

# 9725 PRAIRIE AVENUE, HIGHLAND, IN 46322



For more information, please contact:

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**LATITUDE**  
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REAL ESTATE SERVICES

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# 9725 PRAIRIE AVE

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$429,000

**Price / SF:** \$154.09

**Lot Size:** 1.0 Acres

**Building Size:** 2784 SF

**Zoning:** B-1

### PROPERTY HIGHLIGHTS

- Turnkey Medical Office Condo for sale in Highland
- Located on Prairie Avenue with pylon signage available
- 9 exam rooms, a spacious reception, large waiting area, 2 restrooms, 1 private office, and a kitchenette
- Previously a pediatrician's office
- Ample parking



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## PROPERTY DESCRIPTION



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Offering a prime opportunity for medical office space, this turnkey 2,784sf office condo is ready for sale in Highland. This property is well-equipped with 9 exam rooms, a spacious reception, waiting area, kitchenette, 1 private office, and a kitchenette. Previously a doctor's office, the space also features ample parking and the option for pylon signage just off of 45th Street. Ideal for medical users searching for a location in Highland.

### LOCATION DESCRIPTION

This property is located just off the corner of 45th Street and 0.5 miles from the intersection of Indianapolis and 45th Street in Highland, Indiana, with over 50,000 vehicles per day. Highland is a town in Lake County, Indiana, United States. The population was 23,727 at the 2020 census. The town was incorporated on April 4, 1910. It is a part of the Chicago metropolitan area and North Township, and is surrounded by Hammond to the north, Munster to the west, Schererville to the south, and Griffith to the east.

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## ADDITIONAL PHOTOS



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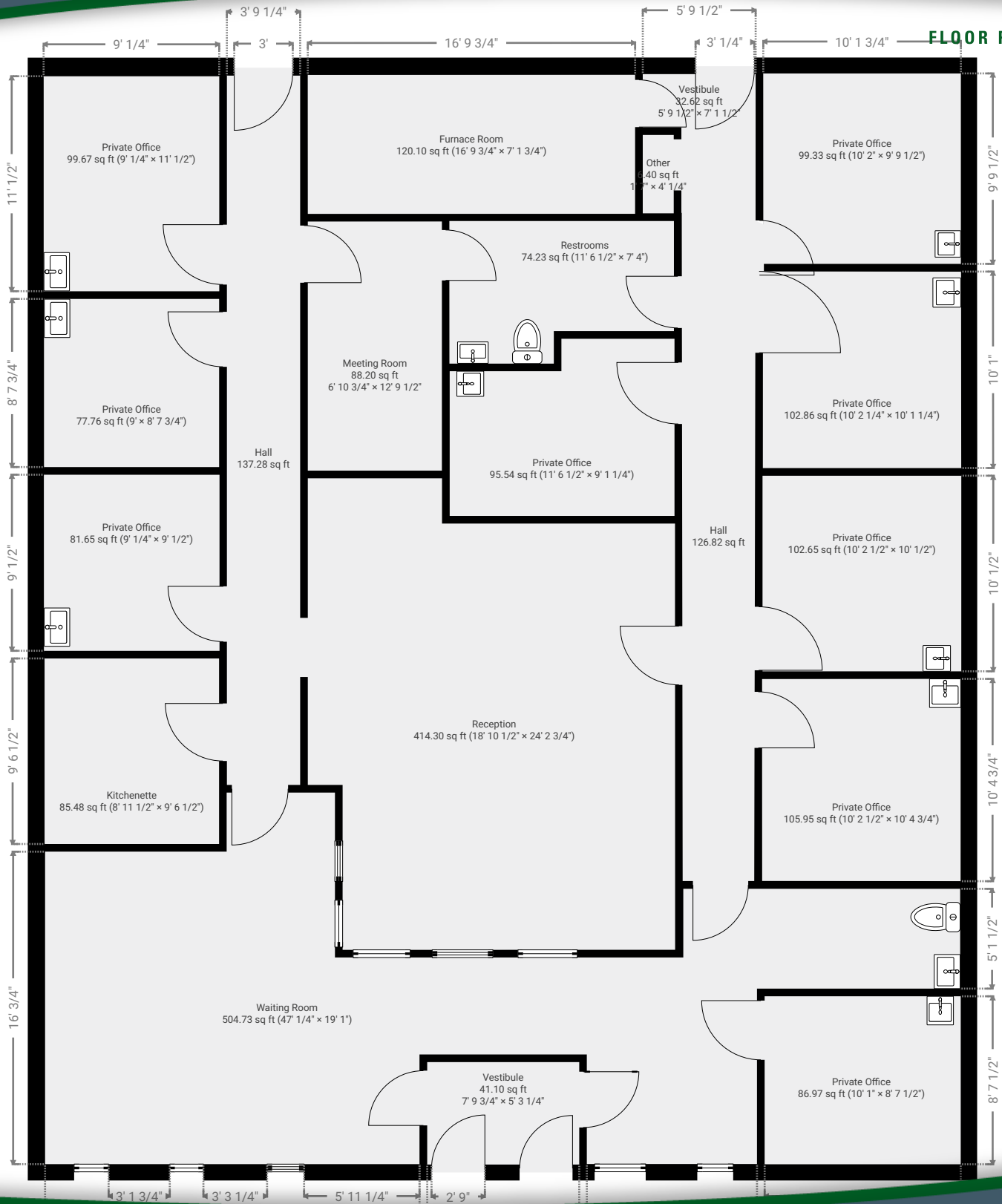
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## FLOOR PLAN



