

Commercial Site for Sale or Build to Suit



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**1500 E. 83rd Ave.**  
Merrillville, Indiana

## Vacant Land Available

2.42-acre land site for commercial/retail/restaurant use

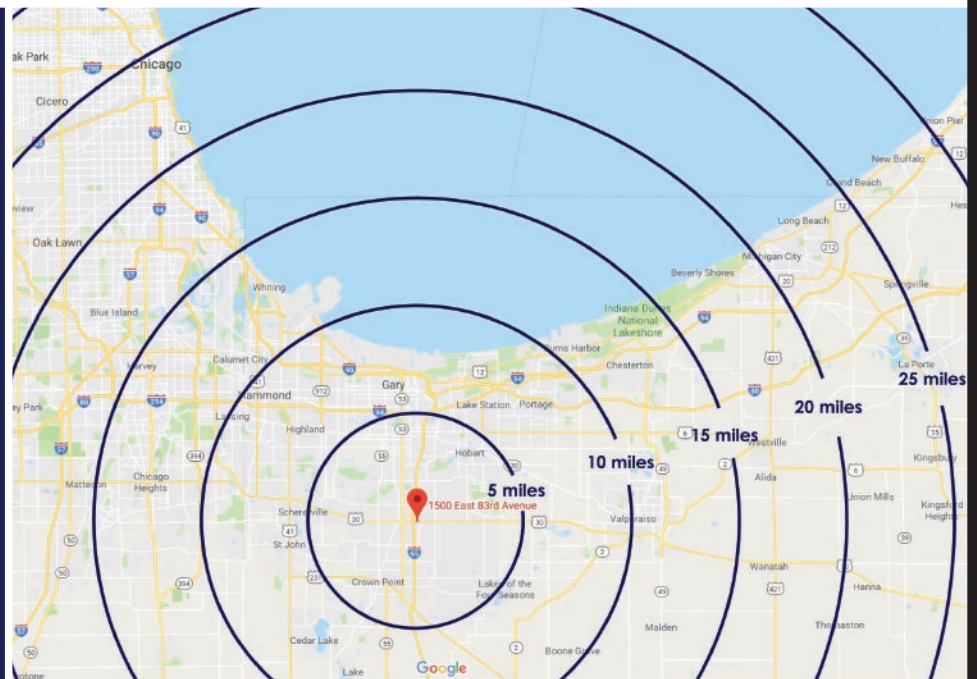


## Property Features

- All utilities to site
- Town of Merrillville water & sewer
- Visibility to South Lake Mall entry at Mississippi St. & E. 83rd Ave.
- Located adjacent to brand new WoodSpring Suites extended-stay hotel
- Great location in one of the strongest retail corridors of Northwest Indiana with proximity to Southlake Mall
- Visibility from I-65 and access to the interstate within 1/2 mile
- Traffic count: 15,000

## Why Indiana

- Regulatory environment ranked No. 1 in the nation in a study by The Pacific Research Institute
- Cost of doing business rated No. 2 in the nation according to CNBC America's Top States for Business
- No. 2 Workers Comp Premium rate in nation ranked by Oregon Dept. of Consumer & Business Services
- AAA State Bond rating
- Corporate income tax rate is 6% versus Illinois at 9.5%
- Personal income tax rate is 3.23% compared to Illinois at 4.95%



# Property Location



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