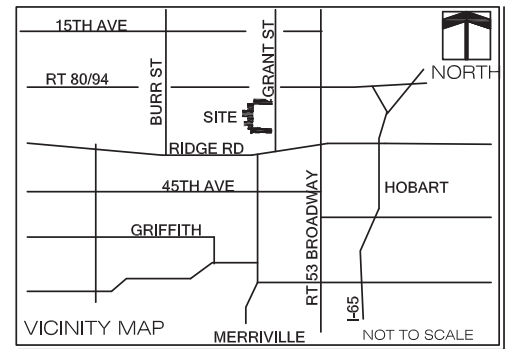
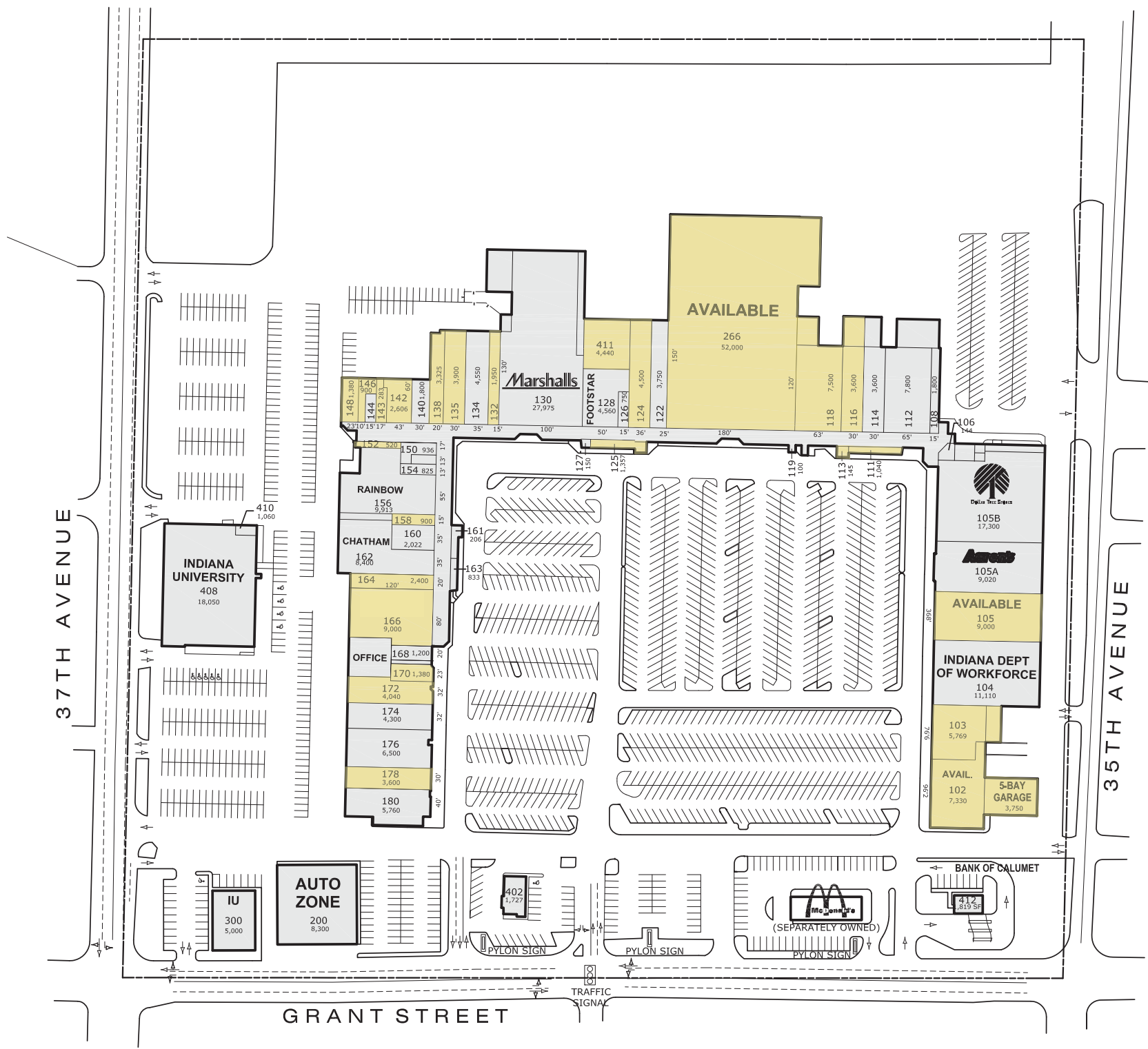


©2008, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.



