



Scholastic Resources

Pustai Heating & Cooling



**SITE**

Industrial Drive



DriveTime

Indianapolis Boulevard  
133 VPD '22

**FOR SUBLEASE**

# Excess Automotive Dealership

9850 Indianapolis Blvd | Highland, IN

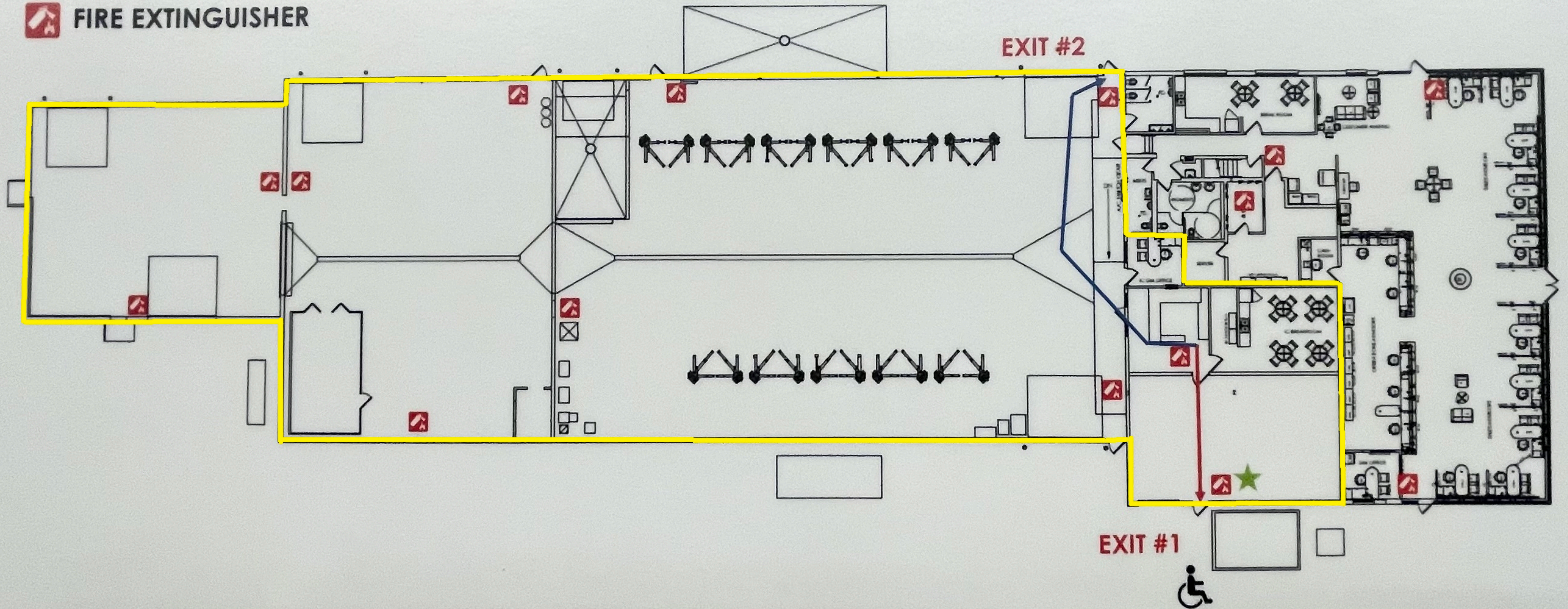
