

# 270-280 E 90TH DR, MERRILLVILLE, IN 46410



For more information, please contact:

**ANTONY MIOCIC**

Director of Office Group

219.864.0200

[amiocic@latitudeco.com](mailto:amiocic@latitudeco.com)

**JULIA TURNER**

219.864.0200 x114

[jturner@latitudeco.com](mailto:jturner@latitudeco.com)



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# EASTON COURT MEDICAL OFFICE - 2892 SF

270-280 E 90th Dr, Merrillville, IN 46410



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 2,892 SF

**Lease Rate:** \$16.50 SF/yr (Gross)

**Lot Size:** 3.02 Acres

**Year Built:** 1989

**Building Size:** 10308 SF

**Zoning:** C3

### PROPERTY HIGHLIGHTS

- Ground floor medical office is 2,892 sf featuring 6 exam rooms, 1 private office, a breakroom, waiting room, two private restrooms, and reception area
- Located within minutes of the US 30/I-64 interchange
- Spacious Interior and Flexible Layouts
- Ample Parking Available with monument signage



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## PROPERTY DESCRIPTION



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Medical office space available at Easton Court in Merrillville. Built in 1989 and zoned C3, this medical office space is approximately 2,892 square feet. Conveniently located within minutes of the US 30/I-64 interchange, the property boasts a spacious interior, flexible layouts, ample parking, and prominent monument signage. It's the perfect space for medical practices or office use, offering a strategic advantage for those seeking a premium location in Merrillville.

### LOCATION DESCRIPTION

Located in the heart of Merrillville, the surrounding area offers an array of conveniences and attractions. Nearby, tenants can enjoy various dining options, including the popular Asada Grill & Cantina and Gamba Ristorante. For shopping and entertainment, the nearby Southlake Mall presents various of retail stores and entertainment venues, providing a lively atmosphere for employees and visitors. The location also benefits from easy access to major transportation routes, enhancing connectivity and accessibility. With its advantageous positioning and diverse local amenities, the area surrounding the property creates a compelling and dynamic environment for office tenants seeking convenience and a vibrant business community.

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## LEASE SPACES



### LEASE INFORMATION

|              |          |             |               |
|--------------|----------|-------------|---------------|
| Lease Type:  | Gross    | Lease Term: | Negotiable    |
| Total Space: | 2,892 SF | Lease Rate: | \$16.50 SF/yr |

### AVAILABLE SPACES

| SUITE         | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION                                                                                                                            |
|---------------|-----------|-----------|------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------|
| 270 E 90th Dr | Available | 2,892 SF  | Gross      | \$16.50 SF/yr | 2,892 SF medical office featuring 6 exam rooms, 1 private office, a breakroom, waiting room, two private restrooms, and reception area |