The Village
Grant St. & 37th Ave. | Gary, IN

For information
Sarah Moberg 312.624.7784 | smoberg@zifkinrealty.com



| THE VILLAGE | | |
|----------------------------|----------------------------------|----------------|
| TENANT DATA | | |
| NO. | TENANT | SQ. FT. |
| 102 | AVAILABLE | 7,330 |
| 103 | AVAILABLE | 5,769 |
| 104 | INDIANA DEPT. OF WORKFORCE DEV. | 11,110 |
| 105 | AVAILABLE | 9,000 |
| 105A | AARON'S RENT TO OWN | 9,020 |
| 105B | DOLLAR TREE | 17,300 |
| 106 | THE LETTER X-PRESS | 144 |
| 108 | PLANNED PARENTHOOD | 1,800 |
| 111 | AVAILABLE | 1,040 |
| 112 | CHILDREN'S DENTAL CLINIC OF GARY | 7,800 |
| 113 | AVAILABLE | 145 |
| 114 | FOOT LOCKER | 3,600 |
| 116 | AVAILABLE | 3,600 |
| 118 | AVAILABLE | 7,500 |
| 119 | WHEELER HOT DOG | 100 |
| 122 | KIDS FOOT LOCKER | 3,750 |
| 124 | AVAILABLE | 4,500 |
| 125 | AVAILABLE | 1,357 |
| 126 | CHECK 'N GO | 750 |
| 127 | JIMMIE'S POPCORN | 150 |
| 128 | JUST FOR FEET | 4,560 |
| 130 | MARSHALLS | 27,975 |
| 132 | AVAILABLE | 1,950 |
| 134 | FASHION TRENDS | 4,550 |
| 135 | AVAILABLE | 3,900 |
| 138 | AVAILABLE | 3,325 |
| 140 | NAIL ART | 1,800 |
| 142 | AVAILABLE | 2,606 |
| 143 | AVAILABLE | 283 |
| 144 | LIBERTY TAX SERVICES | 600 |
| 146 | AVAILABLE | 900 |
| 148 | AVAILABLE | 1,380 |
| 150 | H & H JEWELERS | 936 |
| 152 | AVAILABLE | 520 |
| 154 | AVAILABLE | 825 |
| 156 | RAINBOW APPAREL | 9,913 |
| 158 | AVAILABLE | 900 |
| 160 | RADIO SHACK | 2,022 |
| 161 | VILLAGE SHOE REPAIR | 206 |
| 162 | CHATHAM BEAUTY SUPPLY | 8,400 |
| 163 | PAGODA HUT | 833 |
| 164 | AVAILABLE | 2,400 |
| 166 | AVAILABLE | 9,000 |
| 168 | VILLAGE CLEANERS | 1,200 |
| 170 | AVAILABLE | 1,380 |
| 172 | AVAILABLE | 4,040 |
| 174 | ASHLEY STEWART | 4,300 |
| 176 | DOTS | 6,500 |
| 178 | AVAILABLE | 3,600 |
| 180 | FAGEN PHARMACY | 5,760 |
| 200 | AUTO ZONE | 8,300 |
| 266 | AVAILABLE | 52,000 |
| 300 | INDIANA UNIVERSITY | 5,000 |
| 402 | WPI CELLULAR | 1,727 |
| 408 | INDIANA UNIVERSITY | 18,050 |
| 410 | INDIANA UNIVERSITY | 1,060 |
| 411 | AVAILABLE | 4,440 |
| 412 | BANK OF CALUMET | 1,819 |
| TOTAL (SQUARE FEET) | | 304,725 |



