

EXECUTIVE SUMMARY



OFFERING SUMMARY

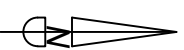
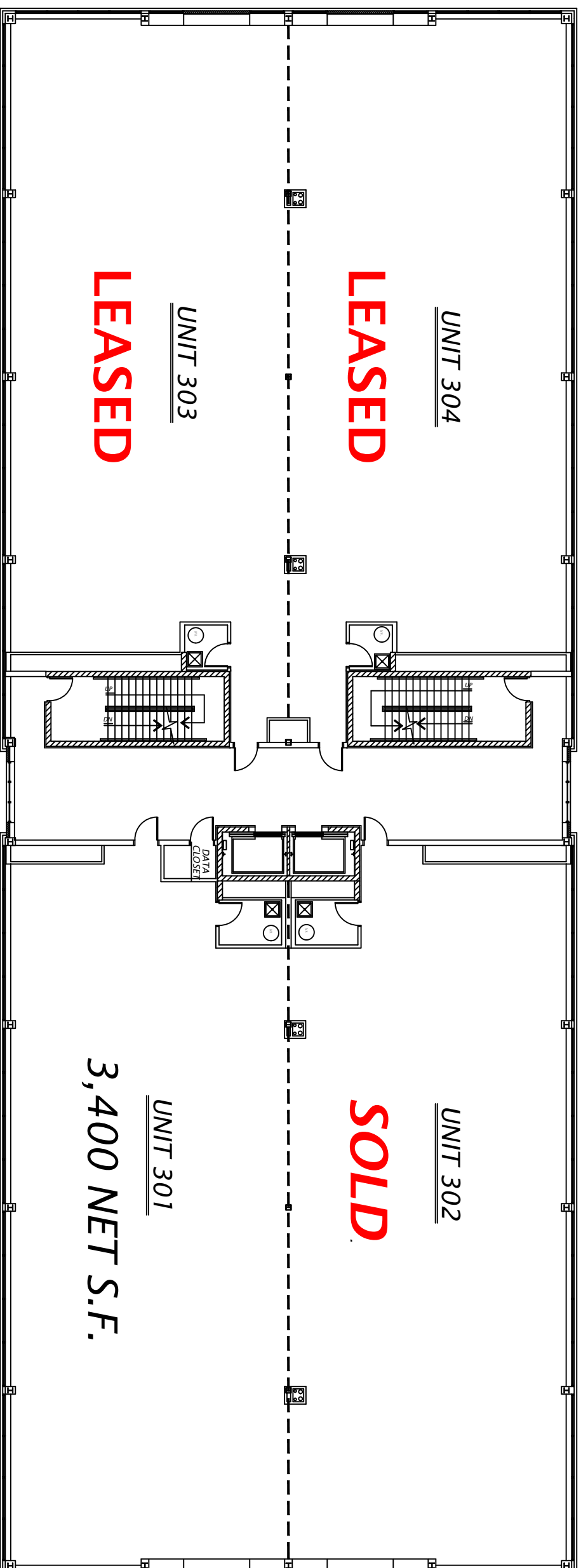
Sale Price:	\$800,000
Sale Price/USF:	\$250.00/USF
Condo Size:	3,400 USF 3,944 RSF
Available Space:	3,400 USF
Total Building Size:	61,500 RSF 52,500 USF
Lease Rate:	\$25.00/RSF
Lease Type:	\$7.34/RSF NNN
POA Expenses:	\$5.63/USF \$4.86/RSF
Lot Size:	0.49 Acres
Parking:	383 +/-
T.I. Allowance:	\$30.00/USF

PROPERTY OVERVIEW

Presenting a truly unique opportunity to locate and or invest in the new construction Munster Maple Leaf Crossing within the rapidly developing commercial corridor of Calumet Avenue. This commercial office condominium is ideal for medical practices and professional offices. Endless floor plan possibilities await on this 3rd floor, now available for sale or lease. The floor is designed to accommodate 1, 2, 3 or 4 tenant/owners with quarter units of 3,400 USF and half the floor of 6,400 USF. Come join current tenants such as Centers for Digestive Health, Dr. Mary Tilak & Associates, Vision Boutique, Zubair Cosmetic Genecology & Med Spa, Restful Sleep Indigo Partners, Center for Vein Restoration, and Smith Sersic Attorney at Law to this truly beautiful building. 2026 Projected POA Interior Common Area and 2026 Projected POA Exterior Areas dues estimated at \$9,310.02/Suite, \$1,430.89 \$2.73/USF/\$2.36/RSF. 2025 pay 2026 Real Estate Taxes \$19,170.58 (\$5.63/USF, \$4.86/RSF +/-).

