

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

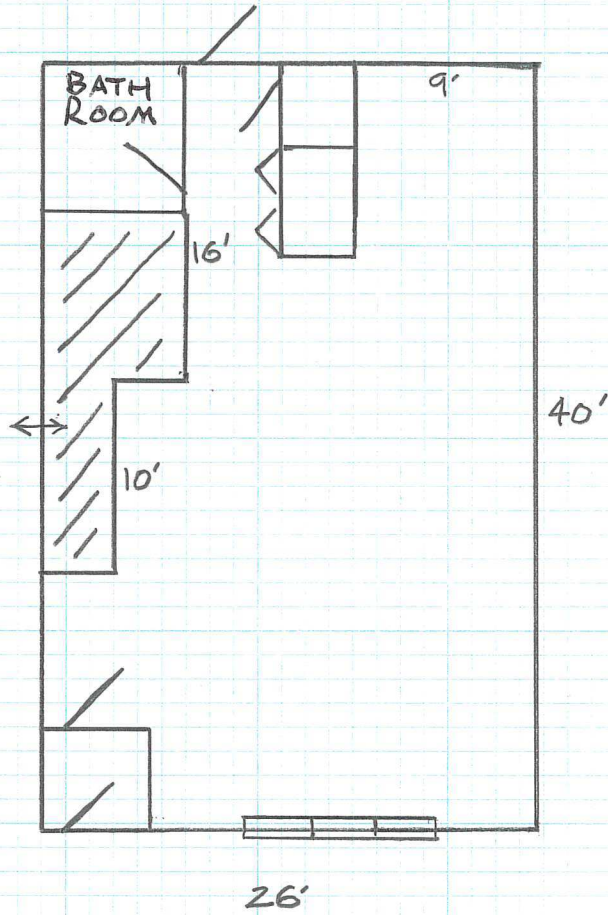
<b>Lease Rate/Month:</b>	\$2,000.00
<b>Available SF:</b>	1,000 SF
<b>Lease Type:</b>	Gross
<b>Expenses:</b>	Utilities/Janitorial
<b>Building Size:</b>	8,400 SF
<b>Lot Size:</b>	1.5 Acres
<b>Parking:</b>	27 spaces
<b>Zoning:</b>	PUD

### PROPERTY OVERVIEW

Join existing tenants Luna Beauty Studio, The Exercise Coach and Red Zone Sports Bar in this 2 building complex. Suite 2105 is the soon to be former Exercise Coach space who is moving 2 doors down. Available November 1st, 2025, the interior features of 1,000 SF offer a reception area, 1 private office, mostly open space with 1 bathroom. Dyer, Indiana was also ranked as the 3rd (third) safest city/town in Indiana by SafeWise in 2023.

### LOCATION OVERVIEW

Located just 1 block north of U.S. Highway 30. 1 ½ miles west of the busiest intersection of Northwest Indiana (US-Highway 30 and Indianapolis Blvd). 2 miles east of Illinois State line. 5 miles to I-394. Next to Dunkin Donuts and close proximity to Dyer Auto Auction, Speedway Gas station, Galleria Center, Subway, Jewel Shopping Center, Starbucks, Chili's, McDonald's as well as many other restaurants, banks and stores.



2105 NORTHWINDS DRIVE  
 DYER, INDIANA

APPOX 1,000 +/- SF

1" = 10' +/-

← N

## ADDITIONAL PHOTOS



For Information Contact:

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## SUITE 2111-2113



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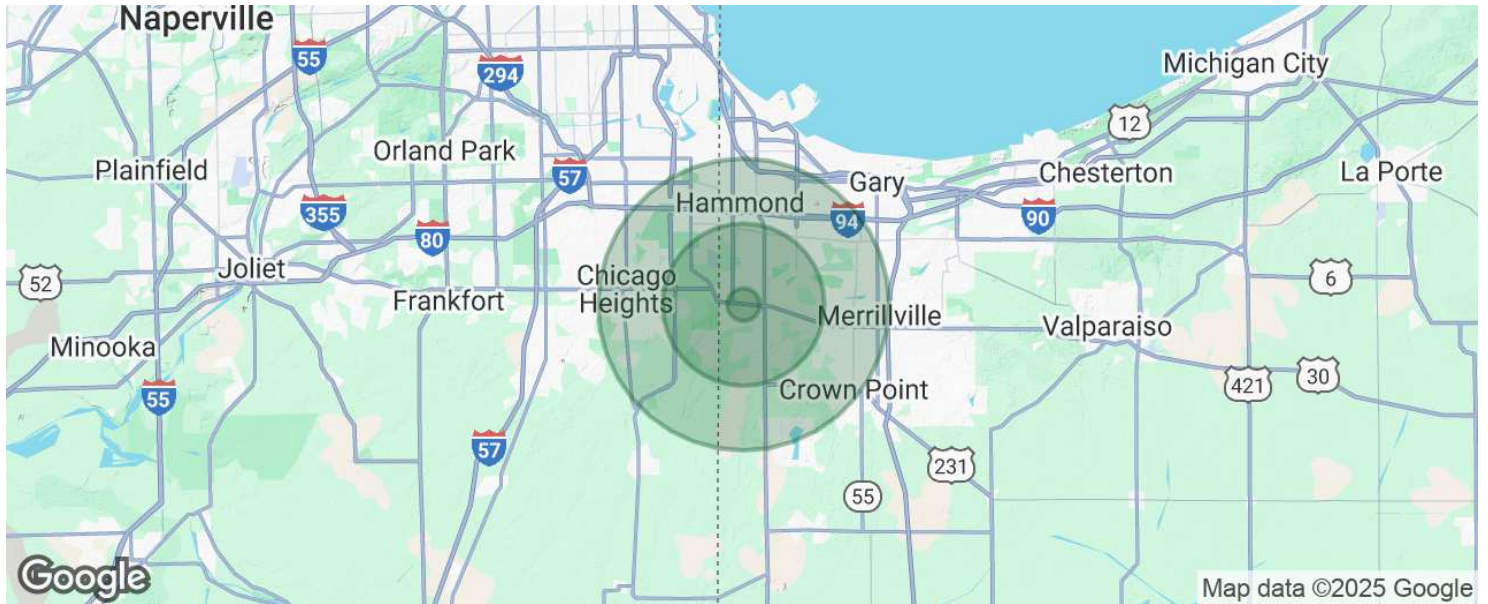
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RETAILER MAP



## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>9 MILES</b>
Total population	7,110	135,238	410,296
Median age	44	43	42
Median age (Male)	43	42	40
Median age (Female)	46	44	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>9 MILES</b>
Total households	2,882	53,227	161,322
# of persons per HH	2.5	2.5	2.5
Average HH income	\$118,241	\$115,568	\$95,551
Average house value	\$338,081	\$316,738	\$250,936

*\* Demographic data derived from 2020 ACS - US Census*