

Development Opportunity

GATEWAY at the CROSSING



41.4 ACRES
Available

NWC I-65 & US -30
Merrillville, Indiana 46410



Merrillville's Premier Shopping Destination

This exceptional **41.4 ACRE** development opportunity sits at the northwest corner of **US-30 and I-65 in Merrillville, Indiana** — one of the most highly trafficked and commercially active intersections in the Chicago metro's south suburban corridor. With over 152,000 combined vehicles passing daily, this site offers unmatched visibility and access for a wide range of retail, mixed-use, or commercial development concepts.

Merrillville, Indiana is the **premier retail and commercial hub** of Lake County, drawing shoppers and businesses from across Northwest Indiana and the greater Chicago region.

Strategically positioned along the US-30 corridor — often referred to as the **"Miracle Mile"** of Northwest Indiana — the area benefits from a dense, affluent consumer base and a well-established retail ecosystem.

The subject site is surrounded by nationally recognized anchors including **Costco, Lowe's, Macy's, JCPenney, Bob's Discount Furniture, Ollie's, and Portillo's**, reinforcing the strength of the trade area and the demand for additional retail and commercial development.

WITHIN 5 MILES

101,166

Population

\$98,082

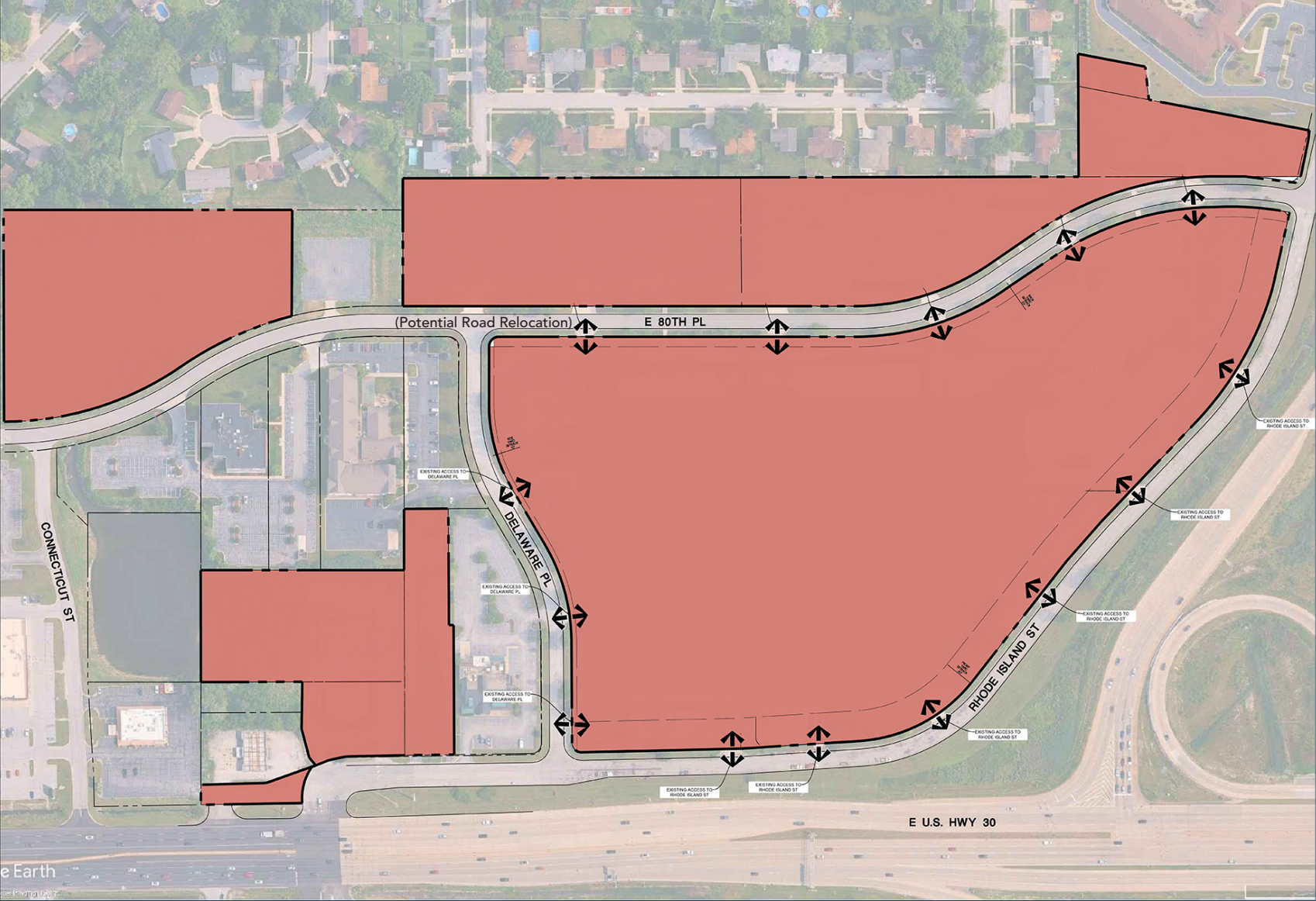
*Average
Household
Income*

110,350

*Daytime
Population*



Conceptual Site Plan



The information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

Premier Retail & Commercial Hub



For More
Information,
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