

EXECUTIVE SUMMARY



OFFERING SUMMARY

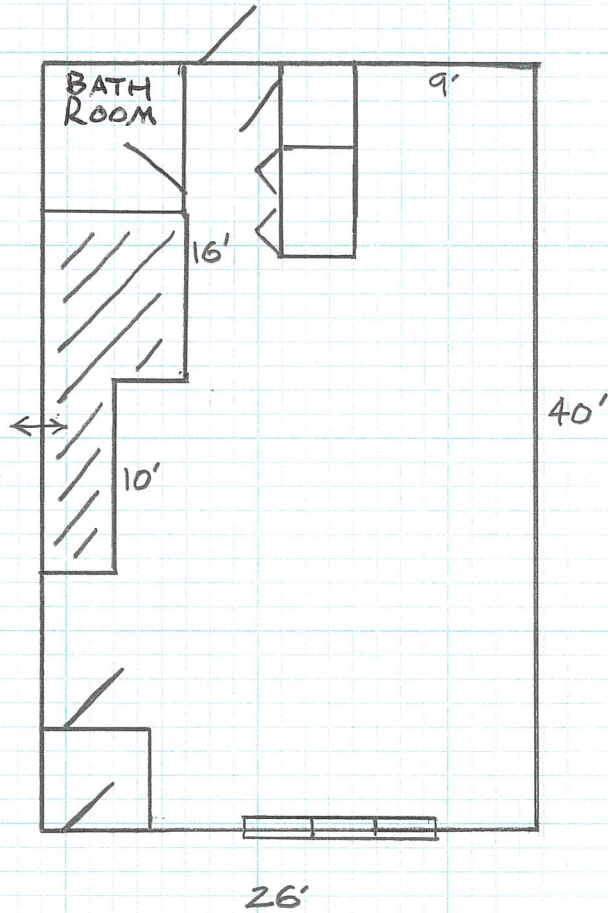
Lease Rate/Month:	\$2,000.00
Available SF:	1,000 SF
Lease Type:	Gross
Expenses:	Utilities/Janitorial
Building Size:	8,400 SF
Lot Size:	1.5 Acres
Parking:	27 spaces
Zoning:	PUD

PROPERTY OVERVIEW

Join existing tenants Luna Beauty Studio and Red Zone Sports Bar in this well-located, two-building complex. The soon-to-be former Exercise Coach space offers 1,000 SF of versatile commercial space, perfect for a variety of businesses. The interior features a reception area, one private office, a large open-plan area, and a single bathroom. Situated in Dyer, ranked the 3rd safest city in Indiana by SafeWise in 2023, this is an excellent location for your business

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' +/-

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ADDITIONAL PHOTOS



SUITE 2111-2113



For Information Contact:

