

9725 PRAIRIE AVENUE, HIGHLAND, IN 46322



For more information, please contact:

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COMMERCIAL
REAL ESTATE SERVICES

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9725 PRAIRIE AVE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,784 SF

Lease Rate: \$16 SF/yr (NNN)

Lot Size: 1.0 Acres

Building Size: 2784 SF

Zoning: B-1

PROPERTY HIGHLIGHTS

- Turnkey Medical Office Condo for sale in Highland
- Located on Prairie Avenue with pylon signage available
- 9 exam rooms, a spacious reception, waiting area, 2 restrooms, 1 private office, and a kitchenette
- Previously a pediatrician's office
- Ample parking



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PROPERTY DESCRIPTION



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Turnkey leasing opportunity at 9725 Prairie Avenue, Highland, IN, 46322. This versatile medical property offers a spacious and flexible layout, ideal for a wide range of medical uses. With ample parking, high visibility, and prime location near Indianapolis Boulevard and 45th Street, this property delivers convenience and accessibility. The medical office offers 9 exam rooms, a spacious reception, large waiting area, kitchenette, 1 private office, and a kitchenette.

LOCATION DESCRIPTION

This property is located just off the corner of 45th Street and 0.5 miles from the intersection of Indianapolis and 45th Street in Highland, Indiana, with over 50,000 vehicles per day. Highland is a town in Lake County, Indiana, United States. The population was 23,727 at the 2020 census. The town was incorporated on April 4, 1910. It is a part of the Chicago metropolitan area and North Township, and is surrounded by Hammond to the north, Munster to the west, Schererville to the south, and Griffith to the east.



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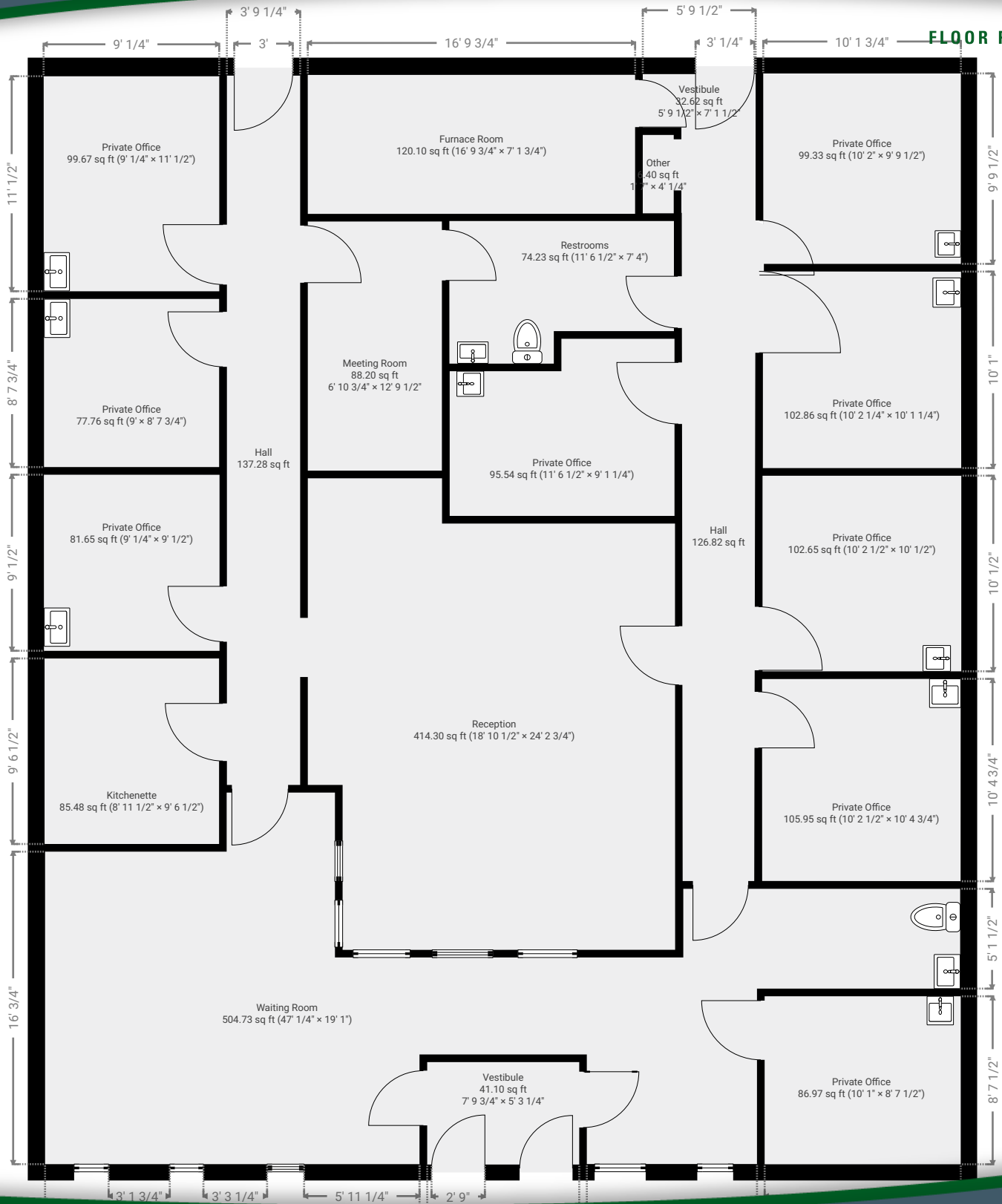
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FLOOR PLAN