COMMERCIAL  
**In-Site**

**SRS**

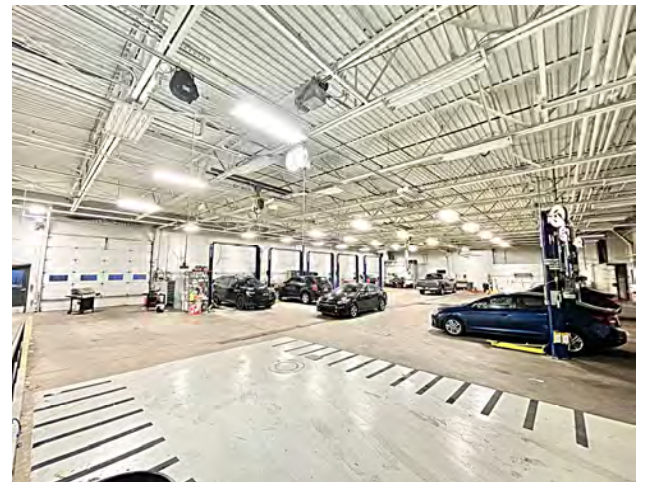
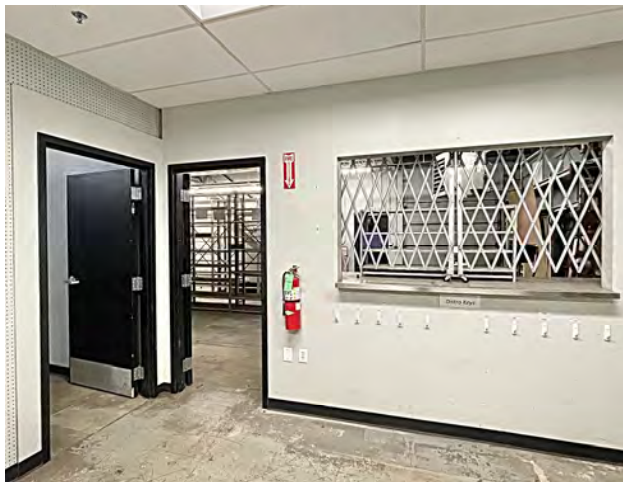
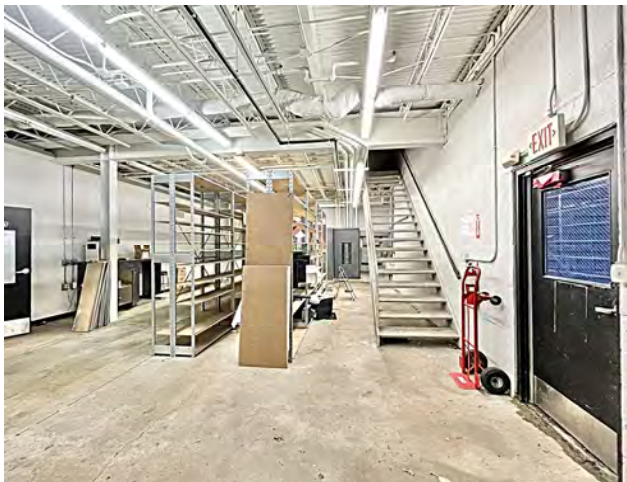
# EMERGENCY EXIT PLAN

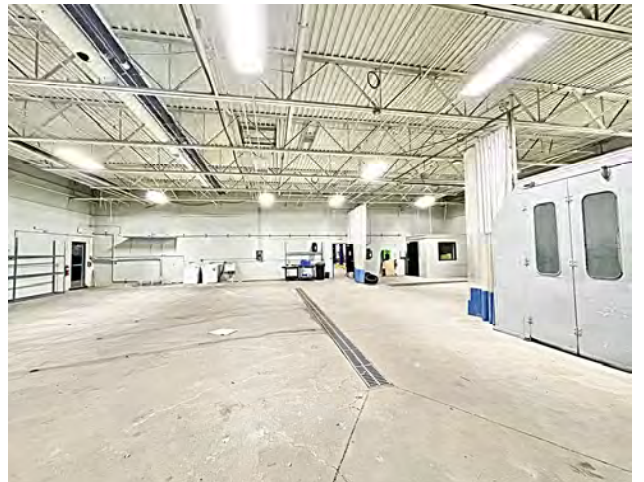
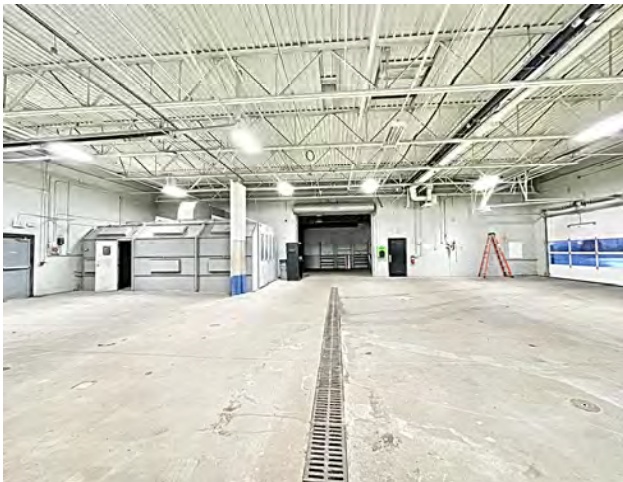
## LEGEND

