

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$399,000
Price / SF:	\$133.00
Building Size:	3,000 SF
Lease Rate:	Negotiable
Lease Type:	NNN
Available SF:	3,000 SF
Lot Size:	0.54 Acres
Zoning:	B Commercial Business District

PROPERTY OVERVIEW

This is the former Illinois Dermatology Institute which has 3,000 SF of medical office space. Building has 7 exam rooms (2 surgical), front office and administration area, large waiting room, break room, IT Room, private offices with private bathroom, lab area and common area Men's and Women's bathrooms. Ample parking around the building. This facility is turnkey and has been well maintained.

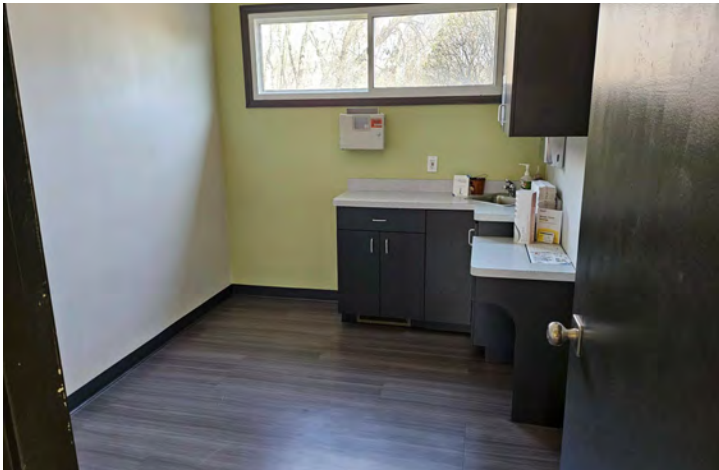
LOCATION OVERVIEW

Located at the SW corner of the intersection of River Oaks Drive (165th) and State Line Road, on the border of Calumet City and Hammond. 6 minutes to Hammond Train station, less than 1 mile east of Indianapolis Blvd (U.S. 41) 2 miles north of I-80/94, 5 miles east of Cline Avenue, 11 miles east of I65. There are no other medical or office buildings in the immediate area.

OFFICE PHOTOS



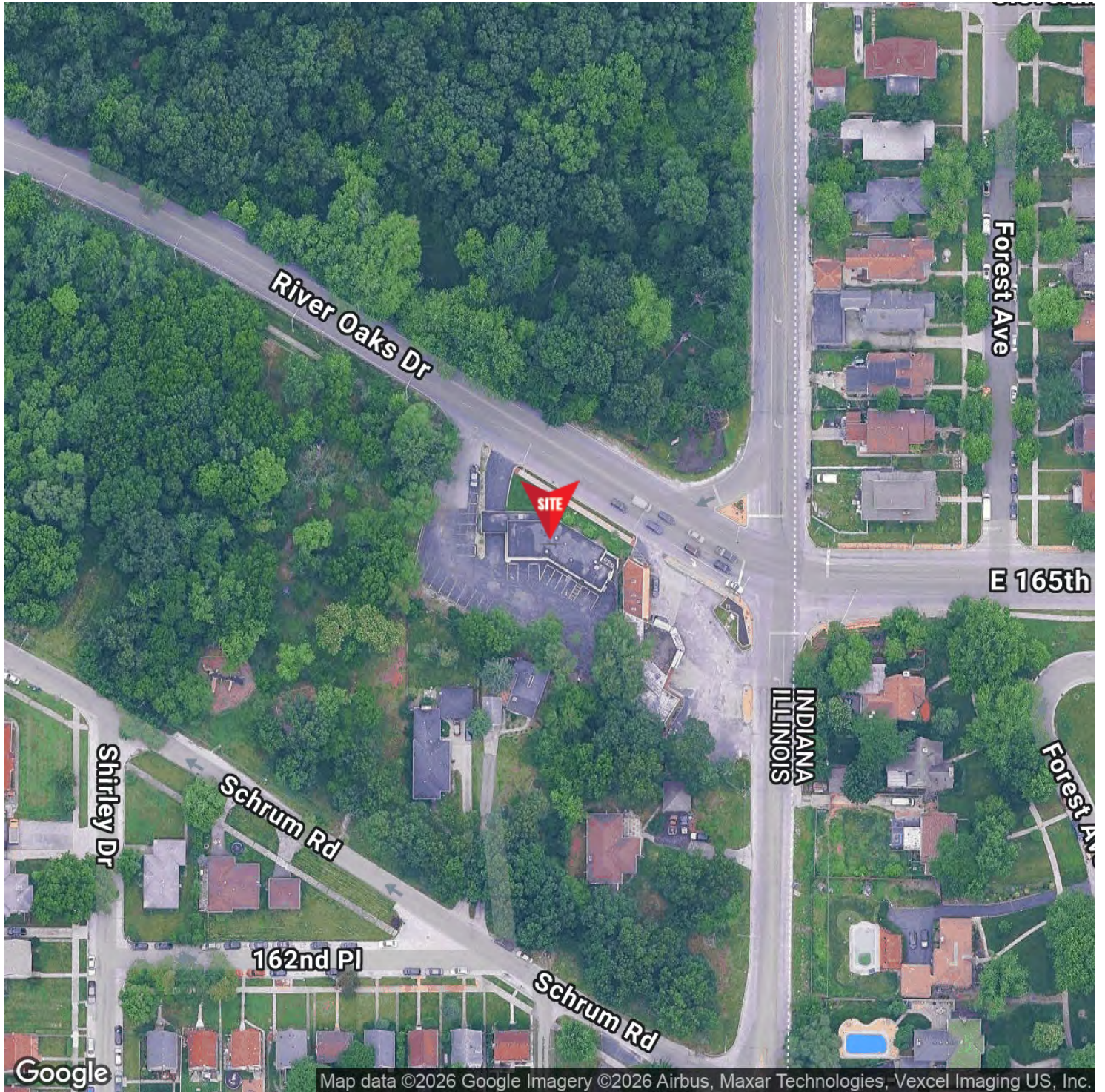
OFFICE PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