LOCATION OVERVIEW

Located on the west side of Calumet Avenue, ½ mile south of Community hospital, 2 miles south of I-80/94. This property is centrally located for any tenant in the medical and professional industry. 1/4 mile north of the Centennial Village which is a mix of high-end retail and office space. 28 miles from Chicago. INDOT 2025 traffic count on Calumet Ave 30,297/day.



THIRD FLOOR PLAN
SCALE: N.T.S.

15,364 S.F.

UNIT 301
3,400 NET S.F.

UNIT 302
SOLD

UNIT 304
LEASED

UNIT 303
LEASED

4 COMMON AREAS



TENANT DIRECTORY

9410 Calumet Ave Professional Building	
1	Dr. Mary Tilak & Associates Suite 101
	Dr. Mary Tilak & Associates Suite 102
	Vision Boutique Suite 103
	Zubair Suite 104
	Cosmetic Gynecology & Medspa Suite 104
2	Restful Sleep Indigo Partners Suite 201
	Center for Vein Restoration Suite 202
	Smith Sersic Attorneys at Law Suite 203
	Suite 204
3	Suite 301
	Suite 302
	Suite 303
	Suite 304
4	Centers For Digestive Health Suite 401
	Centers For Digestive Health Suite 402
	GFI Wealth Partners Suite 403
	Little Calumet River Basin Suite 404

Packaged Rooftop Units, Heat Pumps, & Outdoor Air Handling Units – RN-011 11 Ton, 4 units per floor.



CURRENT SHELL SPACE



PLANNED DEVELOPMENT



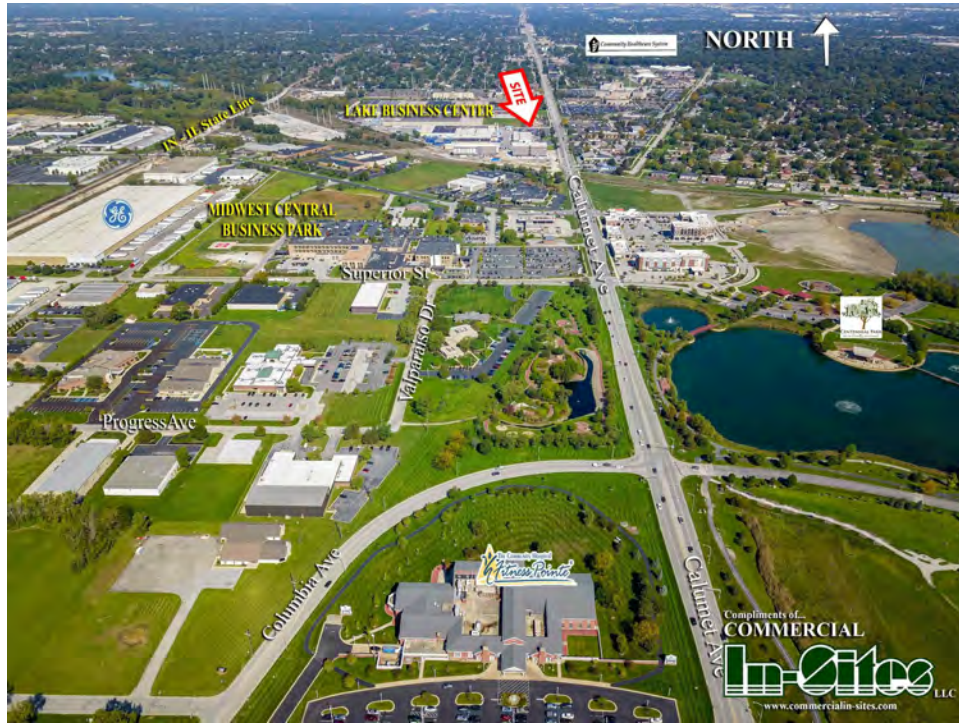
NEARBY RESTAURANTS



EXTERIOR PHOTOS



AERIAL PHOTOS



Walmart



GRAND ARMY OF THE REPUBLIC HWY



Rich's Park

Riverside Dog Park

CALUMET CENTER

TARGET **CVS**

GameStop **Staples**

SALLY. **TACO BELL**

Wendy's **Starbucks**

FIFTH THIRD **DOLLAR TREE**

Cabela's

AT&T **planet fitness**

ROSS DRESS FOR LESS

ALDI **RED WING**

CALVIN COOLIDGE ELEMENTARY SCHOOL

JAMES B. EADS ELEMENTARY SCHOOL

ILLINOIS INDIANA



Strack & Van Til food market

THORNTON FRACTIONAL SOUTH HIGH SCHOOL

smiles FOR MILES

Walgreens **TRUE** EATS & DRINKS



verizon

FIVE GUYS **DUNKIN'** **CHIPOTLE** MEXICAN GRILL



Walmart

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INDIANAPOLIS BLVD

Wicker Memorial Park



WILBUR WRIGHT MIDDLE SCHOOL

ST. THOMAS MORE SCHOOL

ELLIOTT ELEMENTARY SCHOOL

ILLINOIS INDIANA



HOMESIDE SUITES by Hilton

Powers HEALTH

LANSING

BIBIBOP **STARBUCKS**

SOUTH SUBURBAN SURGICAL SUITES



EXXON

LAYOUS MEDICAL GROUP



FRANK H. HAMMOND ELEMENTARY SCHOOL

Kristoff DENTAL



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Franciscan HEALTH

SPRINGHILL SUITES BY PARKROYAL

DR. MARY TILAK & ASSOCIATES **SMITHSERSIC**

NG Vascular & Vein Center

Janita MILLER, D.D.S., M.S.D.