- ★ YOU ARE HERE
- PRIMARY EXIT
- SECONDARY EXIT
- 🔥 FIRE EXTINGUISHER



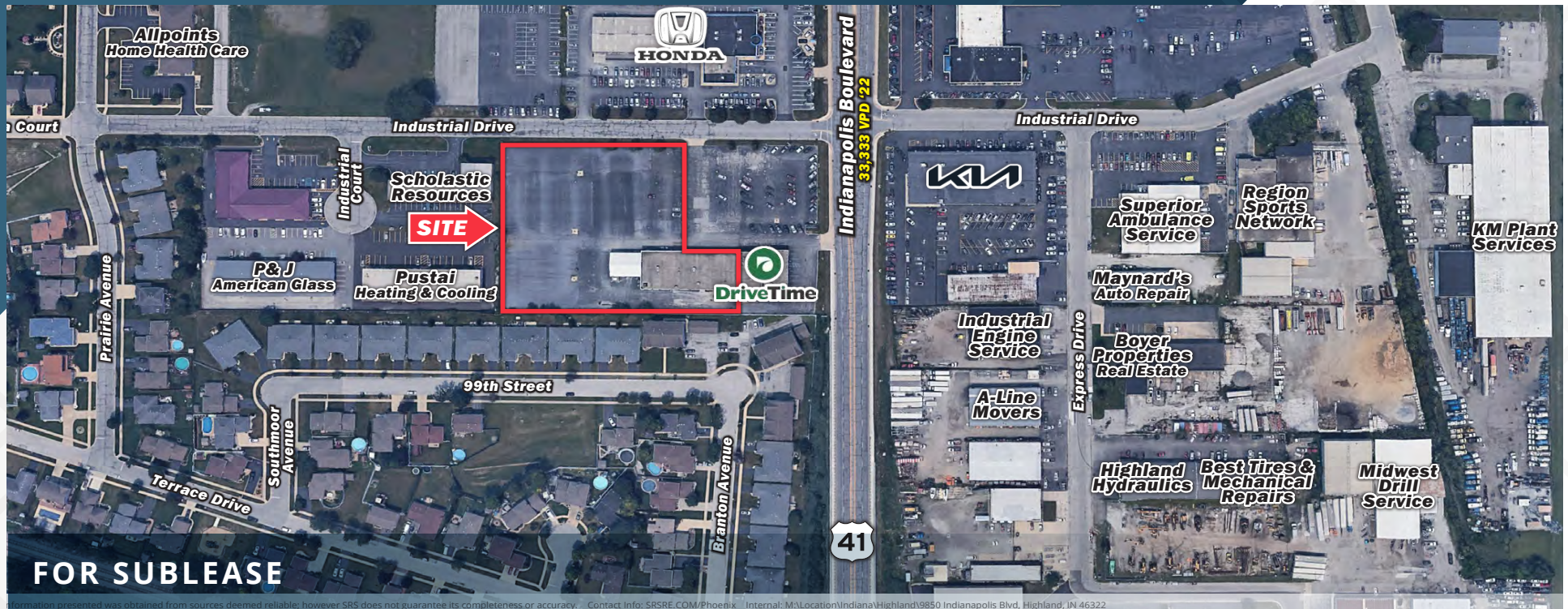
DRIVETIME - HIGHLAND INSPECTION CENTER





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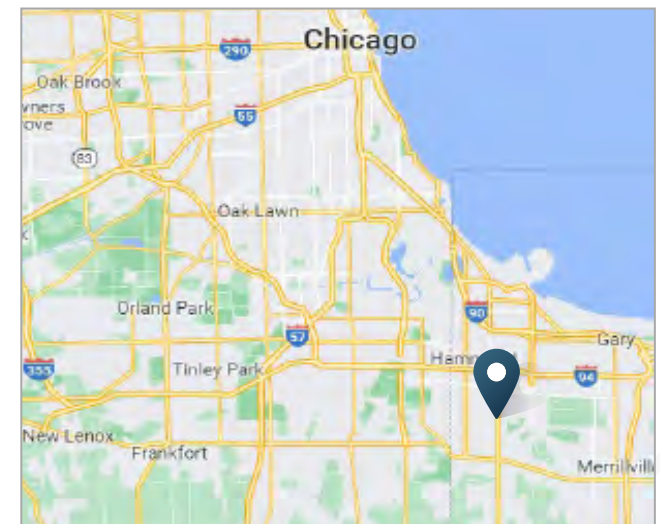
12,000 SF  
BUILDING