For Information Contact:

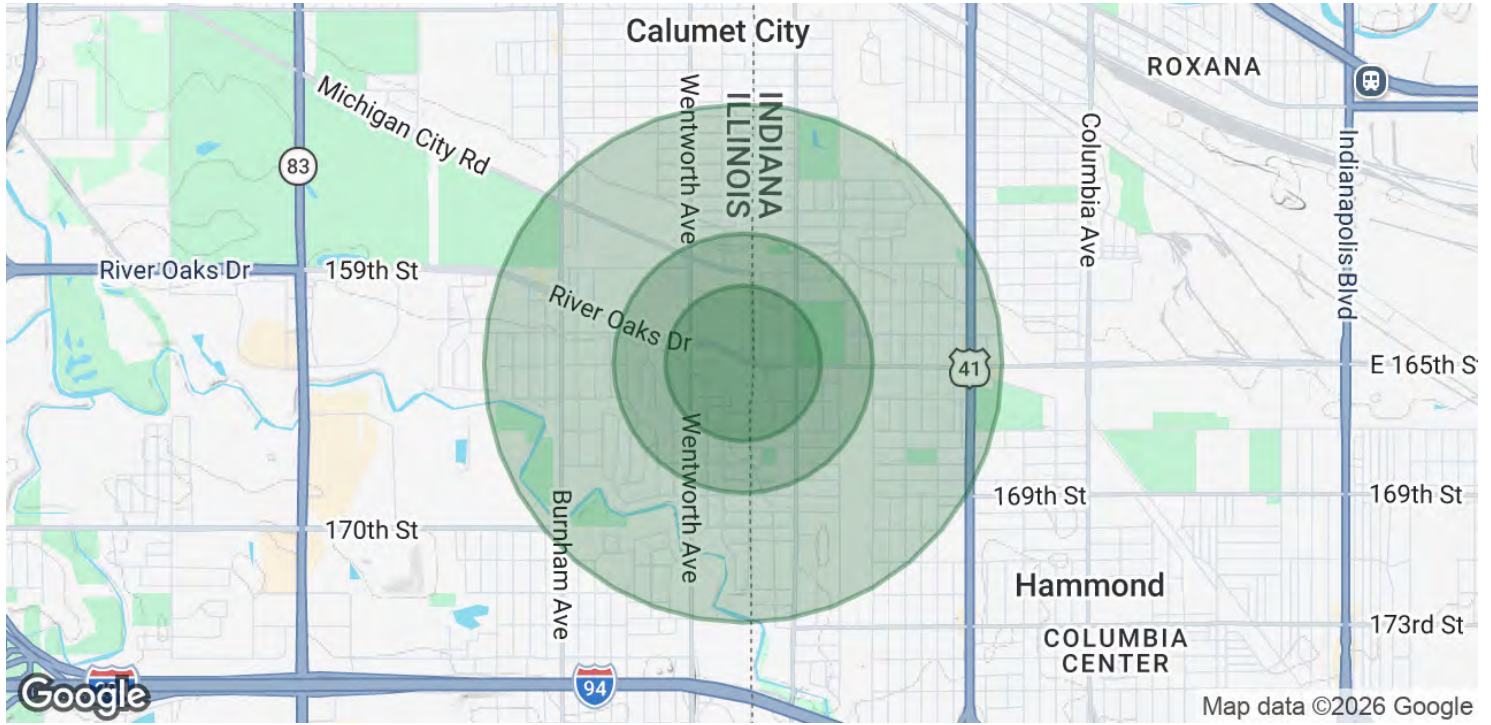
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	803	3,869	18,047
Average Age	37	38	38
Average Age (Male)	36	36	37
Average Age (Female)	38	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	282	1,430	6,813
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$75,761	\$69,093	\$66,791
Average House Value	\$181,839	\$172,894	\$179,250

Demographics data derived from AlphaMap