



AVAILABLE AC

0.81 AC

SALE PRICE

CONTACT BROKER

## PROPERTY HIGHLIGHTS

- 0.81 AC outlot available for sale
- Direct access from US 30
- Easy ingress & egress
- Adjacent to busy CVS
- Located at the busiest intersection in the city
- Strong demographics

FOR SALE

## CVS OUTLOT VALPARAISO

US Highway 30 &  
Washington St.,  
Valparaiso, IN  
46383



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# CVS OUTLOT VALPARAISO

US Highway 30 & Washington St., Valparaiso, IN 46383

**FOR SALE**



## PROPERTY DESCRIPTION

Prime for retail or commercial development, this 0.81 AC property offers unparalleled opportunity in the thriving city of Valparaiso. The location provides seamless connectivity for businesses & customers. Less than a mile from Valparaiso University & the vibrant Downtown District, this property benefits from high visibility & traffic flow. This site is strategically positioned to attract & engage customers, making it an ideal investment for retail or commercial expansion in the Valparaiso area.

## LOCATION DESCRIPTION

Located in the thriving city of Valparaiso, IN, this area is bustling with activity & ripe with opportunities for retail & commercial development. Situated near notable landmarks such as Valparaiso University, the vibrant Downtown Valparaiso district, & many popular dining & entertainment establishments, the location offers prime exposure for any potential retail or commercial venture. With its strategic positioning along US Highway 30 & Washington St./SR 2, this area is a key investment opportunity for businesses looking to capitalize on Valparaiso's dynamic & growing community.

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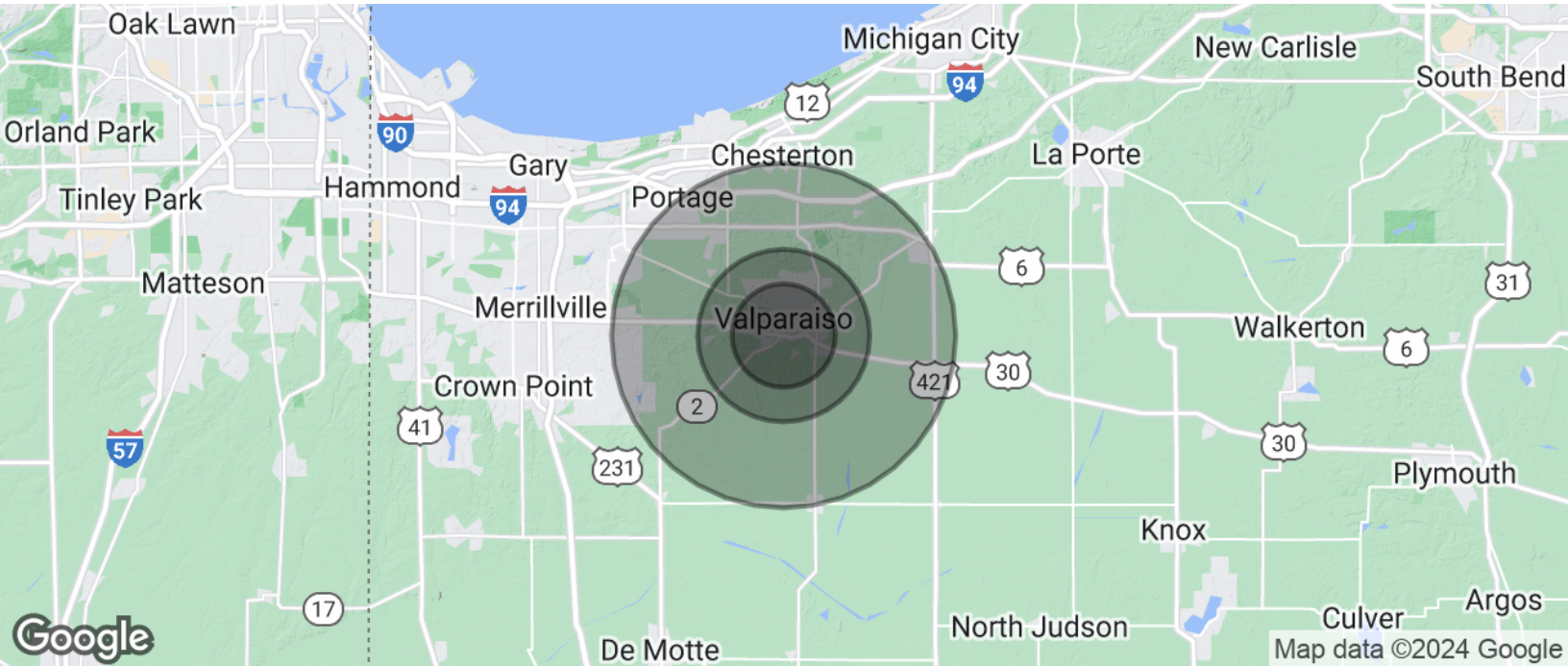
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	37,100	58,791	144,103
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,025	23,435	54,632
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$102,925	\$113,411	\$109,570
Average House Value	\$312,436	\$352,782	\$329,622

Demographics data derived from AlphaMap

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