2.5 AC  
LOT SIZE

Contact  
Broker  
PRICING

## ABOUT THE PROPERTY

- 12,000 SF building on 2.5 AC paved lot
- 4 roll up doors
- Fenced and well-lit lot with access off Industrial Drive
- Located just West of Indianapolis Blvd South of 45th St
- Lease expiration: 3/31/2025



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## DEMOGRAPHIC HIGHLIGHTS (2021)

### 1 MILE

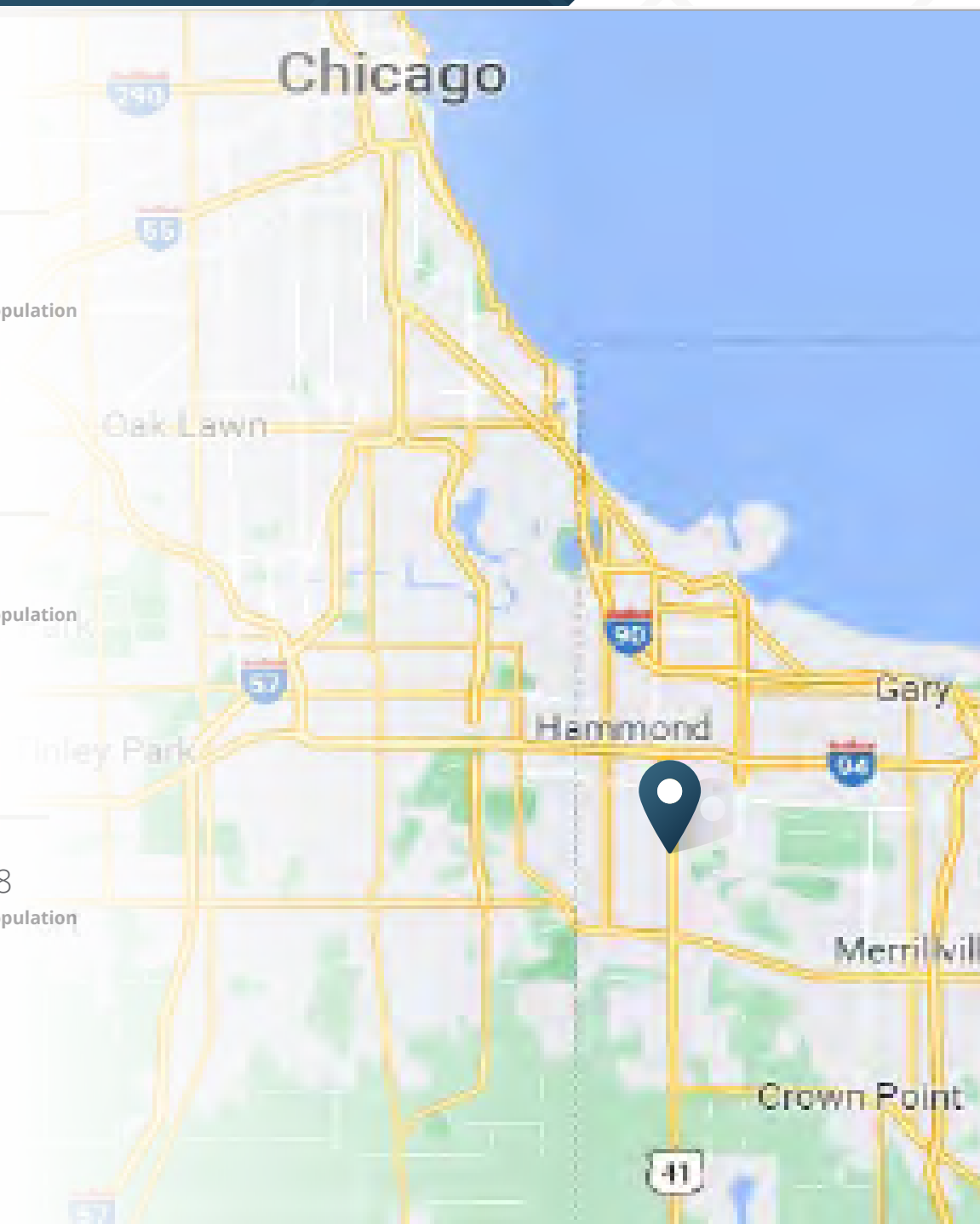
11,300	11,159	\$107,453	13,661
2022 Population	2027 Population	Avg Household Income	Daytime Population