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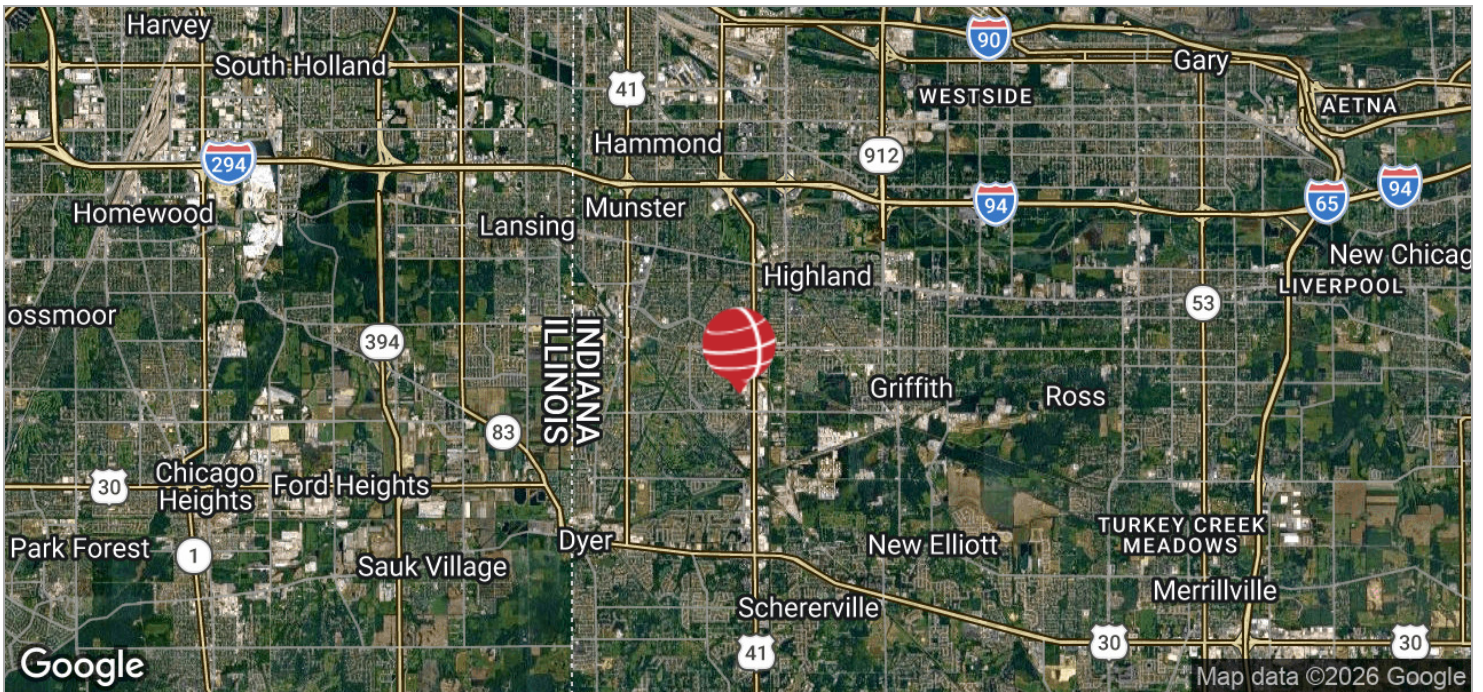