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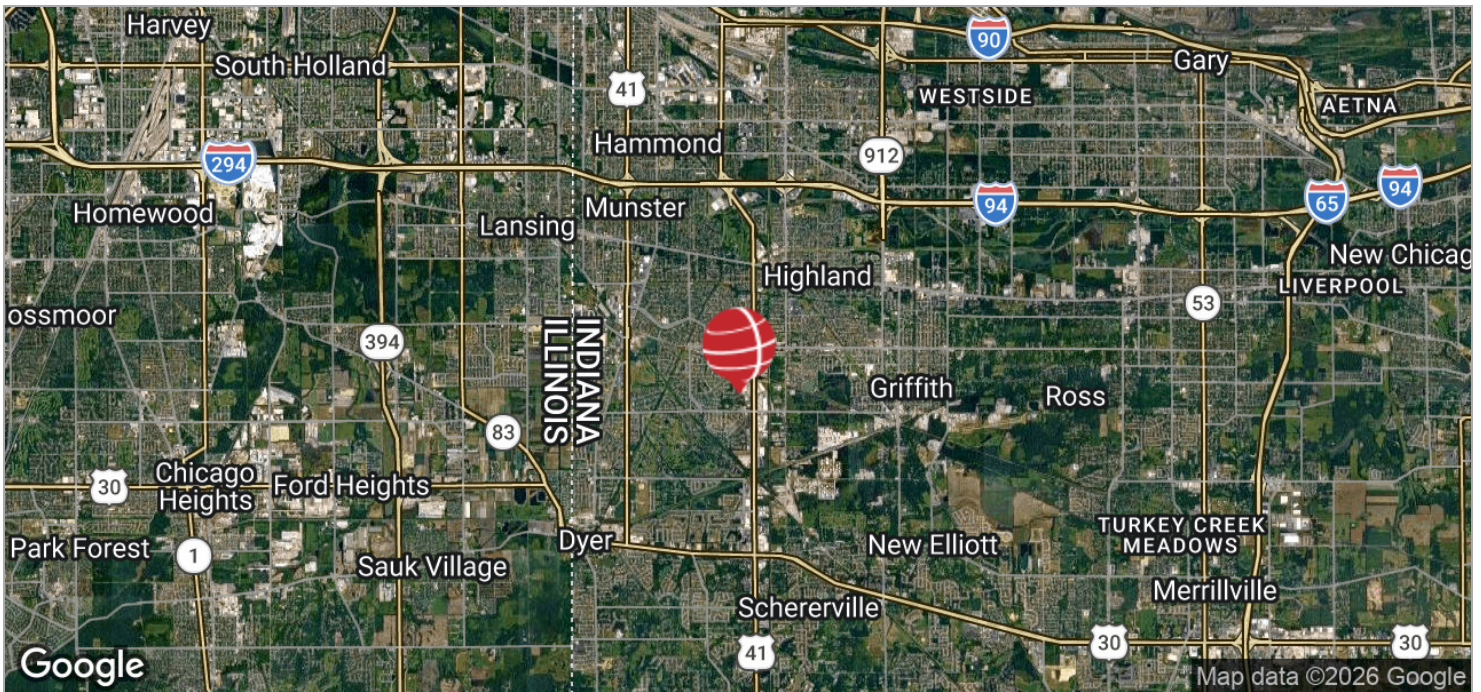
