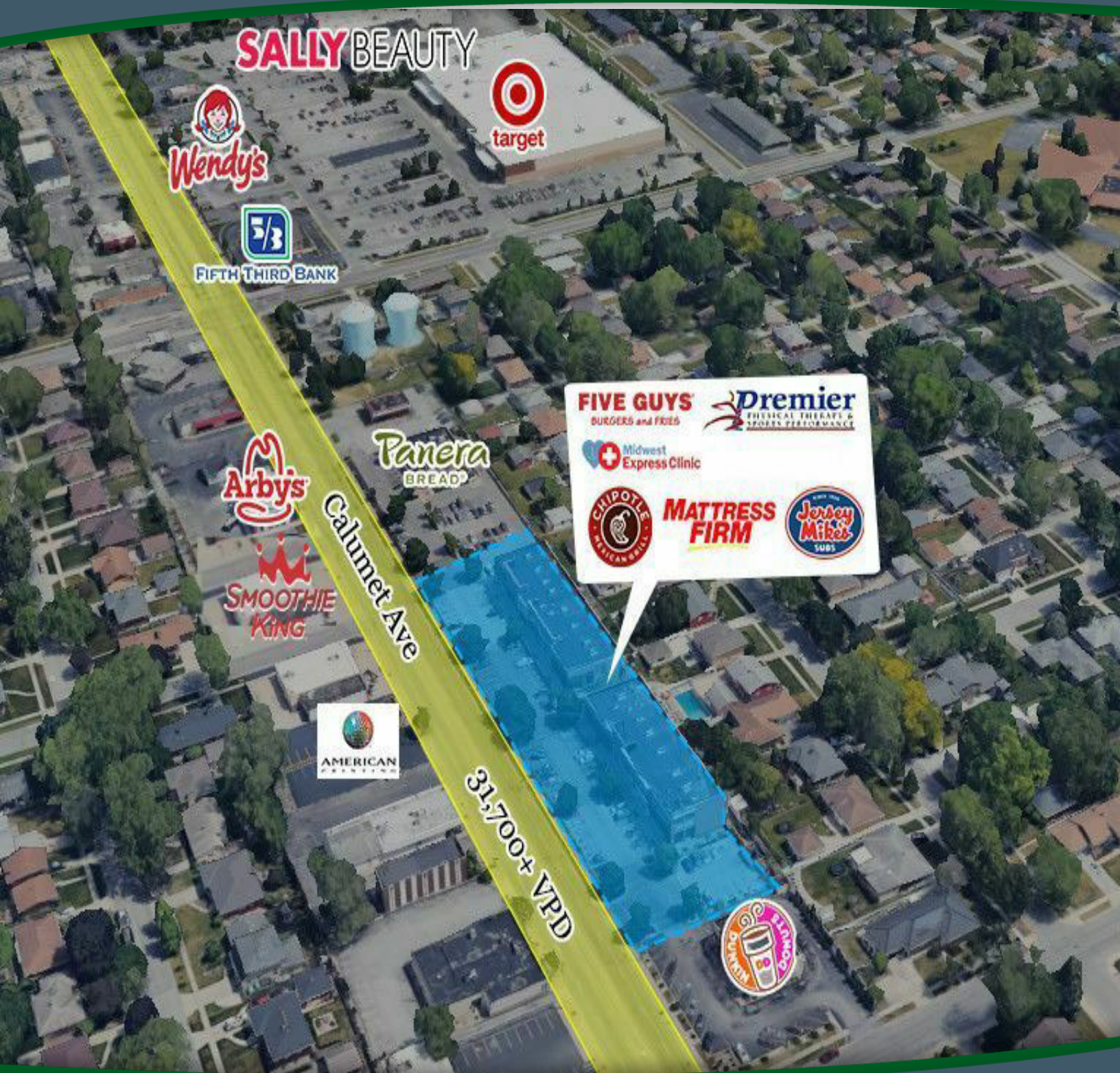


# 8135 - 8231 CALUMET AVE, MUNSTER, IN 46321



For more information, please contact:

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# MUNSTER SHOPPES

8135 - 8231 Calumet Ave, Munster, IN 46321



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,371 SF

**Lease Rate:** \$34 SF/yr (NNN)

**Lot Size:** 1.81 Acres

**Year Built:** 2011

**Building Size:** 21,009 SF

### PROPERTY HIGHLIGHTS

- Highly visible location for lease in Munster, IN
- Last available space at 1,371 SF
- Join Midwest Express Clinic
- Occupied by strong nationals like Chipotle, Five Guys and more
- Prime opportunity to enter a competitive market
- Over 1.1M annual visitors to the center per Placer AI



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# MUNSTER SHOPPES

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## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Now leasing Munster Shoppes retail space in Munster, IN. The subject property is a 21,009-square foot shopping center located in Munster (Chicago MSA), Indiana. The center is occupied to a mix of national, regional and local tenants. The center consists of two brick veneer strip centers leased to national tenants including Chipotle, Five Guys, Jersey Mikes, Mattress Firm Midwest Express Clinic and more. 1 last space available available in 2026 which is 1,371 SF. Great opportunity to enter into a highly difficult market

### LOCATION DESCRIPTION

The subject property is located on highly traveled Calumet Avenue, just 1 mile south of 80-94 access to Chicago.

Munster is a town located in North Township in Lake County, Indiana. This bedroom community lies in the Chicago metropolitan area, approximately 30 miles southeast of the Chicago Loop, and shares municipal boundaries with Hammond to the North, Highland to the East, Dyer & Schererville to the South and Lansing/Lynwood directly West of the Illinois border. The 2010 U.S. Census count the town's population at 23,603.

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# MUNSTER SHOPPES

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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,371 SF	Lease Rate:	\$34 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8147 Calumet Avenue	Available	1,371 SF	NNN	\$34.00 SF/yr	-