### 3 MILES

71,543	70,079	\$108,947	80,044
2022 Population	2027 Population	Avg Household Income	Daytime Population

### 5 MILES

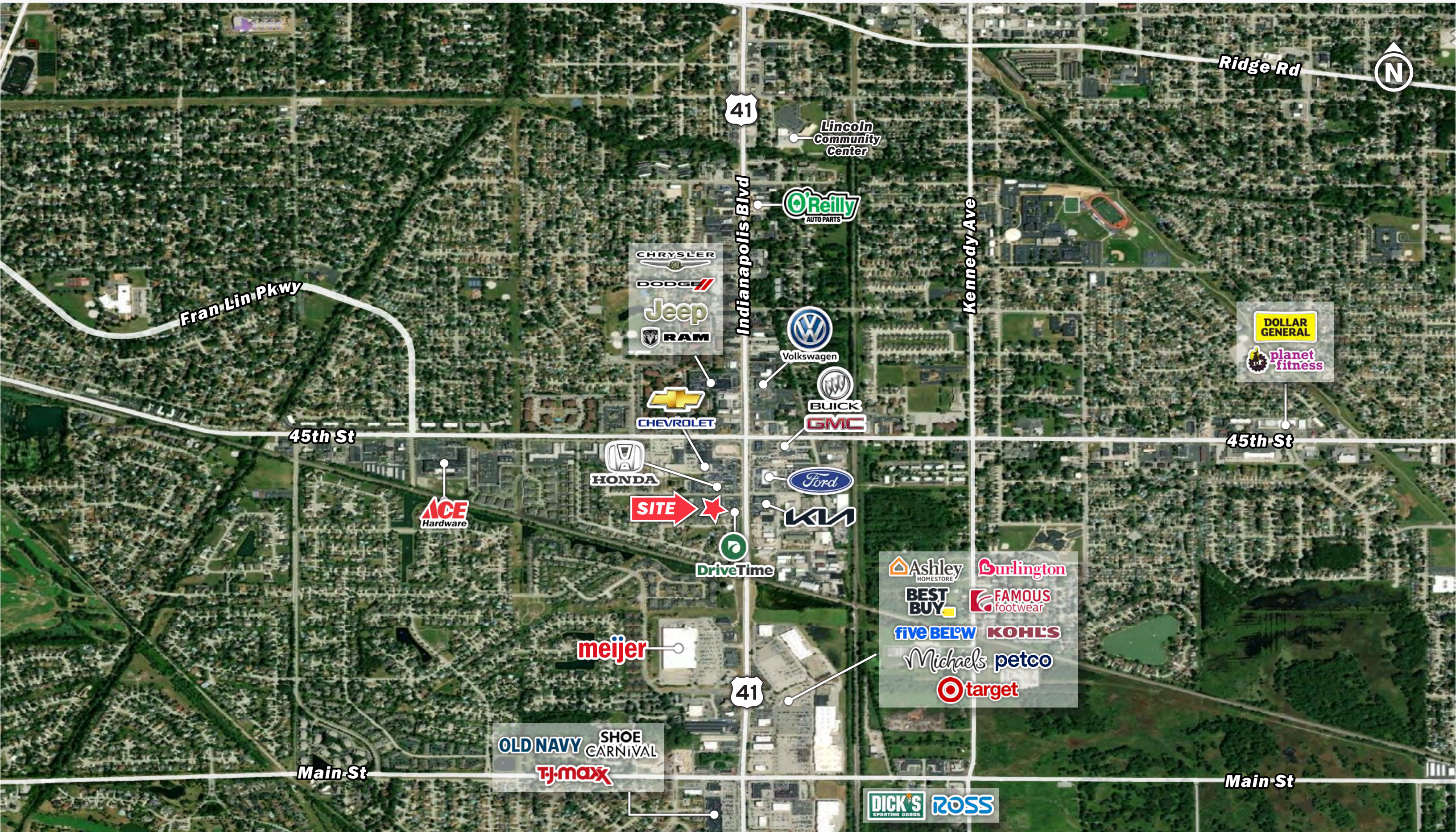
192,399	188,874	\$93,733	185,668
2022 Population	2027 Population	Avg Household Income	Daytime Population





# 9850 Indianapolis Boulevard

Highland, Indiana 46322







1100 West 81st Avenue  
Merrillville, Indiana 46410  
219.795.1100

**LOCAL BROKER**

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