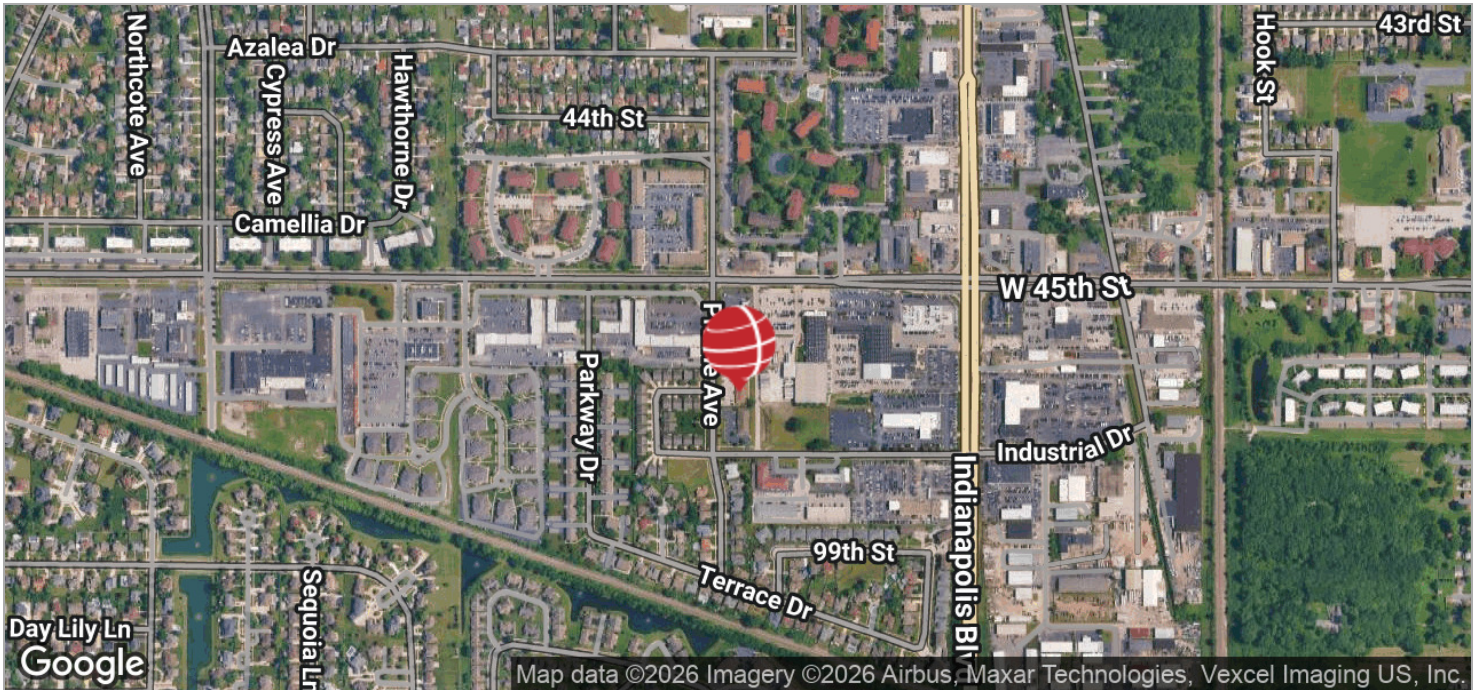
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## LOCATION MAPS



