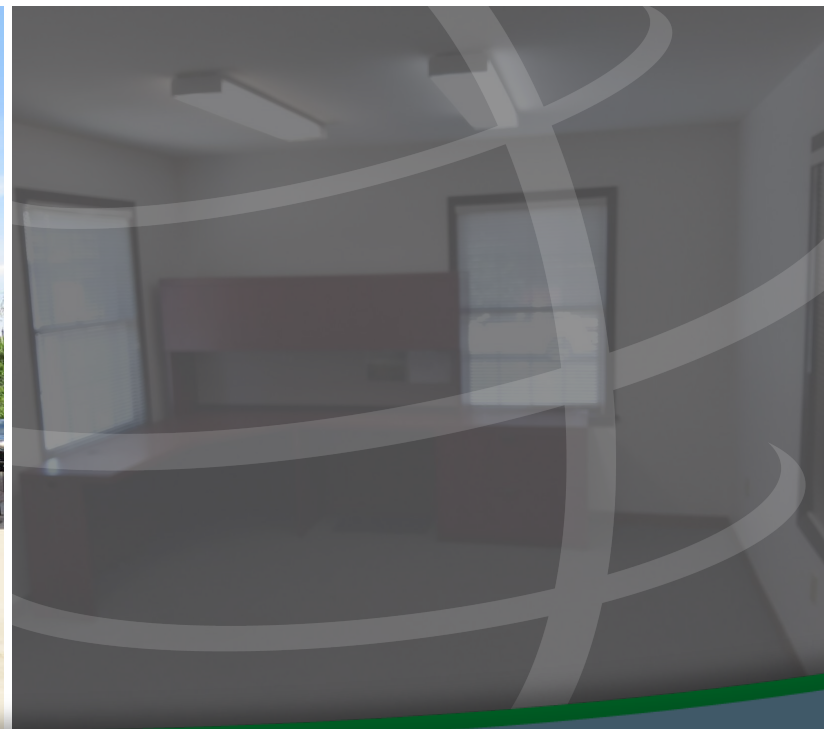


131 RIDGE RD., MUNSTER, IN 46321



For more information, please contact:

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LEASING MUNSTER OFFICE BUILDING

131 Ridge Rd., Munster, IN 46321



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	500 SF
Lease Rate:	\$18 SF/yr (Full Service)
Lot Size:	0.32 Acres
Year Built:	1985
Building Size:	7920 SF
Zoning:	CD-4.B

PROPERTY HIGHLIGHTS

- Well maintained building
- Excellent location near the state line at the intersection of Hohman Ave and Ridge Rd.
- Visible signage directly on Ridge Road
- Lower level open concept 500sf unit with private restroom currently available



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131 Ridge Rd., Munster, IN 46321



PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Property is located on the northwest corner of Ridge Road and Hohman Avenue with access from both streets. One lower level open concept 500sf unit with a restroom is currently available. Visible signage on Ridge Road and ample parking make this an ideal location for your office.

LOCATION DESCRIPTION

Building is located on the northwest corner of Ridge Road and Hohman Ave near the state line in Munster, IN. Easy access from both streets and ample parking make this a great location for your office.

Munster is a town located in North Township, Lake County, Indiana, United States. This bedroom community lies in the Chicago metropolitan area, approximately 30 miles (48 km) southeast of the Chicago Loop, and shares municipal boundaries with Hammond to the north, Highland to the east, Dyer and Schererville to the south and Lansing and Lynwood directly west of the Illinois border. The 2010 U.S. Census counted the town's population at 23,603.



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131 Ridge Rd., Munster, IN 46321



AVAILABLE SPACES

LEASE TYPE | Full Service

TOTAL SPACE | 500 SF

LEASE TERM | Negotiable

CAM & TAX | \$18 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
131 Ridge Rd Basement	Available	500 SF	Full Service	\$18.00 SF/yr

