

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8.50/SF
Available SF:	5,000 - 10,000 SF
Lease Type:	NNN
NNN \$/Sf:	\$1.43/SF
Expenses:	Utilities/Dumpster
Building Size:	25,704 SF
Lot Size:	1.12 Acres
Zoning:	B-P

PROPERTY OVERVIEW

1020 Kennedy Avenue is a 10,000 SF warehouse space with small office. 1040 Kennedy Avenue is a 5,000 SF warehouse space with small office. Suitable for contractors or light industrial needs.

LOCATION OVERVIEW

Located on the west side of Kennedy Avenue. 1.4 miles south of Main Street, 1.1 miles east of Indianapolis Boulevard, 2 miles north of U.S. 30, 2.4 miles south of W 45th Street, 3.5 miles south of Ridge Road, 4.8 miles south of 80/94, and 8.2 miles west I65. in Schererville Indiana, just a few minutes southeast of U.S. 41. Near locations include Up Your Alley bowling, Wendy's, Golden Corral, Home Depot, and many other restaurants. See attached Why Indiana with all the great reasons why you should move your business to Indiana. Convenient location to get anywhere in Northwest Indiana.

1020 & 1040 KENNEDY



For Information Contact:

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AERIAL PHOTOS



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RETAILER MAP



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For Information Contact:

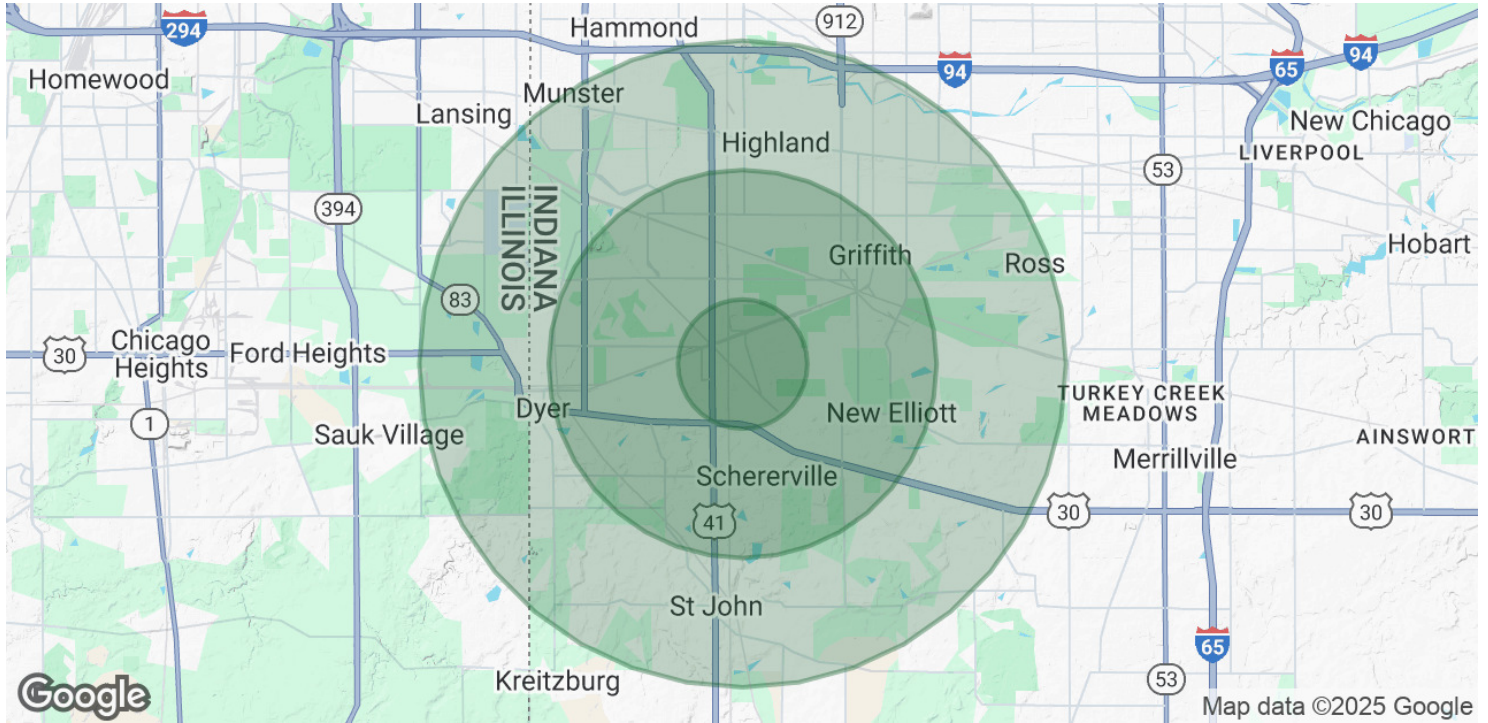
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,219	58,755	154,683
Average Age	49	44	42
Average Age (Male)	47	43	41
Average Age (Female)	51	46	43

