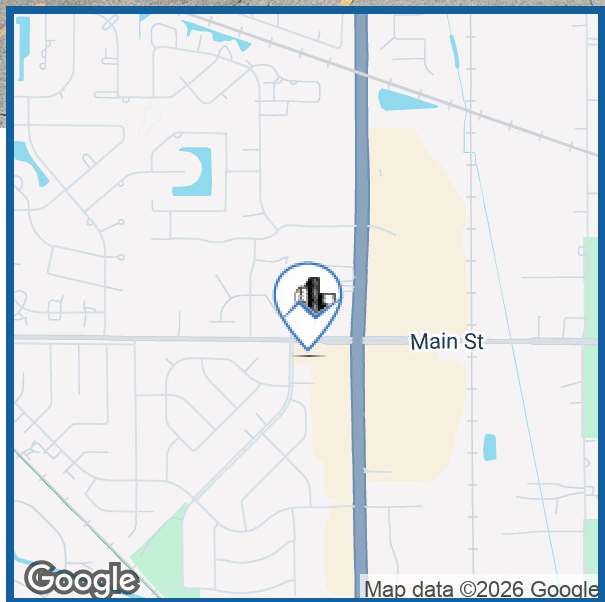


823-837 Main Street

Schererville, IN



FOR LEASE | 1,200 SF OF RETAIL SPACE

PROPERTY HIGHLIGHTS

- 1,200± SF Available
- Formal Dentist Office
- 14,952 VPD Traffic
- 69 Parking Spaces
- Surrounded by National Retailers

FOR MORE INFORMATION

Ryan Peters
219.510.3720

ryan@streetfrontre.com

823-837 Main Street

Schererville, IN



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	10,920 SF
Available SF:	1,200 SF
Lot Size:	1.66 Acres
Year Built:	1986
Zoning:	Highway Commercial

PROPERTY OVERVIEW

Available for lease is a $\pm 1,200$ SF former dental office located within a 10,920 SF multi-tenant retail building constructed in 1986. The suite features an efficient layout including a reception/waiting area, private office, file room, two large patient treatment areas, laboratory space, and a nurse station, making it ideally suited for medical, dental, and professional office users.

The property offers ample parking with 69 on-site parking spaces and benefits from excellent visibility along Main Street. Existing medical infrastructure and functional buildout may help reduce tenant improvement costs and accelerate occupancy for healthcare-related users. The surrounding commercial corridor provides strong daytime population, established consumer traffic, and a highly desirable business environment for professional service providers.

LOCATION OVERVIEW

Positioned along highly traveled Main Street in Schererville's primary retail corridor, this property offers exceptional visibility and accessibility with traffic counts exceeding 14,900 vehicles per day. Located near the signalized intersection of Main Street and Indianapolis Boulevard (US-41), the property is surrounded by a strong mix of national retailers, restaurants, and service businesses including Meijer, Best Buy, Office Depot, Cooper's Hawk Winery & Restaurant, Olive Garden, and nearby shopping destinations, including Highland Grove Shopping Center and Town Square Shopping Center. The site also benefits from its proximity to residential neighborhoods, schools, and major transportation routes, including Indianapolis Boulevard and U.S. Highway 30, providing convenient access throughout Northwest Indiana and the south suburbs of Chicago.