NOTHING BUT THE TOOTH

Lansing Municipal Airport (IGQ)

ILLINOIS INDIANA



Limitless Golf Club

HYATT PLACE **BAGEL** **myeyeDR.**

White Oak Park

Burlington

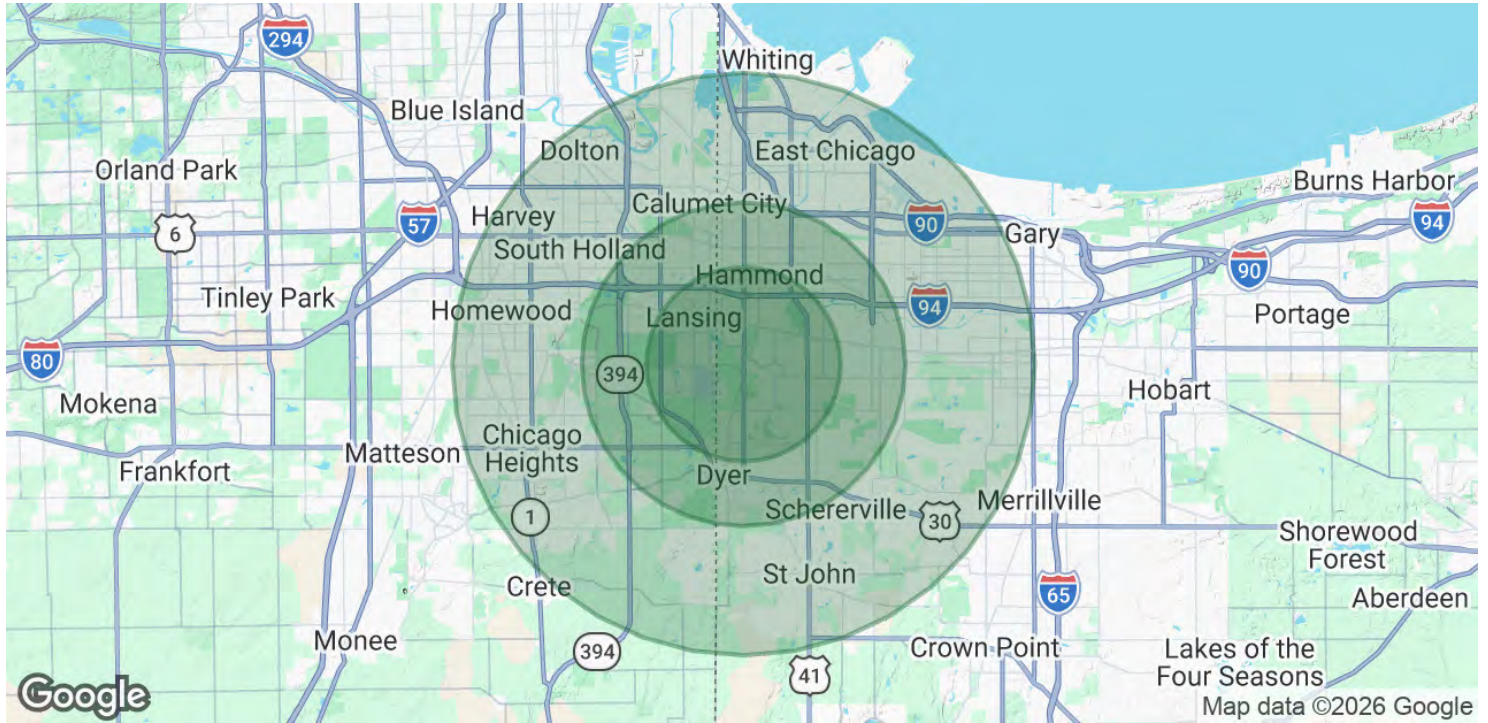
ASHLEY **BEST BUY** **Lynn's**

MUNSTER

meijer **DISCOUNT TIRE** **TACO BELL**

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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	9 MILES
Total Population	90,622	219,521	555,288
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	9 MILES
Total Households	36,434	87,027	215,516
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$102,595	\$90,598	\$83,765
Average House Value	\$270,652	\$236,326	\$213,896

2020 American Community Survey (ACS)