

**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

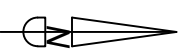
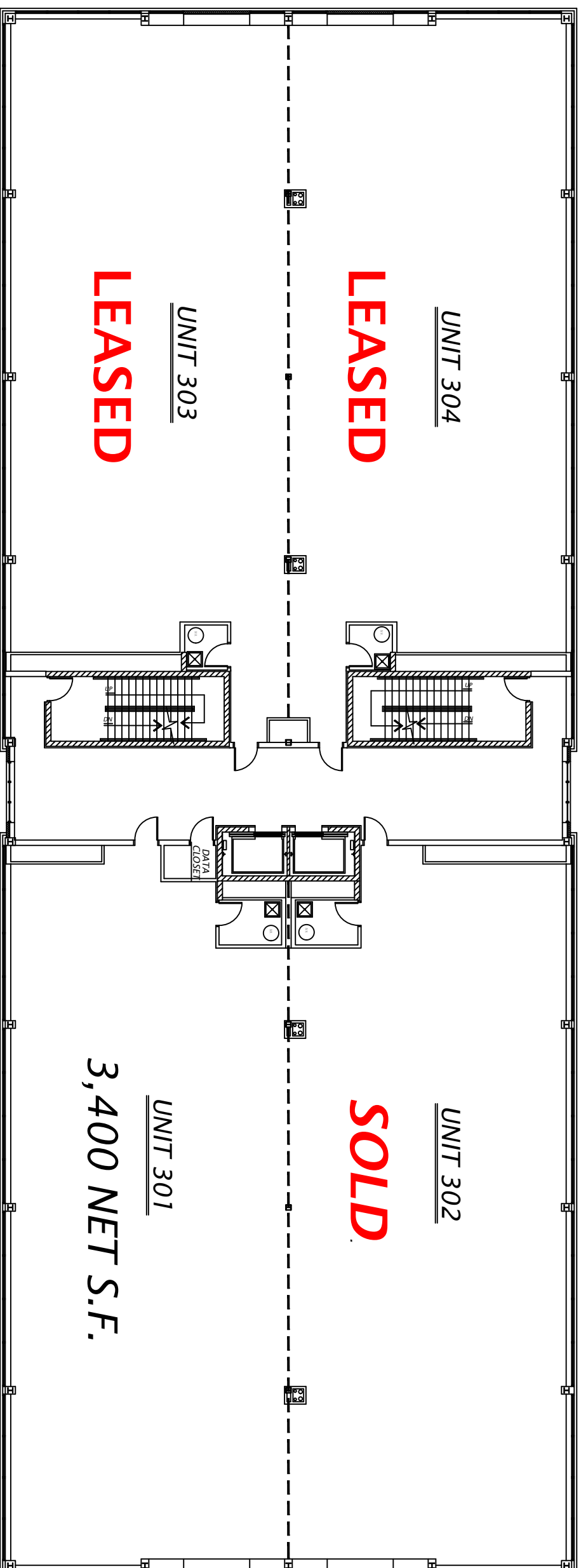
<b>Sale Price:</b>	\$850,000
<b>Sale Price/USF:</b>	\$250.00/USF
<b>Condo Size:</b>	3,400 USF 3,944 RSF
<b>Available Space:</b>	3,400 USF
<b>Total Building Size:</b>	61,500 RSF 52,500 USF
<b>Lease Rate:</b>	\$25.00/RSF
<b>Lease Type:</b>	\$7.34/RSF NNN
<b>POA Expenses:</b>	\$5.63/USF \$4.86/RSF
<b>Lot Size:</b>	0.49 Acres
<b>Parking:</b>	383 +/-
<b>T.I. Allowance:</b>	\$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 the last 3,400 USF quarter unit available. 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.