FOR MORE INFORMATION

Ryan Peters
219.510.3720
ryan@streetfrontre.com

823-837 Main Street

Schererville, IN



STREETFRONT
— REAL ESTATE —



Google

FOR MORE INFORMATION

Ryan Peters

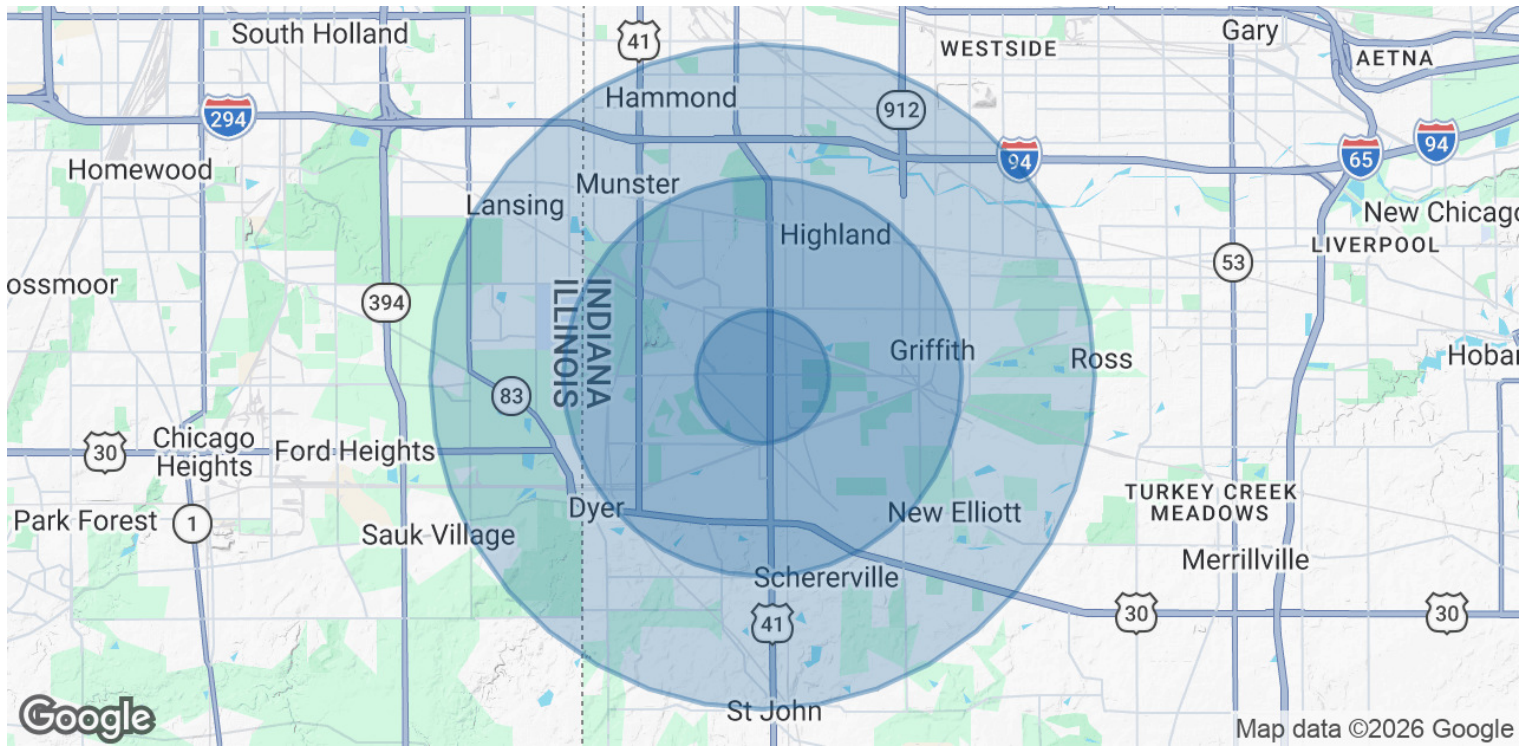
219.510.3720

ryan@streetfrontre.com

Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and StreetFront, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

823-837 Main Street

Schererville, IN



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,618	70,294	180,852
Average Age	53.8	45.4	42.2
Average Age (Male)	53.1	44.8	40.6
Average Age (Female)	54.9	46.6	43.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,084	29,564	71,441
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$134,593	\$114,402	\$103,083
Average House Value	\$354,770	\$288,989	\$252,541

2023 American Community Survey (ACS)

FOR MORE INFORMATION

Ryan Peters
219.510.3720
ryan@streetfrontre.com

Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and StreetFront, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.