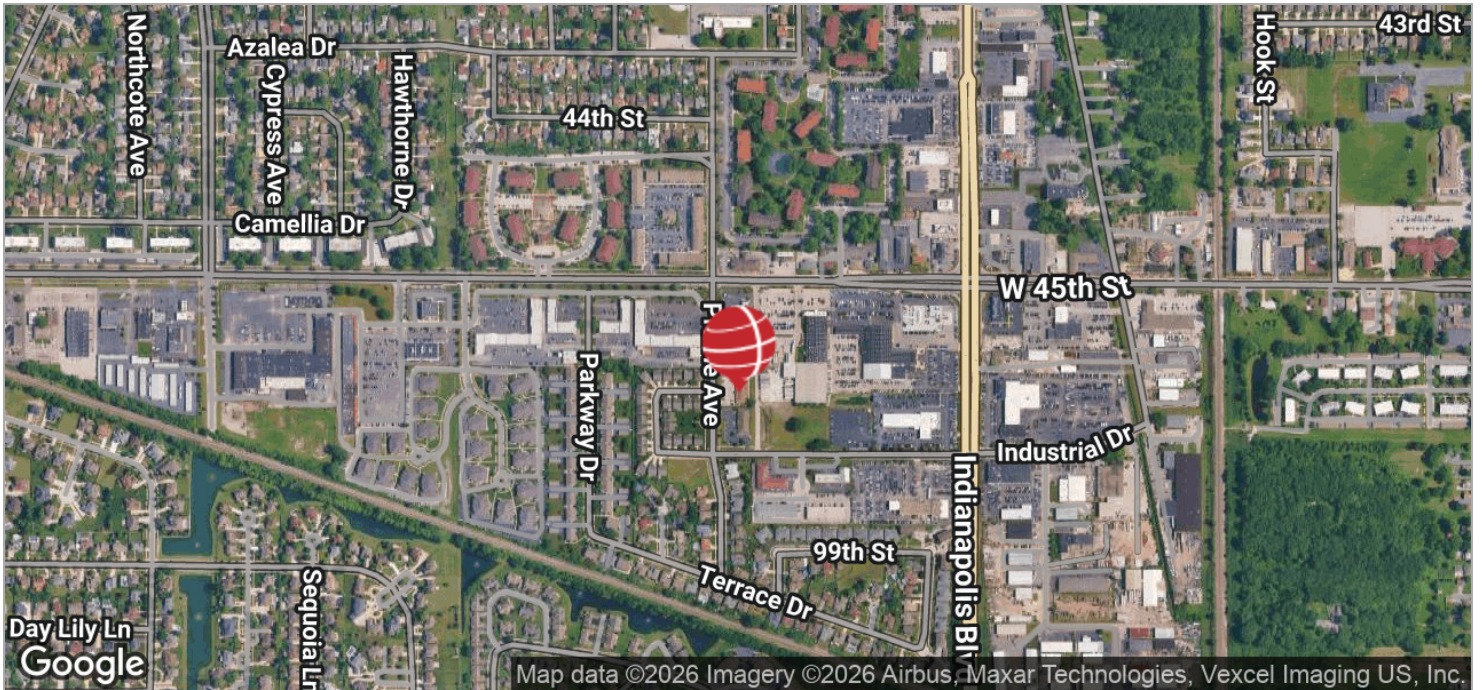
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LOCATION MAPS