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## FLOOR PLANS



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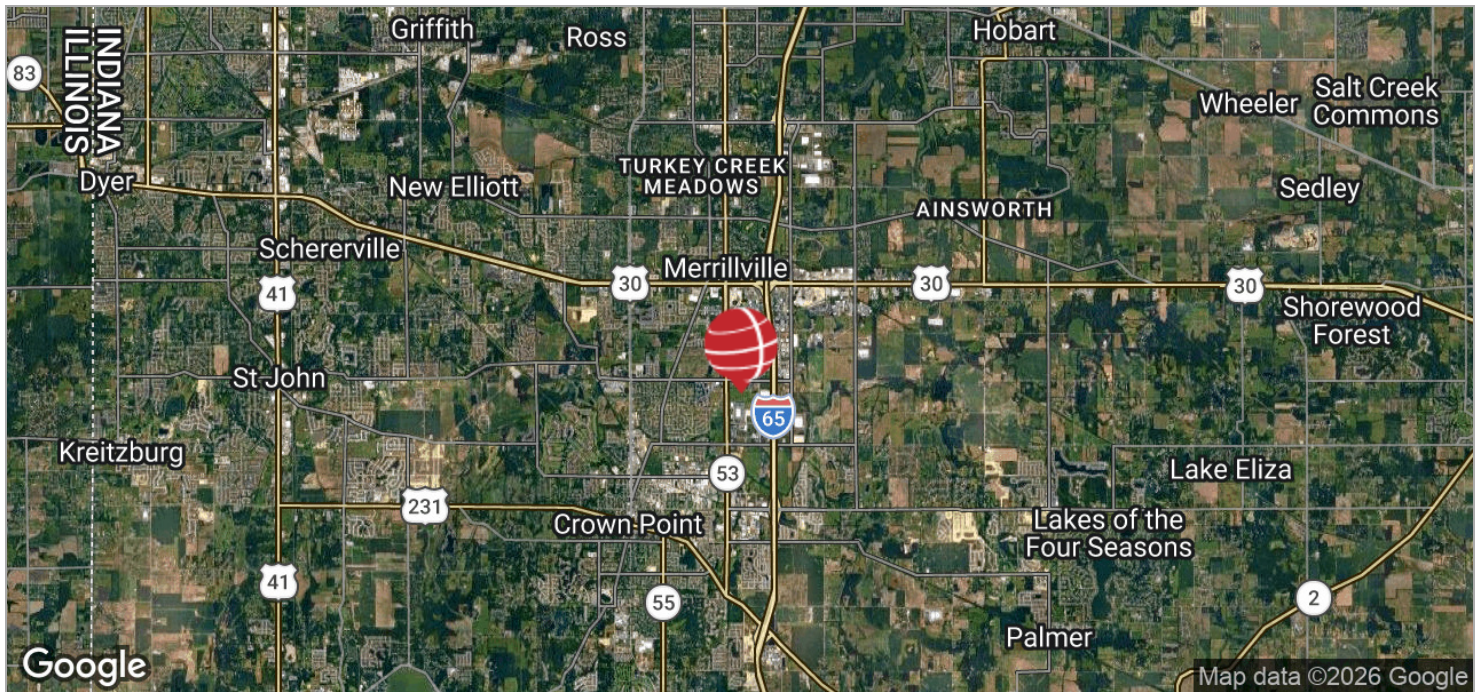
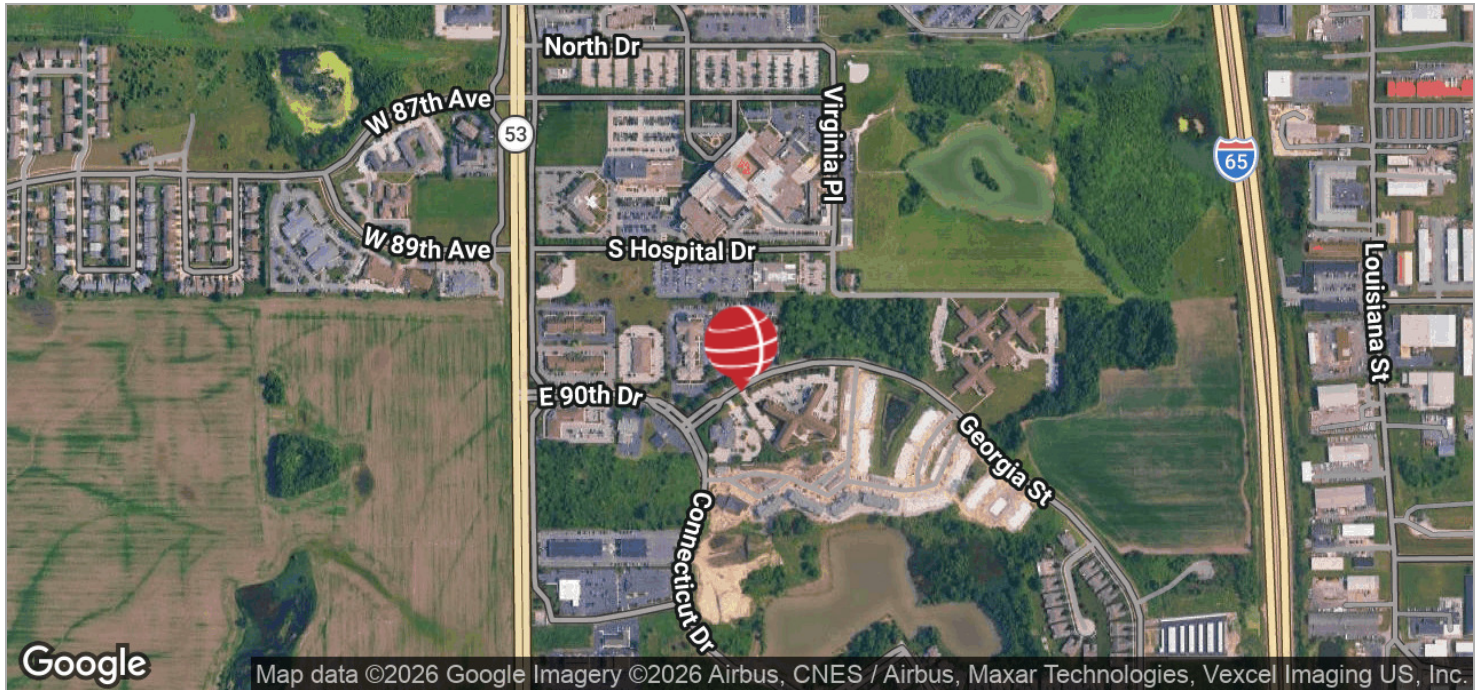
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## LOCATION MAPS



