



138,289 SF POWER CENTER | SCHERERVILLE, IN

100% Occupied | Serving Affluent Northwest Indiana Population



DOMINANT CENTER IN AFFLUENT SCHERERVILLE CORRIDOR

1M+ Annual Visitors | +14.6% YOY

\$132K AHHI Within 3 Miles, Increasing to \$143K Within 1 Mile

1.0% Retail Vacancy Rate & 3.8% YOY
Market Rent Growth Within 1-Mile

NATIONAL TENANT ROSTER WITH RECENT LEASING MOMENTUM

+/- 82% of GLA and +/- 76% of Income Derived from National Tenants

78,983 SF Signed Across 4 New Leases Since 2024

ATTRACTIVE BASIS WITH EXIT FLEXIBILITY

~14% of GLA Across 4 Tenants Rolling Within a 5-Year Hold,
With Market Rents ~60% Above Weighted Avg. In-Place Rents

3 Separately Parceled Outlots Offer Spin-Off Potential



THE OFFERING

PROPERTY ADDRESS

**701-717 U.S.
Highway 41,
Schererville, IN**

YEAR 1 NOI

5-YEAR CAGR

+/- \$1.96M +/- 4.5%

PROPERTY SIZE

OCCUPANCY

138,289 100%

PARKING SPACES / RATIO (PER 1,000 SF)

773 / 5.59

YEAR BUILT

WALT

2005 8.4 YRS

TENANT SUITES

BUILDINGS

13 4



INVESTMENT HIGHLIGHTS



01 INSTITUTIONAL QUALITY RETAIL CORRIDOR WITH AFFLUENT CONSUMER BASE

- + Affluent Trade Area with \$132K AHFI Within 3 Miles, Growing to \$143K Within 1 Mile
- + Positioned Along U.S. Route 41 with 34,000+ VPD
- + 1M+ Annual Visitors to the Center, Increasing 14.6% Year-Over-Year
- + Immediate Proximity to Institutionally Owned Retail Centers Featuring Indiana's #1 Most Visited Whole Foods

02 NATIONAL TENANT LINE-UP WITH RECENT LEASING MOMENTUM

- + +/- 82% of GLA and +/- 76% of Income Derived from National Tenants
- + 78,983 SF Signed Across 4 New Leases Since 2024:



03 ATTRACTIVE BASIS SUPPORTED BY TIGHT RETAIL FUNDAMENTALS

- + ~14% of GLA Across 4 Tenants Rolling Within a 5-Year Hold With No Remaining Renewal Options, and Market Rents ~60% Above Weighted Avg. In-Place Rents
 - + La Carreta (~5% of GLA)
 - + Baseball Card Exchange (~4% of GLA)
 - + H2O Nails (~3% of GLA)
 - + U.S. Army (~2% of GLA)
- + 1.0% Retail Vacancy Rate and 3.8% YOY Market Rent Growth Within 1 Mile Radius

04 SPIN-OFF OPPORTUNITIES

- + Three Separately Parceled Outlots Offer Accretive Spin-Off Potential and Exit Flexibility:

01 RAISING CANE'S

7,025 SF

02 LA CARRETA

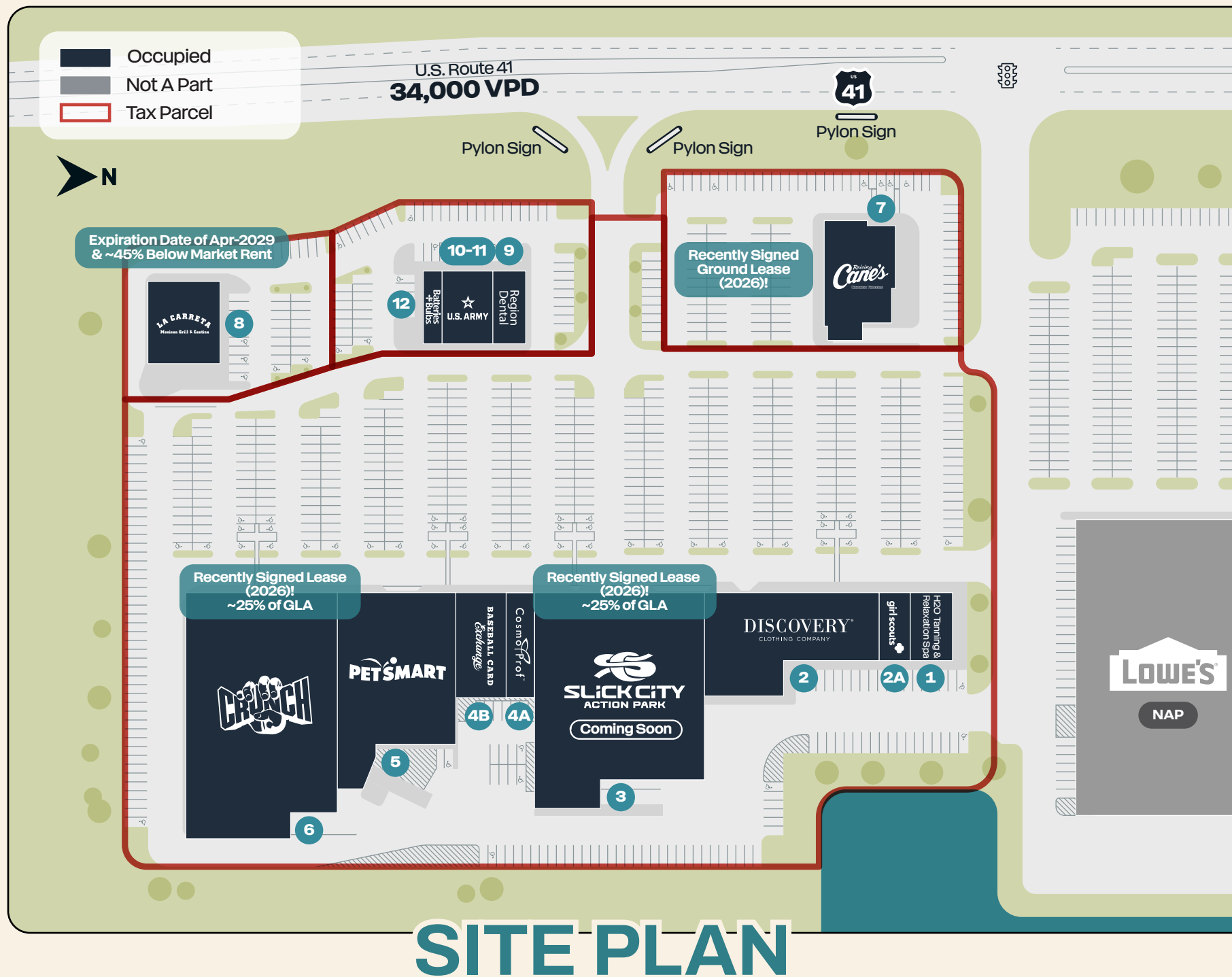
6,285 SF

03 REGION DENTAL, U.S. ARMY, & BATTERIES PLUS OUTLOT

7,811 SF

TENANT ROSTER

TENANT	SUITE	SF
H2O Tanning & Nails	1	4,008
Discovery Clothing	2	13,673
Girl Scouts of Greater Chicago & Northwest Indiana	2A	3,328
Slick City Action Park	3	33,958
CosmoProf	4A	2,886
Baseball Card Exchange	4B	4,981
PetSmart	5	20,054
Crunch Fitness	6	34,280
Raising Cane's	7	7,025
La Carreta	8	6,285
Region Dental Group	9	2,591
United States Government (Army Recruit)	10 - 11	3,720
Batteries Plus Store	12	1,500
Total		138,289



TRADE AREA



SCHERERVILLE RANKED **#5** BEST PLACE TO LIVE IN LAKE COUNTY & **#13** FOR SUBURB WITH BEST PUBLIC SCHOOLS IN STATE

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	3,121	65,949	166,986
HOUSEHOLDS	1,433	28,325	67,997
AVG. HOUSEHOLD INCOME	\$143,452	\$132,343	\$121,270
BUYING POWER	\$205.6M	\$3.75B	\$8.25B

RETAIL STATISTICS WITHIN 1-MILE RADIUS:

1.0%

RETAIL VACANCY
(2.2MSF of Inventory)