The Village Grant St. & 37th Ave. | Gary, IN

For information
 Sarah Moberg 312.624.7784 | smoberg@zifkinrealty.com

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.55141/-87.35586

March 2010

| W 37TH AVE & GRANT ST GARY, IN | | 1.00 mi radius | 3.00 mi radius | 5.00 mi radius |
|-------------------------------------|--|-------------------|-------------------|-------------------|
| POPULATION | 2006 Estimated Population | 8,136 | 73,862 | 169,493 |
| | 2011 Projected Population | 8,026 | 73,486 | 170,019 |
| | 2000 Census Population | 8,289 | 74,430 | 169,000 |
| | 1990 Census Population | 8,814 | 82,052 | 182,135 |
| | Historical Annual Growth 1990 to 2006 | -0.5% | -0.6% | -0.4% |
| | Projected Annual Growth 2006 to 2011 | -0.3% | -0.1% | 0.1% |
| HOUSEHOLDS | 2006 Est. Households | 2,946 | 27,363 | 63,469 |
| | 2011 Proj. Households | 2,907 | 27,256 | 63,725 |
| | 2000 Census Households | 3,001 | 27,541 | 63,225 |
| | 1990 Census Households | 3,131 | 29,428 | 65,065 |
| | Historical Annual Growth 1990 to 2006 | -0.4% | -0.4% | -0.2% |
| | Projected Annual Growth 2006 to 2011 | -0.3% | -0.1% | 0.1% |
| AGE | 2006 Est. Population 0 to 9 Years | 15.6% | 15.2% | 14.7% |
| | 2006 Est. Population 10 to 19 Years | 16.5% | 15.6% | 15.0% |
| | 2006 Est. Population 20 to 29 Years | 15.1% | 13.5% | 13.7% |
| | 2006 Est. Population 30 to 44 Years | 17.0% | 17.3% | 18.3% |
| | 2006 Est. Population 45 to 59 Years | 21.4% | 19.9% | 20.1% |
| | 2006 Est. Population 60 to 74 Years | 10.2% | 11.8% | 11.8% |
| | 2006 Est. Population 75 Years Plus | 4.2% | 6.7% | 6.3% |
| | 2006 Est. Median Age | 32.1 | 34.4 | 34.8 |
| MARITAL STATUS & SEX | 2006 Est. Male Population | 46.8% | 46.5% | 47.1% |
| | 2006 Est. Female Population | 53.2% | 53.5% | 52.9% |
| | 2006 Est. Never Married | 38.9% | 36.7% | 32.9% |
| | 2006 Est. Now Married | 34.0% | 34.9% | 41.6% |
| | 2006 Est. Separated or Divorced | 19.1% | 19.0% | 16.8% |
| | 2006 Est. Widowed | 7.9% | 9.4% | 8.7% |
| INCOME | 2006 Est. HH Income \$200,000 or More | 0.7% | 1.1% | 1.3% |
| | 2006 Est. HH Income \$150,000 to 199,999 | 1.0% | 0.9% | 1.2% |
| | 2006 Est. HH Income \$100,000 to 149,999 | 6.6% | 6.3% | 7.6% |
| | 2006 Est. HH Income \$75,000 to 99,999 | 8.8% | 9.3% | 11.0% |
| | 2006 Est. HH Income \$50,000 to 74,999 | 16.9% | 16.5% | 19.4% |
| | 2006 Est. HH Income \$35,000 to 49,999 | 16.4% | 14.8% | 15.2% |
| | 2006 Est. HH Income \$25,000 to 34,999 | 12.6% | 13.3% | 12.5% |
| | 2006 Est. HH Income \$15,000 to 24,999 | 13.3% | 13.9% | 12.8% |
| | 2006 Est. HH Income \$0 to 14,999 | 23.5% | 23.8% | 19.1% |
| | 2006 Est. Average Household Income | \$ 43,457 | \$ 44,981 | \$ 49,540 |
| | 2006 Est. Median HH Income | \$ 37,380 | \$ 35,593 | \$ 41,479 |
| | 2006 Est. Per Capita Income | \$ 15,922 | \$ 17,020 | \$ 18,887 |
| | 2006 Est. Number of Businesses | 233 | 1,680 | 4,316 |
| 2006 Est. Total Number of Employees | 2,301 | 14,473 | 49,357 | |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.55141/-87.35586