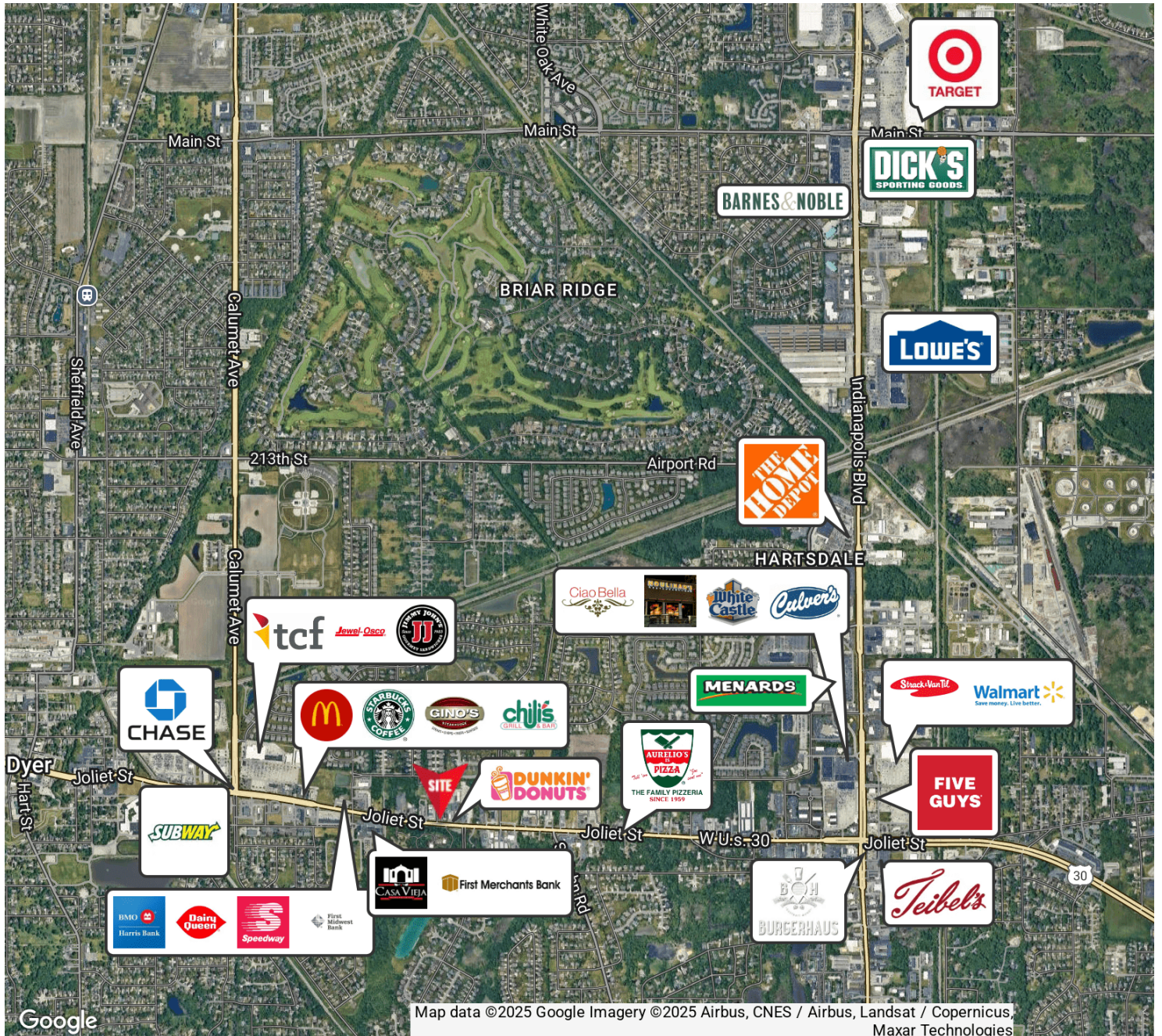
Allen Bartley

219.384.7299

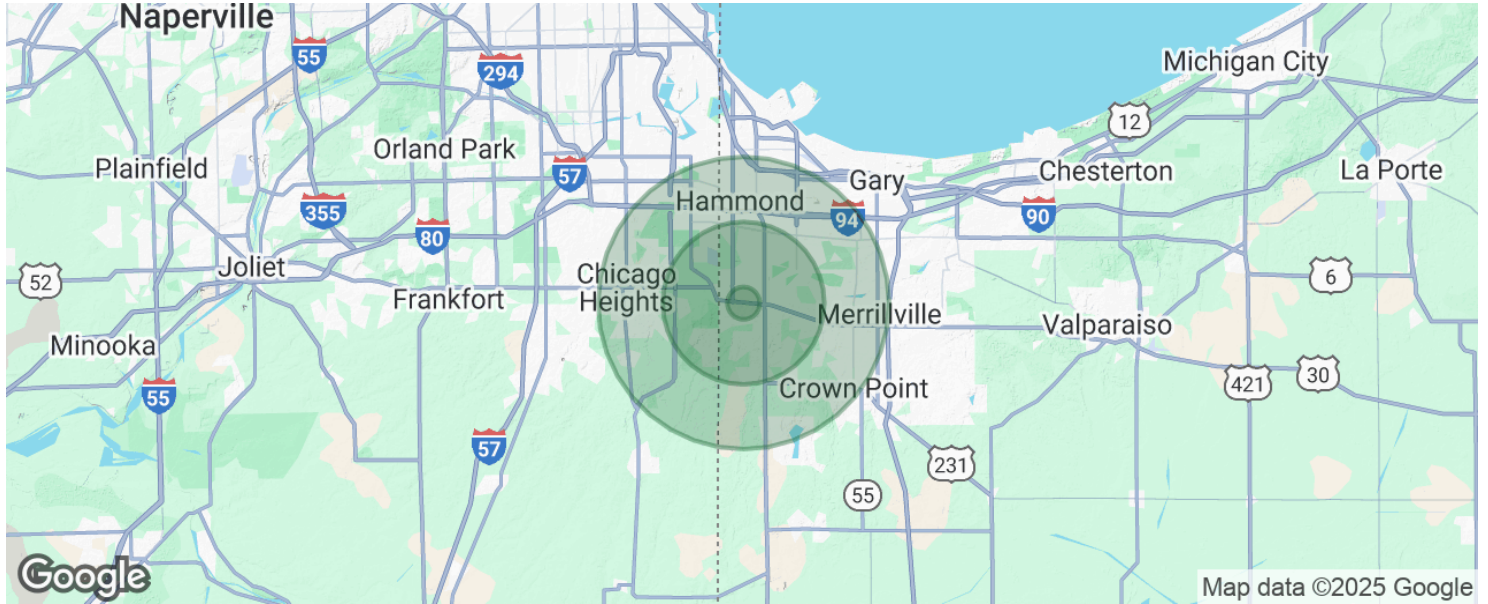
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RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	9 MILES
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
HOUSEHOLDS & INCOME	1 MILE	5 MILES	9 MILES
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