3.8%

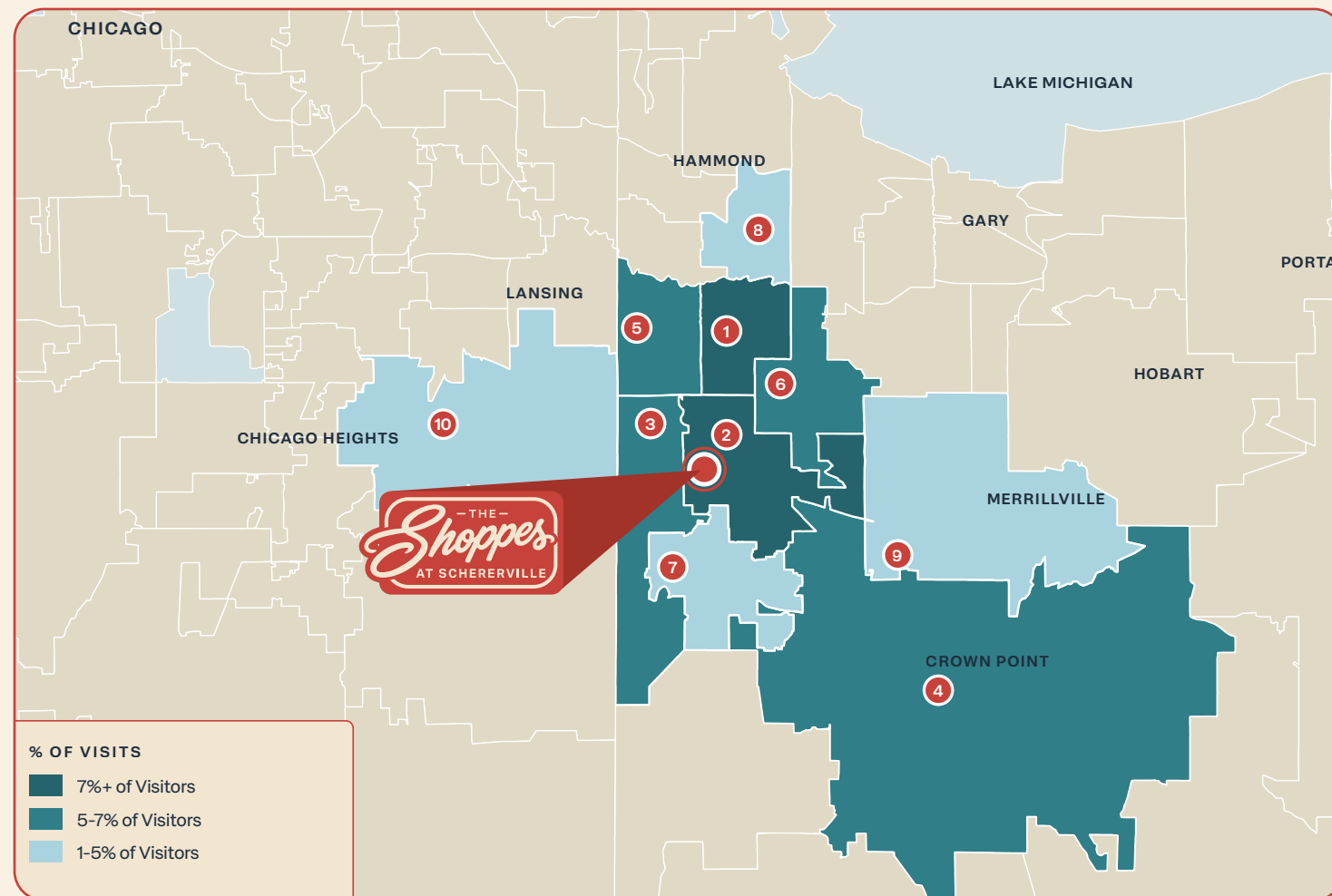
MARKET RENT GROWTH YOY

~100K SF

NEW LEASES SIGNED IN PAST 12 MONTHS



DRAWING POWER FROM NORTHWEST INDIANA'S **WEALTHIEST** NEIGHBORHOODS



RANKING	ZIP CODE	CITY	% OF VISITS	AVG HHI
1	46322	Highland	7.8%	\$95,469
2	46375	Schererville	7.4%	\$115,773
3	46311	Dyer	6.5%	\$132,702
4	46307	Crown Point	6.1%	\$123,794
5	46321	Munster	5.5%	\$143,159
6	46319	Griffith	5.2%	\$89,638
7	46373	St. John	4.7%	\$160,321
8	46323	Hammond	4.2%	\$83,252
9	46410	Merrillville	3.7%	\$82,033
10	60411	Chicago Heights	3.6%	\$78,751

\$110K+

TOP 10 ZIP CODES AVERAGE
HOUSEHOLD INCOME

46%

OF VISITORS LIVE WITHIN 5-MILE
RADIUS, AND 80% LIVE WITHIN
10- MILE RADIUS

Ranked #13

RICHEST ZIPCODE
IN INDIANA

NORTHWEST INDIANA OVERVIEW

Northwest Indiana, known locally as “The Region,” sits entirely within the Chicago metro area, the third largest metropolitan area in the nation. The four-county Lake, Porter, Jasper, and Newton division had 728,753 residents in 2025 and represents a \$50B economy. The area is anchored by advanced manufacturing, logistics and distribution, and food and beverage manufacturing – making it a prime destination for business and investment.

INDUSTRIAL HERITAGE

Northwest Indiana is Known for its Manufacturing Roots:

- + Indiana Manufacturers Account for 26% of the State GDP
- + Responsible for 25% of the Nation’s Steel Production
- + \$15B+ Recent Corporate Investment Over 35,000 Unique Businesses
- + 37% Blue Collar Workforce
- + #1 Highest Share of Manufacturing Employment – National Association of Manufacturers

RECENT COMPLETION OF MONON CORRIDOR (WEST LAKE) PROJECT LINE EXTENSION

The South Shore Line’s Monon Corridor opened March 31, 2026, an 8-mile extension with new train stations in Hammond, Munster, and Munster/Dyer, giving neighboring Dyer and Munster peak-hour direct service to downtown Chicago.



INDUSTRIAL-HEAVY EMPLOYMENT

MAJOR EMPLOYERS	LOCAL EMPLOYEES
Arcelor Mittal	10,000
US Steel	4,500
Cleveland Cliffs Inc	3,500
BP	1,500
Purdue University Northwest	1,350
BraunAbility	1,200
Pratt Industries	1,000
Hoist Liftruck	800

UNPRECEDENTED CORPORATE GROWTH

MOVEMENT	INVESTMENT	JOBS CREATED
Amazon	\$15B	1,100
Meta	\$10B	300
Microsoft	\$1B	600
NewCold	\$500M	200
Prometheus Energies	\$175M	375
John Deere	\$125M	150
Hanjung America	\$100M	440
Faith Technologies	\$67.5M	200
Iron Nation	\$60M	440





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