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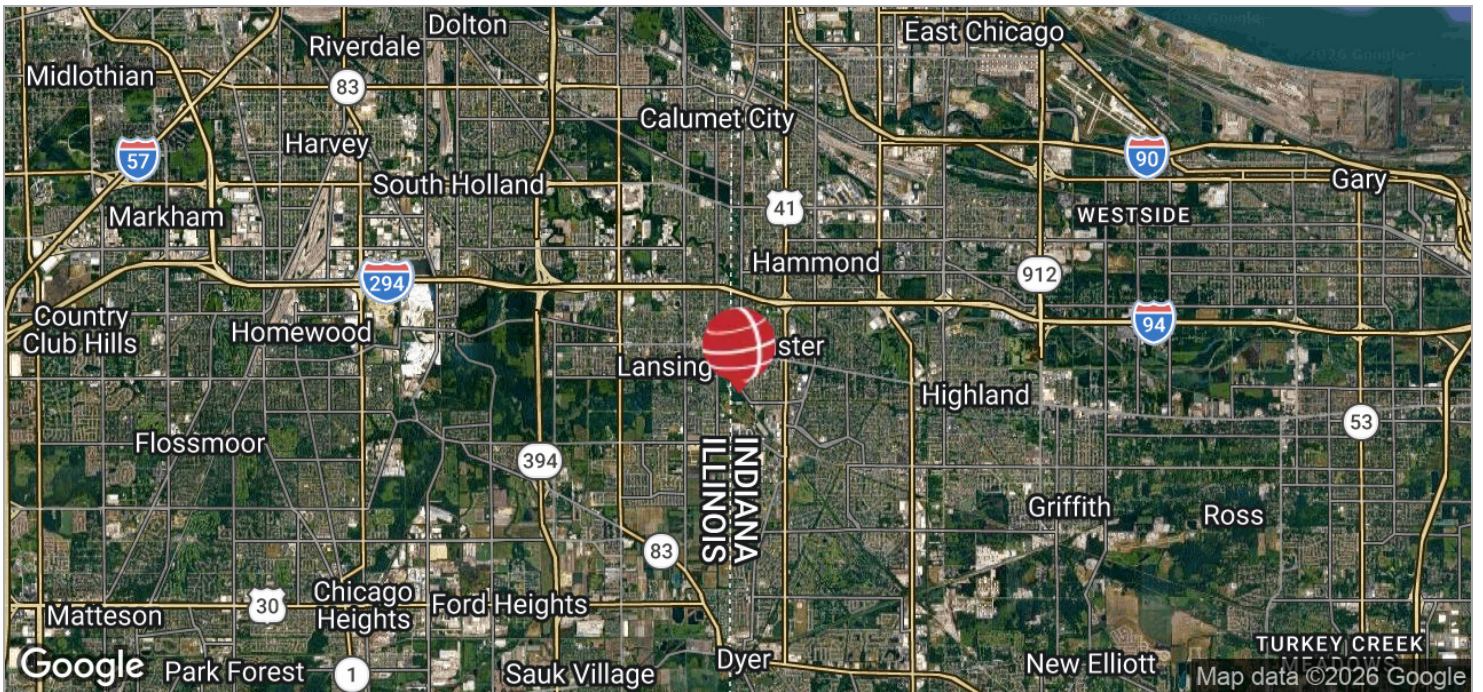
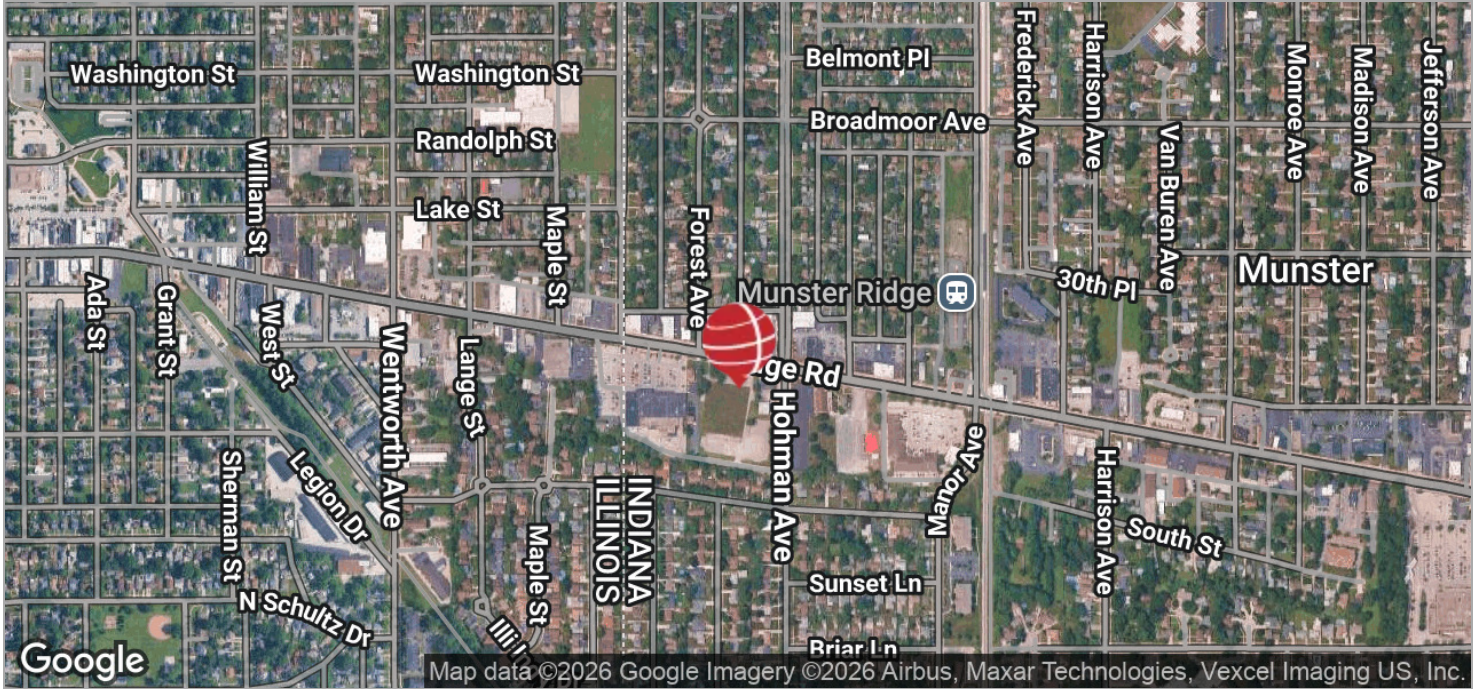
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LOCATION MAPS



