

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$19.00/SF
Available SF:	1,225 - 1,835 SF
Lease Type:	NNN
NNN \$/SF:	\$4.75/SF
Expenses:	Utilities/Janitorial
Building Size:	6,762 SF
Lot Size:	0.71 Acres
Parking:	32
Zoning:	B-2

PROPERTY OVERVIEW

This is a completely renovated commercial property available for lease in Lake Station. This modern space offers 1,225 SF on the main level and 1,835 SF on the lower level. Main level space is a vanilla box and ready for you to choose your floor plan and colors. Lower level is gray box and can be designed to your choices of colors and finishes. Private entry in rear of building enters into common area shared waiting area with bathroom. Open-floor plan provides flexibility to customize to your needs, while ample parking ensures convenience for both employees and customers. High visibility and easy access, this property presents an excellent opportunity for businesses to thrive. Suitable for any office type.

LOCATION OVERVIEW

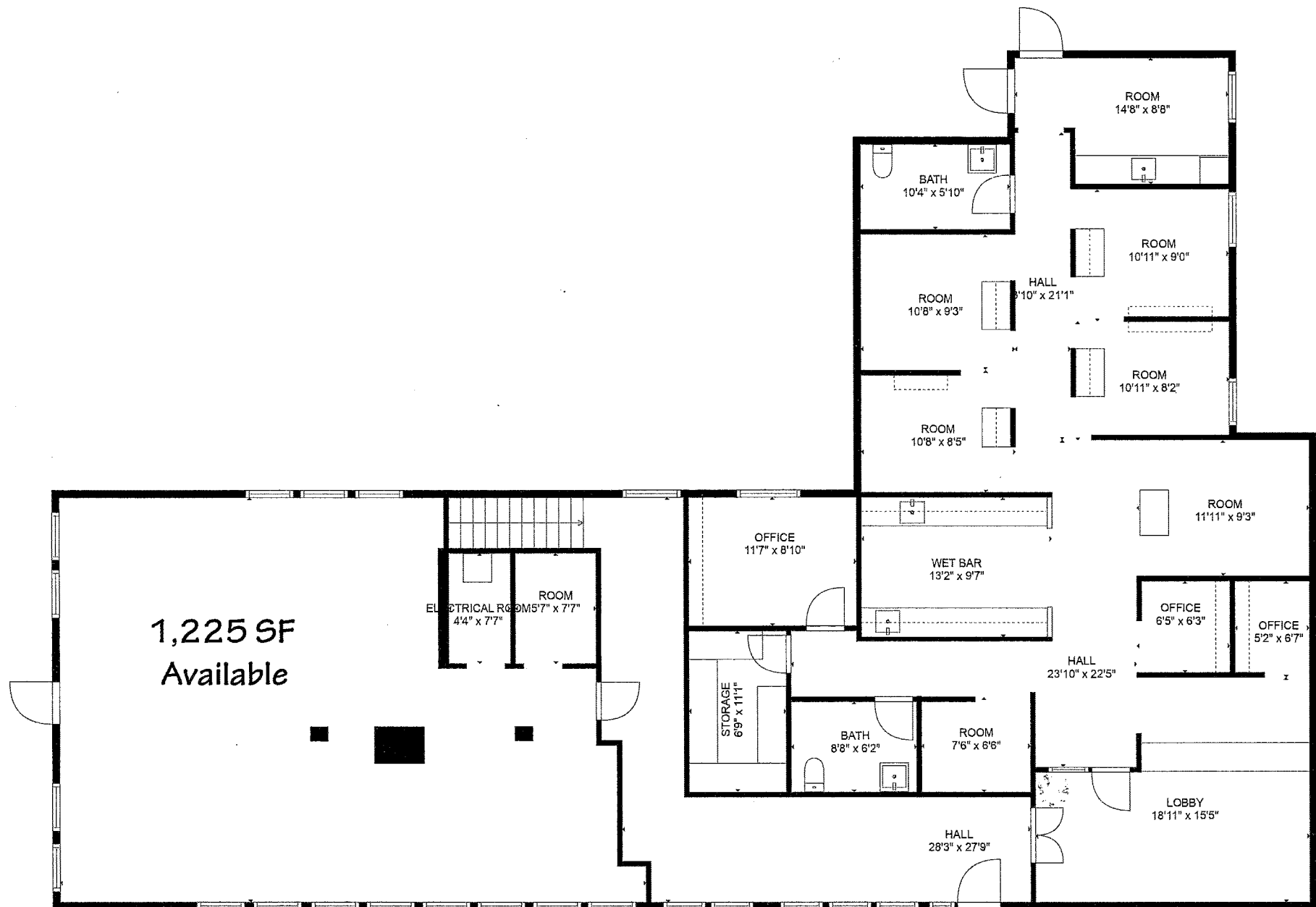
Located on the north side of Central Avenue. One block east of Ripley Street, 1 mile east of I-80/I-94, 1 ¾ miles east of I-90 (Indiana Toll Road), 5 miles to I-65. Less than a mile to US-6. 1.9 miles east to US-20 (Melton Street) and 6.8 miles south of U.S. Highway 30. Near Walgreens, Dollar General, Dunkin' Donuts, Wendy's, Papa John's, Burger King, and Subway

