



AVAILABLE AC

3.15 AC

SALE PRICE

CONTACT BROKER

PROPERTY HIGHLIGHTS

- 3.15 AC land parcel available adjacent to CVS on busy thoroughfare
- Excellent visibility for retail or commercial use
- Ideal for a range of retail or commercial uses
- Dense area with good demographics

FOR SALE

**CVS OUTLOT -
HIGHLAND**
3835 45th St.,
Highland, IN 46322



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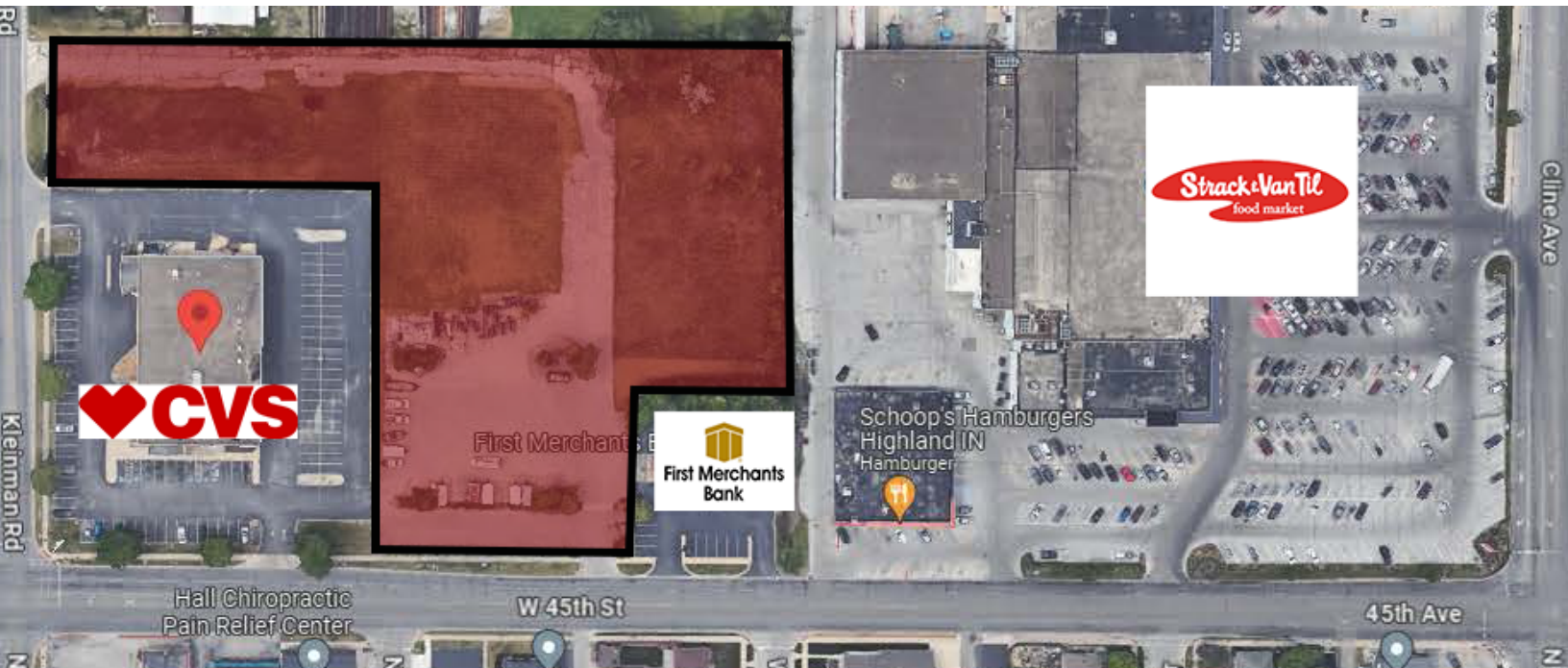
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PROPERTY DESCRIPTION

This property offers excellent visibility & accessibility. With its proximity to prominent retail & commercial centers, this site presents an enticing opportunity for investors seeking a lucrative venture in the vibrant Highland area. The well-positioned property is ideal for a range of retail or commercial uses, promising a strong return on investment.