## 4 COMMON AREAS



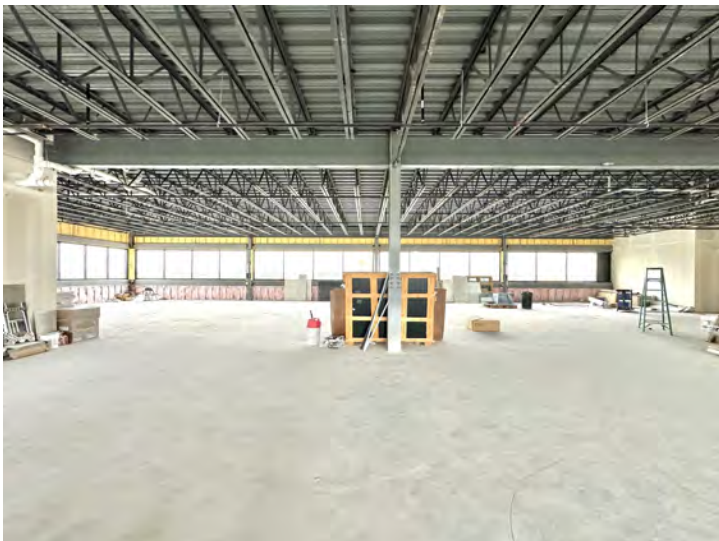
## TENANT DIRECTORY

9410 Calumet Ave Professional Building	
<b>1</b>	Dr. Mary Tilak & Associates Suite 101
	Dr. Mary Tilak & Associates Suite 102
	Vision Boutique Suite 103
	Zubair Cosmetic Gynecology & Medspa Suite 104
<b>2</b>	Restful Sleep Indigo Partners Suite 201
	Center for Vein Restoration Suite 202
	Smith Sersic Attorneys at Law Suite 203
	Suite 204
<b>3</b>	Suite 301
	Suite 302
	Suite 303
	Suite 304
<b>4</b>	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





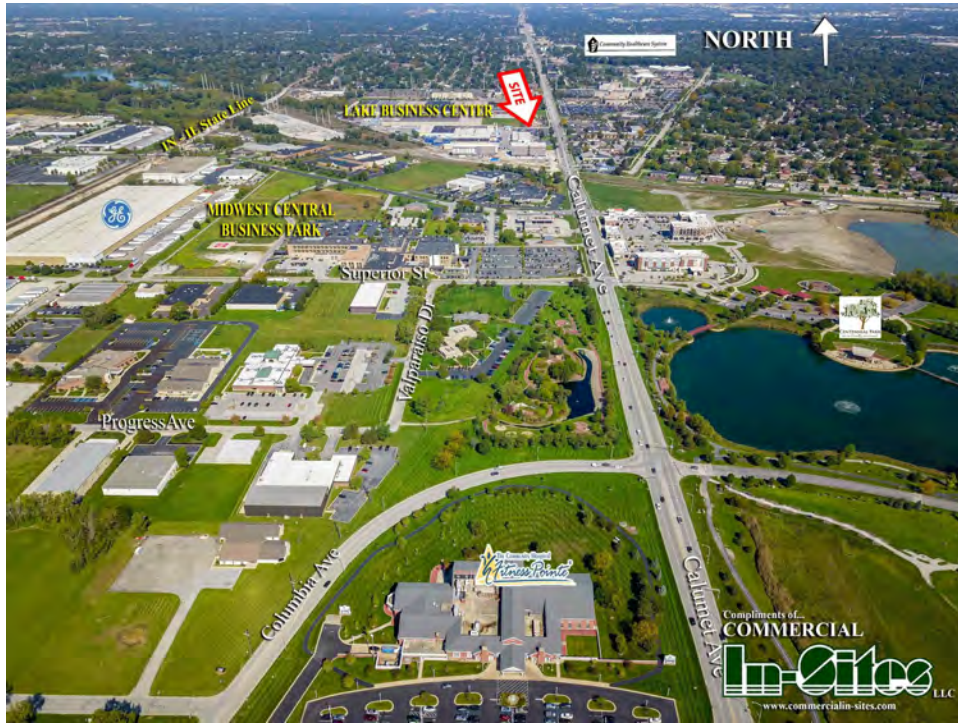
## NEARBY RESTAURANTS



## EXTERIOR PHOTOS



## AERIAL PHOTOS



Walmart



GRAND ARMY OF THE REPUBLIC HWY



CALVIN COOLIDGE ELEMENTARY SCHOOL



JAMES B. EADS ELEMENTARY SCHOOL

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**



Walmart



INDIANAPOLIS BLVD

Strack & Van Til food market



**FIVE GUYS** **DUNKIN'**

**CHIPOTLE** MEXICAN GRILL

verizon

THORNTON FRACTIONAL SOUTH HIGH SCHOOL

Walgreens

WILBUR WRIGHT MIDDLE SCHOOL

ST. THOMAS MORE SCHOOL

smiles FOR MILES

**TRUE** EATS & DRINKS

MUNSTER HIGH SCHOOL

Wicker Memorial Park

ELLIOTT ELEMENTARY SCHOOL

**RUSH**



Powers HEALTH

LANSING

BIBIBOP

SOUTH SUBURBAN SURGICAL SUITES



HOMESWOOD SUITES by Hilton

Kristoff DENTAL

EXXON

LAYOUS MEDICAL GROUP



FRANK H. HAMMOND ELEMENTARY SCHOOL



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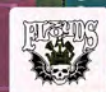
SPRINGHILL SUITES BY PARKROYAL