March 2010

| W 37TH AVE & GRANT ST GARY, IN | | 1.00 mi radius | 3.00 mi radius | 5.00 mi radius |
|---|--|-------------------------------|-------------------|-------------------|
| RACE | 2006 Est. White Population | 30.5% | 30.6% | 46.7% |
| | 2006 Est. Black Population | 61.3% | 62.2% | 45.0% |
| | 2006 Est. Asian & Pacific Islander | 0.6% | 0.5% | 0.6% |
| | 2006 Est. American Indian & Alaska Native | 0.2% | 0.2% | 0.2% |
| | 2006 Est. Other Races Population | 7.5% | 6.5% | 7.4% |
| HISPANIC | 2006 Est. Hispanic Population | 605 | 4,865 | 15,407 |
| | 2006 Est. Hispanic Population Percent | 7.4% | 6.6% | 9.1% |
| | 2011 Proj. Hispanic Population Percent | 8.4% | 7.5% | 10.2% |
| | 2000 Hispanic Population Percent | 6.2% | 5.4% | 7.6% |
| EDUCATION (Adults 25 or Older) | 2006 Est. Adult Population (25 Years or Older) | 4,842 | 45,679 | 106,815 |
| | 2006 Est. Elementary (0 to 8) | 3.1% | 3.5% | 3.2% |
| | 2006 Est. Some High School (9 to 11) | 14.4% | 13.6% | 11.8% |
| | 2006 Est. High School Graduate (12) | 42.2% | 41.4% | 42.1% |
| | 2006 Est. Some College (13 to 16) | 19.7% | 21.6% | 21.3% |
| | 2006 Est. Associate Degree Only | 10.8% | 8.1% | 8.7% |
| | 2006 Est. Bachelor Degree Only | 6.7% | 7.6% | 8.5% |
| | 2006 Est. Graduate Degree | 3.0% | 4.3% | 4.4% |
| | HOUSING | 2006 Est. Total Housing Units | 3,435 | 32,038 |
| 2006 Est. Owner Occupied Percent | | 51.5% | 51.9% | 56.8% |
| 2006 Est. Renter Occupied Percent | | 34.2% | 33.5% | 30.7% |
| 2006 Est. Vacant Housing Percent | | 14.2% | 14.6% | 12.5% |
| HOMES BUILT BY YEAR | 2000 Homes Built 1999 to 2000 | 0.5% | 0.4% | 0.7% |
| | 2000 Homes Built 1995 to 1998 | 0.2% | 1.4% | 2.4% |
| | 2000 Homes Built 1990 to 1994 | 0.9% | 1.0% | 1.9% |
| | 2000 Homes Built 1980 to 1989 | 3.0% | 3.8% | 4.7% |
| | 2000 Homes Built 1970 to 1979 | 9.3% | 11.1% | 13.8% |
| | 2000 Homes Built 1960 to 1969 | 21.6% | 23.1% | 22.6% |
| | 2000 Homes Built 1950 to 1959 | 34.1% | 26.7% | 24.6% |
| | 2000 Homes Built Before 1949 | 30.4% | 32.6% | 29.4% |
| HOME VALUES | 2000 Home Value \$1,000,000 or More | - | 0.1% | 0.0% |
| | 2000 Home Value \$500,000 to \$999,999 | - | - | 0.0% |
| | 2000 Home Value \$400,000 to \$499,999 | - | - | - |
| | 2000 Home Value \$300,000 to \$399,999 | - | 0.2% | 0.3% |
| | 2000 Home Value \$200,000 to \$299,999 | - | 0.5% | 1.3% |
| | 2000 Home Value \$150,000 to \$199,999 | 1.0% | 1.0% | 4.1% |
| | 2000 Home Value \$100,000 to \$149,999 | 4.3% | 11.4% | 22.3% |
| | 2000 Home Value \$50,000 to \$99,999 | 53.4% | 48.4% | 47.3% |
| | 2000 Home Value \$25,000 to \$49,999 | 34.2% | 29.7% | 19.4% |
| | 2000 Home Value \$0 to \$24,999 | 7.1% | 8.6% | 5.2% |
| | 2000 Median Home Value | \$ 54,364 | \$ 61,199 | \$ 77,974 |
| | 2000 Median Rent | \$ 304 | \$ 276 | \$ 330 |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.55141/-87.35586