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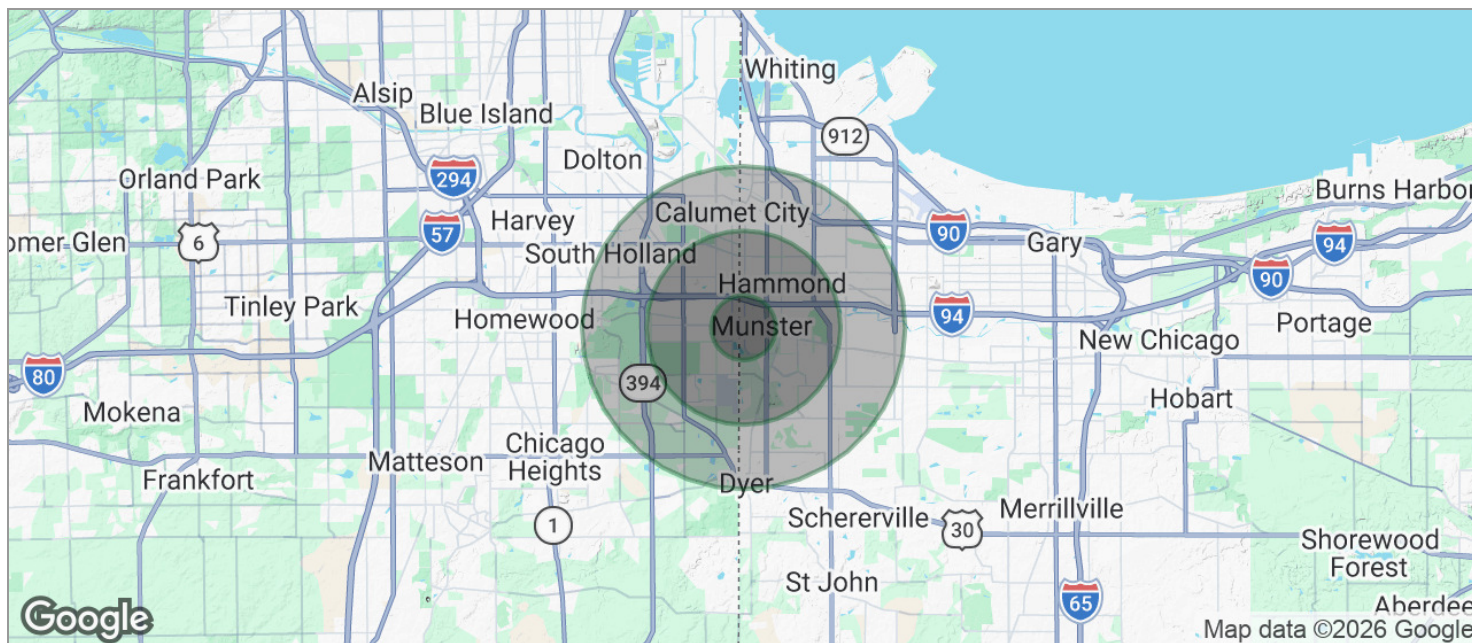
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,971	102,154	242,178
MEDIAN AGE	42.0	37.5	37.2
MEDIAN AGE (MALE)	41.2	35.9	35.6
MEDIAN AGE (FEMALE)	42.8	39.0	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,512	39,072	92,179
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$65,631	\$63,103	\$61,532
AVERAGE HOUSE VALUE	\$181,424	\$165,588	\$165,342

* Demographic data derived from 2020 ACS - US Census

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