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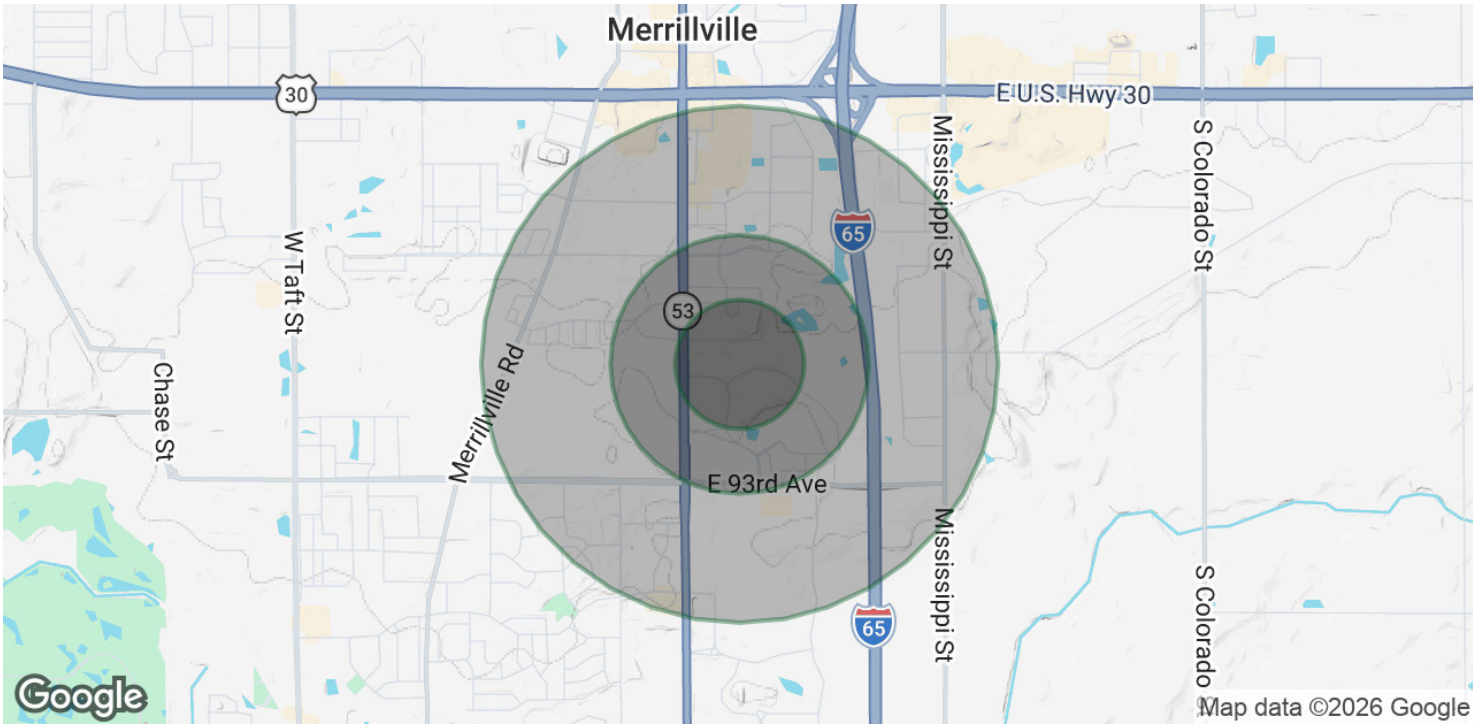
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 79         | 329       | 2,639  |
| Average Age          | 71.6       | 69.5      | 46.5   |
| Average Age (Male)   | 70.9       | 68.8      | 46.0   |
| Average Age (Female) | 71.7       | 69.7      | 47.6   |

### HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 34         | 141       | 1,030     |
| # of Persons per HH | 2.3        | 2.3       | 2.6       |
| Average HH Income   | \$62,354   | \$63,087  | \$95,969  |
| Average House Value | \$213,250  | \$215,751 | \$242,487 |

2023 American Community Survey (ACS)

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