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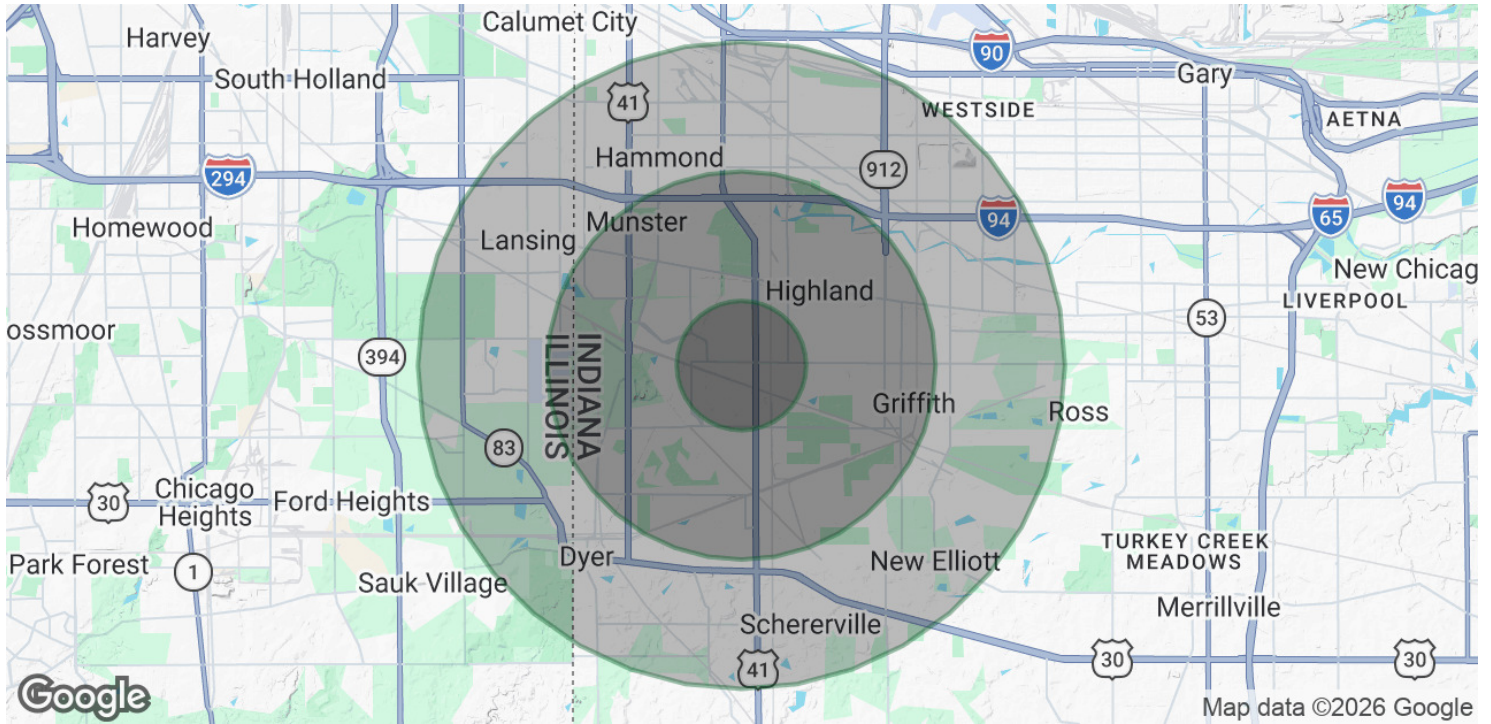
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,927 | 75,678 | 196,759 |
| Average Age | 47.7 | 44.5 | 41.3 |
| Average Age (Male) | 46.2 | 44.1 | 39.7 |
| Average Age (Female) | 49.7 | 45.7 | 42.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,364 | 31,437 | 78,006 |
| # of Persons per HH | 2.2 | 2.4 | 2.5 |
| Average HH Income | \$115,628 | \$110,281 | \$96,375 |
| Average House Value | \$307,541 | \$273,004 | \$233,374 |

2023 American Community Survey (ACS)

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