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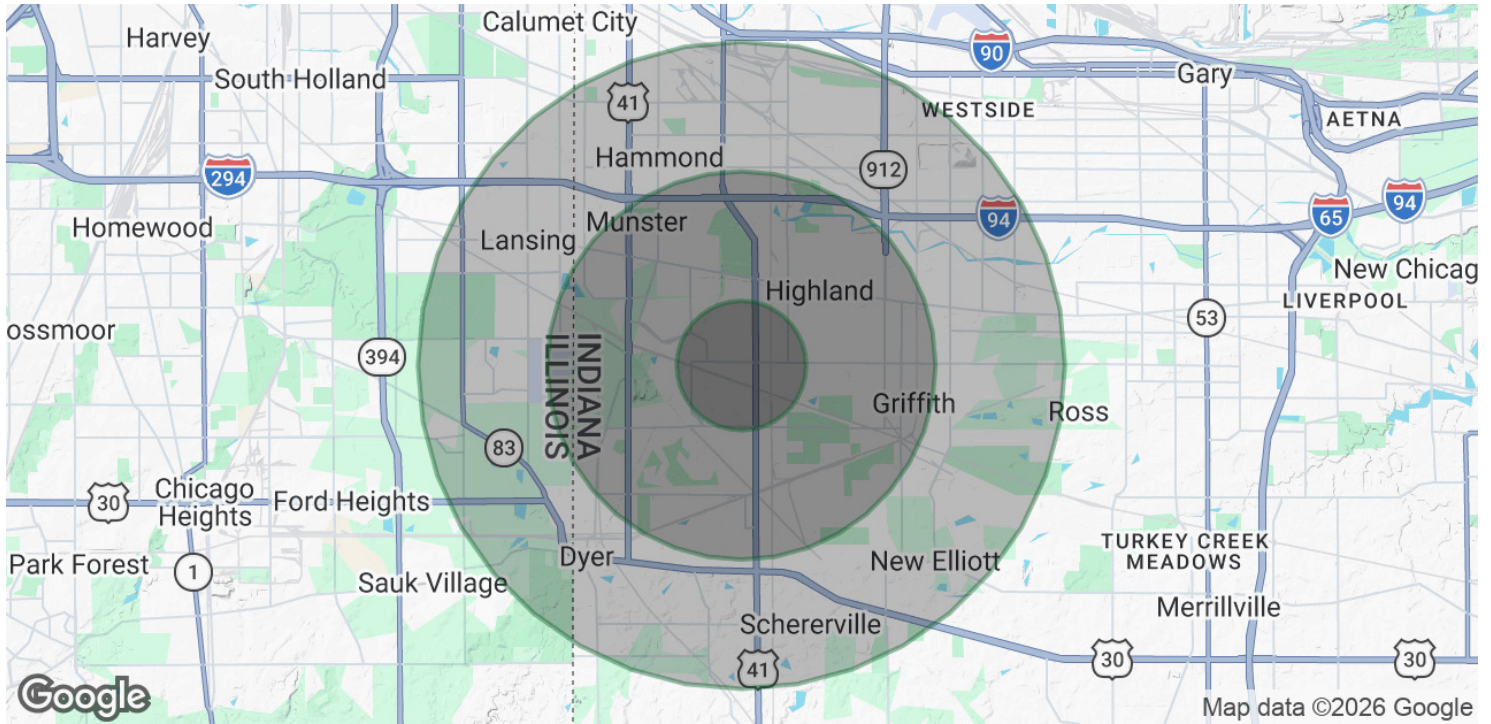
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,927	75,678	196,759
Average Age	47.7	44.5	41.3
Average Age (Male)	46.2	44.1	39.7
Average Age (Female)	49.7	45.7	42.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,364	31,437	78,006
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$115,628	\$110,281	\$96,375
Average House Value	\$307,541	\$273,004	\$233,374

2023 American Community Survey (ACS)

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