LOCATION DESCRIPTION

Discover the endless potential of the Highland, Indiana community. Located in northwestern Indian ('The Region') & only approx. 30 miles to Downtown Chicago. Positioned in a very dense area with high visibility & traffic, the location offers access to a range of amenities & attractions. Nearby, investors will find popular retail & dining destinations, such as Highland Grove Shopping Center, Highland-Griffith Chamber of Commerce, & Wicker Memorial Park. Highland exudes charm & character, making it an attractive prospect for land or retail-pad investment. This outlot is located less than two miles to the busy I-94/I-80.

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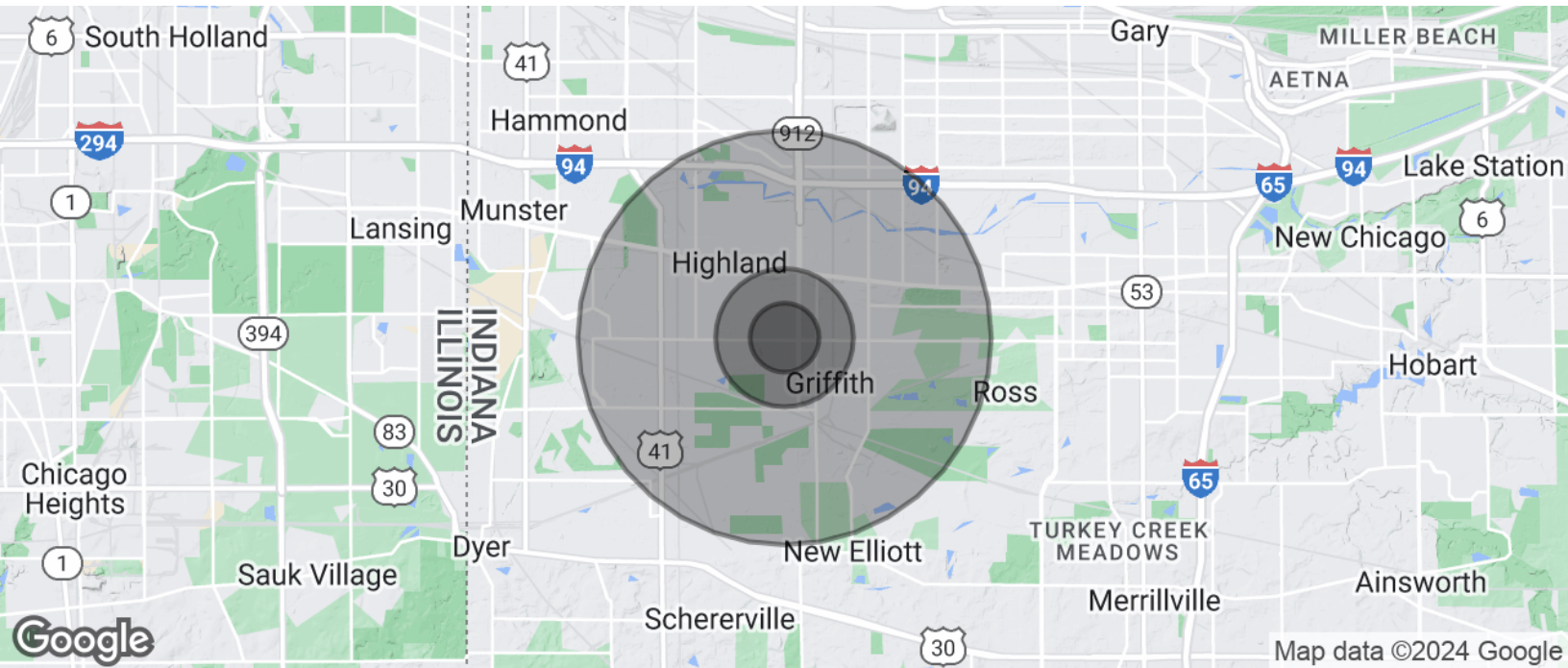
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,766	10,893	60,852
Average Age	44	42	42
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,161	4,518	25,650
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$94,687	\$94,536	\$95,112
Average House Value	\$261,286	\$241,117	\$260,535

Demographics data derived from AlphaMap

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