COMMON AREAS



MAIN LEVEL - SUITE B





Total GLA: 3158 sq. ft | Total: 6223 sq. ft

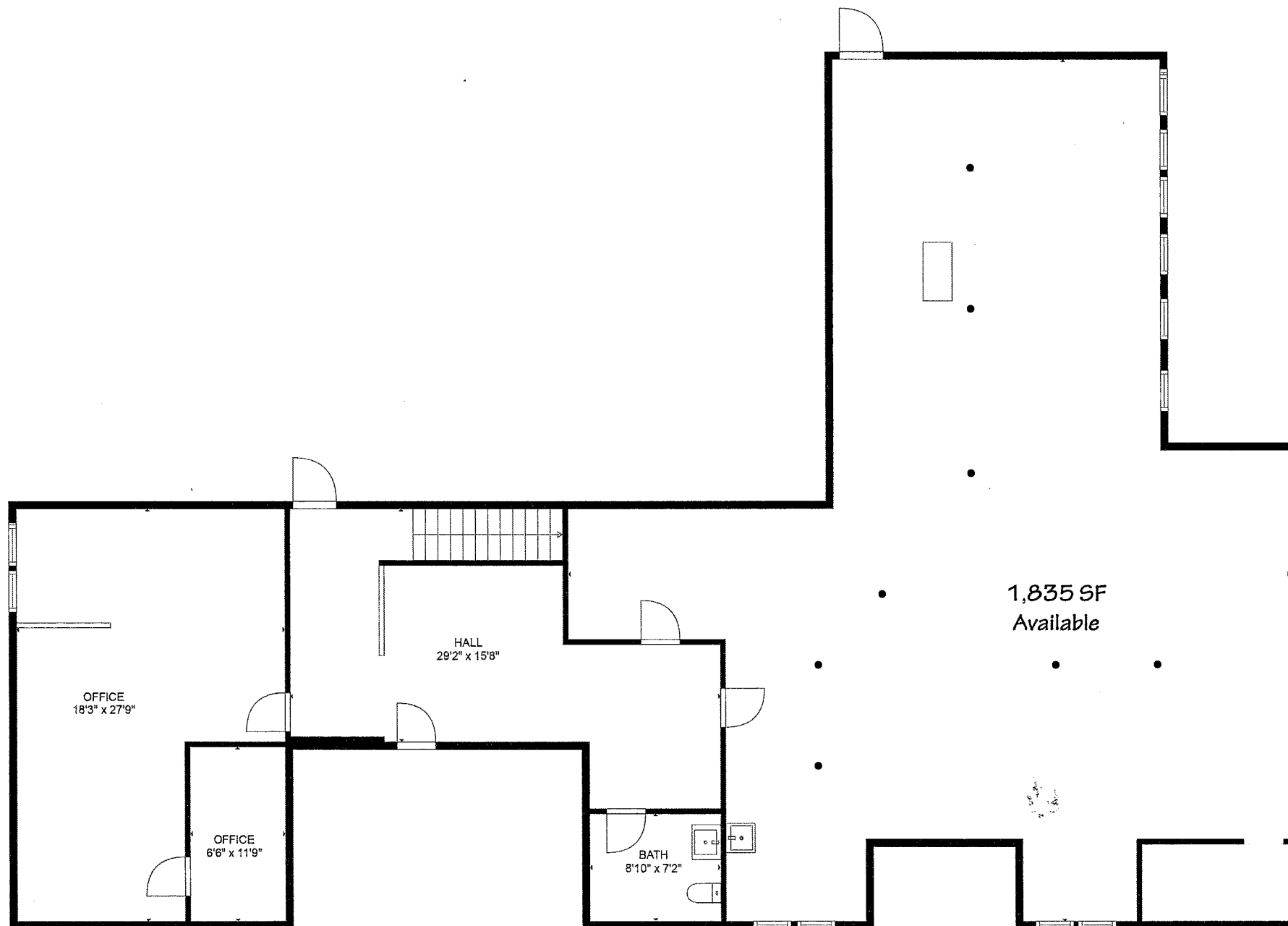
Floor 1: 1062 sq. ft (Excluded areas 1895 sq. ft)

Floor 2: 2096 sq. ft (Excluded areas 1170 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOWER LEVEL - SUITE D