NG Vascular & Vein Center

Franciscan HEALTH

DR. MARY TILAK & ASSOCIATES

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



Limitless Golf Club

SMITH SERSIC

NOTHING BUT THE TOOTH

Lansing Municipal Airport (IGQ)

ILLINOIS INDIANA

CALUMET AVE

HYATT PLACE BOUTIQUE

BAGEL myeyeDR.

White Oak Park

Burlington

Ashley BEST BUY Lynn's

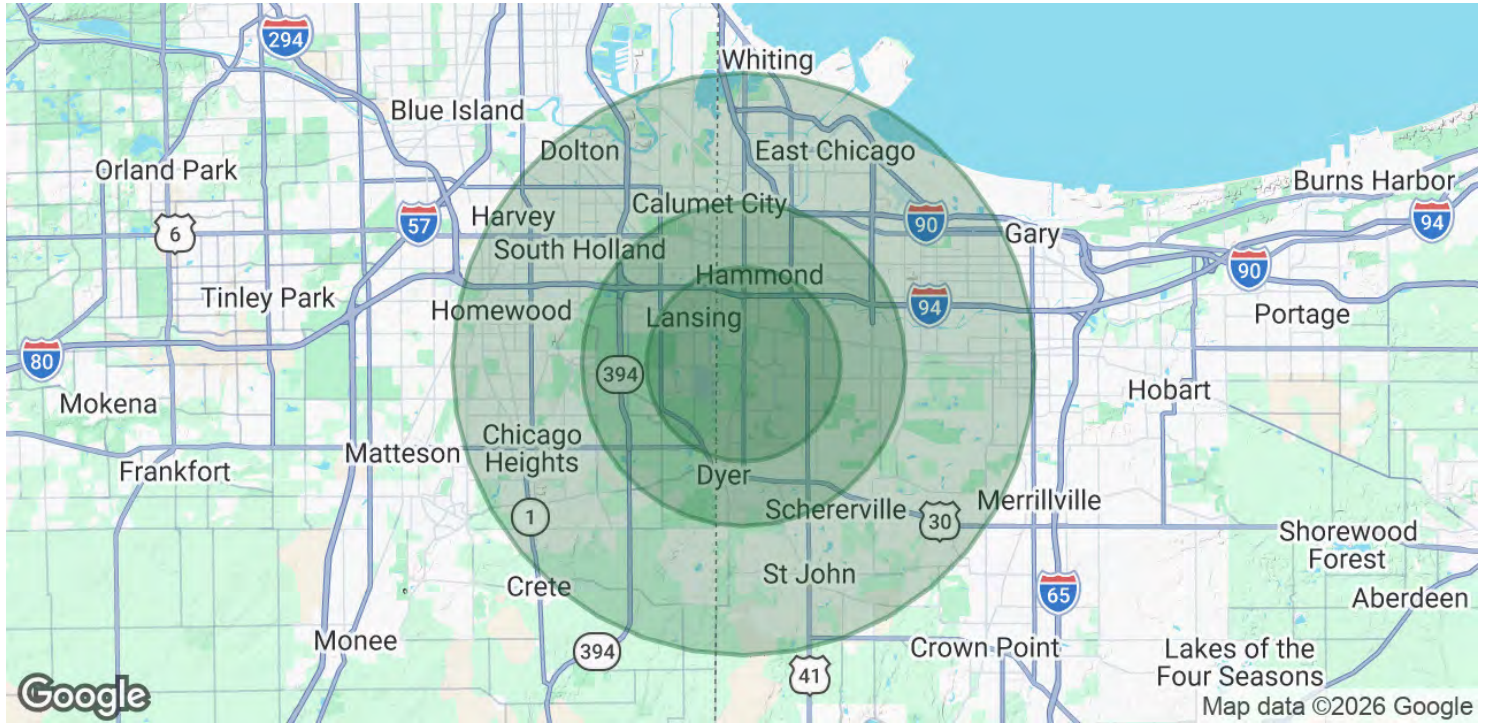
MUNSTER

meijer

DISCOUNT TIRE TACO BELL



## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>9 MILES</b>
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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>9 MILES</b>
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)