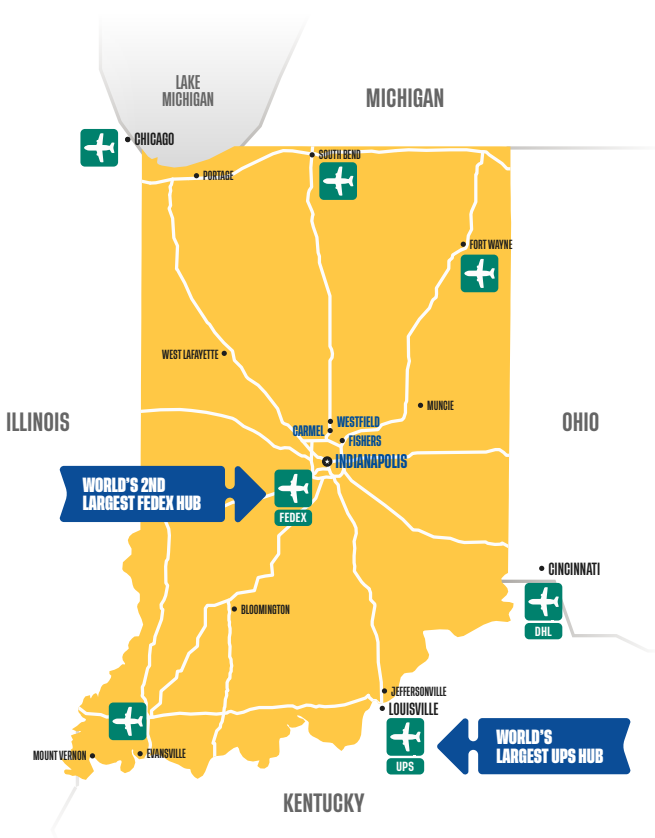
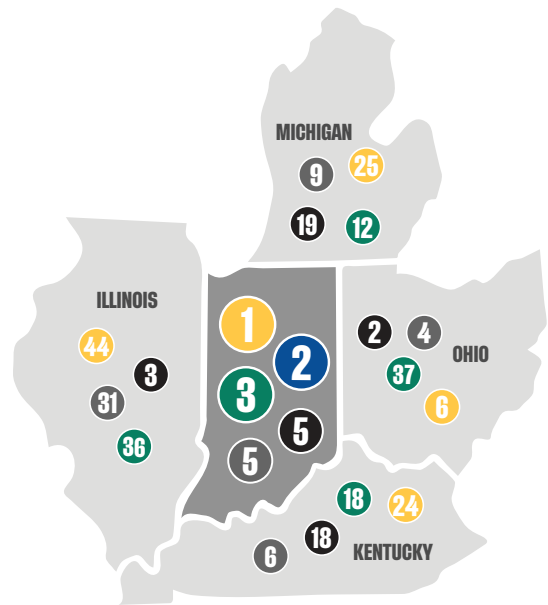
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,085	24,661	61,544
# of Persons per HH	2	2.4	2.5
Average HH Income	\$98,914	\$116,252	\$109,959
Average House Value	\$326,319	\$334,693	\$306,976

Demographics data derived from AlphaMap

INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.



- 1 PROPERTY TAX INDEX RANK**
(Tax Foundation, 2022)
- 2 BEST PLACE TO START A BUSINESS**
(Forbes, 2024)
- 3 STATE BUSINESS TAX CLIMATE INDEX SCORE**
(CNBC, 2023)
- 5 COST OF DOING BUSINESS**
(CNBC, 2023)
- 5 AMERICA'S TOP STATE FOR BUSINESS INFRASTRUCTURE**
(CNBC, 2023)



ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES

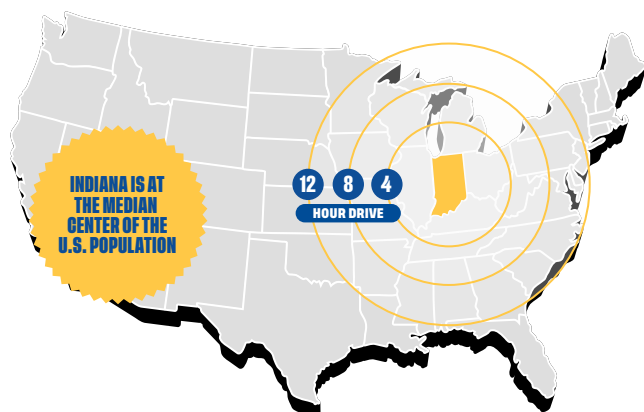
Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

3.0% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-
(Fitch, 2024)



2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

\$238 UI TAX FOR NEW EMPLOYERS

4TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

MI: No | OH: No | KY: Yes | IL: No