March 2010

| W 37TH AVE & GRANT ST GARY, IN | | 1.00 mi radius | 3.00 mi radius | 5.00 mi radius |
|-----------------------------------|--|-------------------|-------------------|-------------------|
| LABOR FORCE | 2006 Est. Labor: Population Age 16+ | 6,053 | 55,555 | 128,958 |
| | 2006 Est. Civilian Employed | 51.0% | 50.2% | 54.6% |
| | 2006 Est. Civilian Unemployed | 6.4% | 5.9% | 5.1% |
| | 2006 Est. in Armed Forces | 0.2% | 0.1% | 0.1% |
| | 2006 Est. not in Labor Force | 42.4% | 43.8% | 40.3% |
| | 2006 Labor Force: Males | 46.0% | 45.2% | 46.1% |
| | 2006 Labor Force: Females | 54.0% | 54.8% | 53.9% |
| OCCUPATION | 2000 Occupation: Population Age 16+ | 3,057 | 27,346 | 68,489 |
| | 2000 Mgmt, Business, & Financial Operations | 6.5% | 6.2% | 7.3% |
| | 2000 Professional and Related | 12.0% | 14.0% | 14.2% |
| | 2000 Service | 22.0% | 22.7% | 19.5% |
| | 2000 Sales and Office | 26.2% | 25.7% | 27.3% |
| | 2000 Farming, Fishing, and Forestry | 0.1% | 0.1% | 0.1% |
| | 2000 Construction, Extraction, & Maintenance | 8.0% | 9.2% | 10.5% |
| | 2000 Production, Transport, & Material Moving | 25.3% | 22.1% | 20.9% |
| | 2000 Percent White Collar Workers | 44.7% | 46.0% | 48.9% |
| 2000 Percent Blue Collar Workers | 55.3% | 54.0% | 51.1% | |
| TRANSPORTATION TO WORK | 2000 Drive to Work Alone | 73.3% | 74.3% | 78.8% |
| | 2000 Drive to Work in Carpool | 17.5% | 17.1% | 13.6% |
| | 2000 Travel to Work by Public Transportation | 3.0% | 3.6% | 3.2% |
| | 2000 Drive to Work on Motorcycle | - | 0.0% | 0.0% |
| | 2000 Walk or Bicycle to Work | 3.0% | 2.1% | 1.9% |
| | 2000 Other Means | 0.6% | 1.1% | 0.7% |
| | 2000 Work at Home | 2.7% | 1.8% | 1.7% |
| TRAVEL TIME | 2000 Travel to Work in 14 Minutes or Less | 16.1% | 20.8% | 24.1% |
| | 2000 Travel to Work in 15 to 29 Minutes | 53.0% | 46.2% | 43.0% |
| | 2000 Travel to Work in 30 to 59 Minutes | 23.5% | 24.7% | 23.8% |
| | 2000 Travel to Work in 60 Minutes or More | 7.4% | 8.3% | 9.2% |
| | 2000 Average Travel Time to Work | 25.2 | 25.3 | 25.3 |
| CONSUMER EXPENDITURE | 2006 Est. Total Household Expenditure (in Millions) | \$ 117.5 | \$ 1,114.4 | \$ 2,751.7 |
| | 2006 Est. Apparel | \$ 1.7 | \$ 16.3 | \$ 40.2 |
| | 2006 Est. Contributions & Gifts | \$ 7.0 | \$ 67.2 | \$ 168.0 |
| | 2006 Est. Education & Reading | \$ 3.1 | \$ 29.7 | \$ 73.0 |
| | 2006 Est. Entertainment | \$ 6.7 | \$ 63.4 | \$ 157.3 |
| | 2006 Est. Food, Beverages & Tobacco | \$ 20.2 | \$ 191.3 | \$ 468.3 |
| | 2006 Est. Furnishings And Equipment | \$ 5.1 | \$ 48.1 | \$ 120.5 |
| | 2006 Est. Health Care & Insurance | \$ 8.9 | \$ 85.1 | \$ 208.3 |
| | 2006 Est. Household Operations & Shelter & Utilities | \$ 36.4 | \$ 345.1 | \$ 850.4 |
| | 2006 Est. Miscellaneous Expenses | \$ 2.1 | \$ 19.8 | \$ 48.6 |
| | 2006 Est. Personal Care | \$ 1.8 | \$ 16.9 | \$ 41.6 |
| | 2006 Est. Transportation | \$ 24.5 | \$ 231.5 | \$ 575.4 |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.