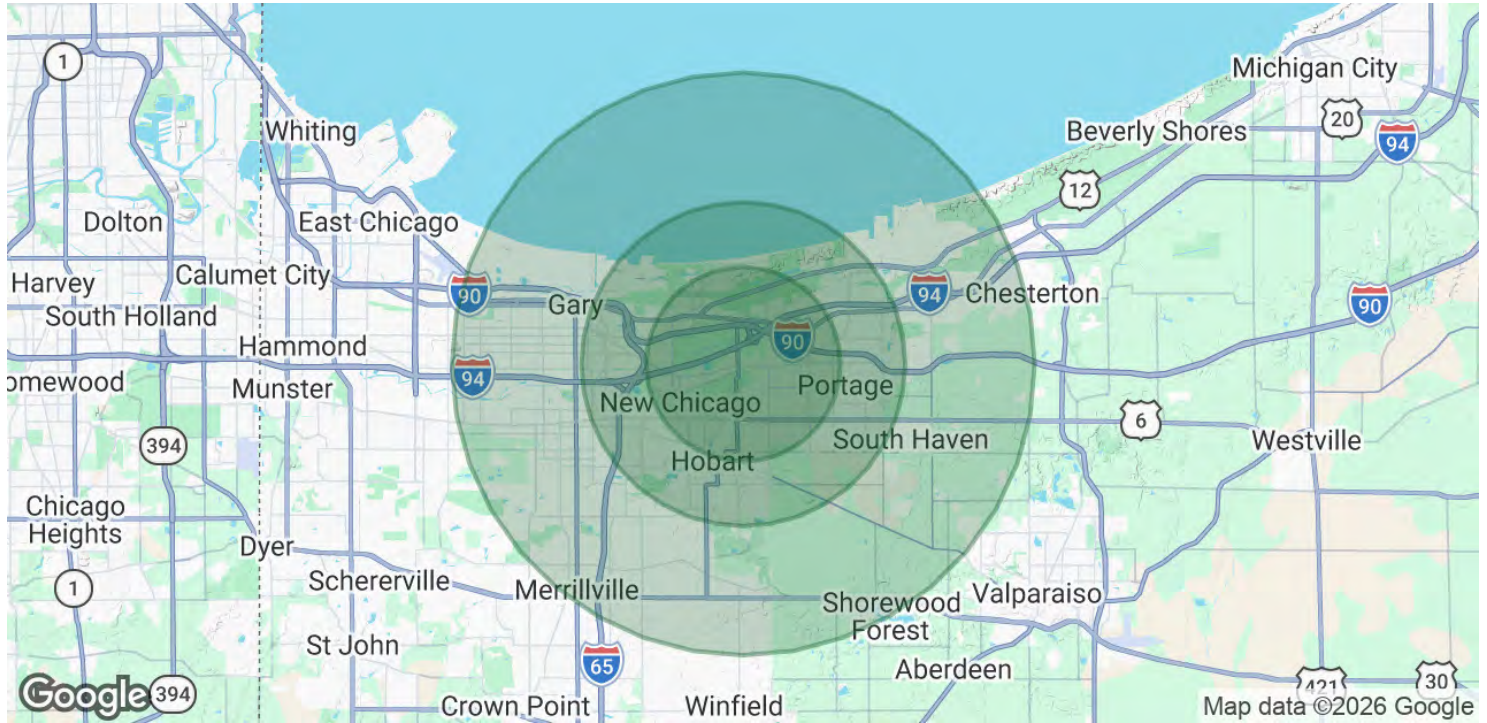


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An aerial map of a commercial area, likely in the St. Louis region, showing a network of roads and several businesses. The map includes labels for roads such as Miller Beach, Lake St, Central Ave, Grand Blvd, Stone Ave, N County Line Rd, and Dombeys Rd. Major highways are marked with shields for I-90, I-94, and US-20. A red star icon labeled 'SITE' is positioned at the intersection of Ribble St and Central Ave. Surrounding this central point are callout boxes for various businesses: BMO (top left), Dunkin' Donuts (left), Wendy's (bottom left), Subway (top center), Luke Oil (center), Speedway (right), and Smokin' BBQ (bottom right). The map also shows a river, a golf course, and various commercial and residential buildings. The Google logo is visible in the bottom left corner, and map data is attributed to Google Imagery, Airbus, Landsat / Copernicus, Maxar Technologies, and Vexcel Imaging US, Inc. at the bottom.

DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	9 MILES
Total Population	49,081	96,881	207,777
Average Age	37.8	38.4	39.0
Average Age (Male)	36.9	37.0	37.0
Average Age (Female)	38.9	39.9	40.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	9 MILES
Total Households	19,760	38,496	81,957
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$75,282	\$80,073	\$78,070
Average House Value	\$162,042	\$195,264	\$192,325

2023 American Community Survey (ACS)