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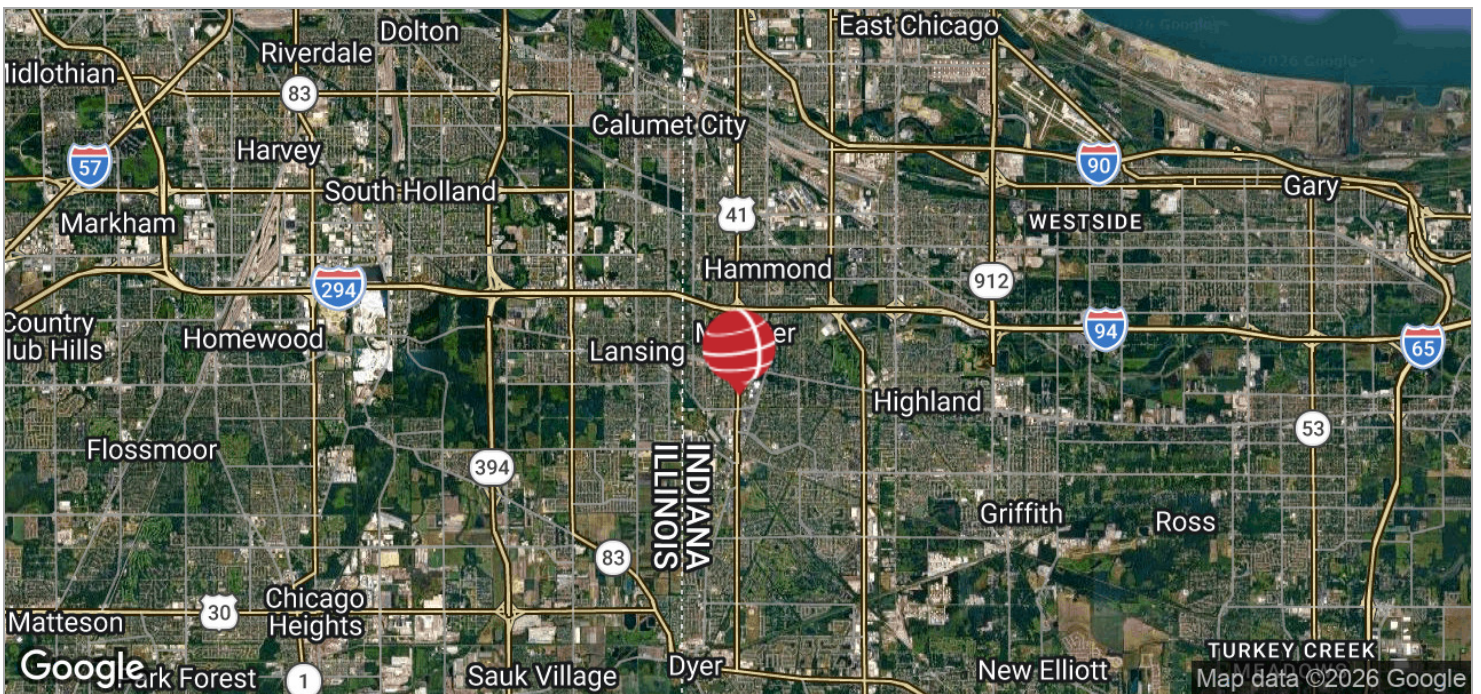
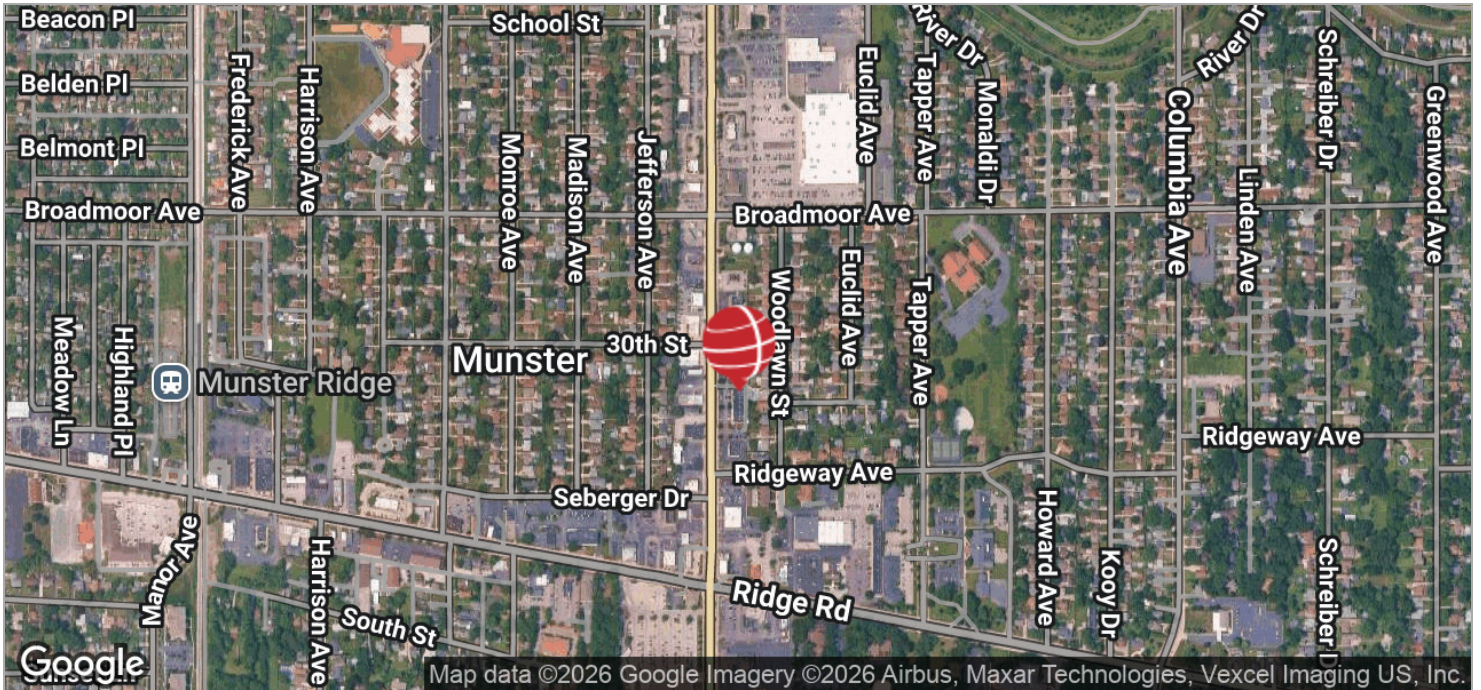
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## LOCATION MAPS



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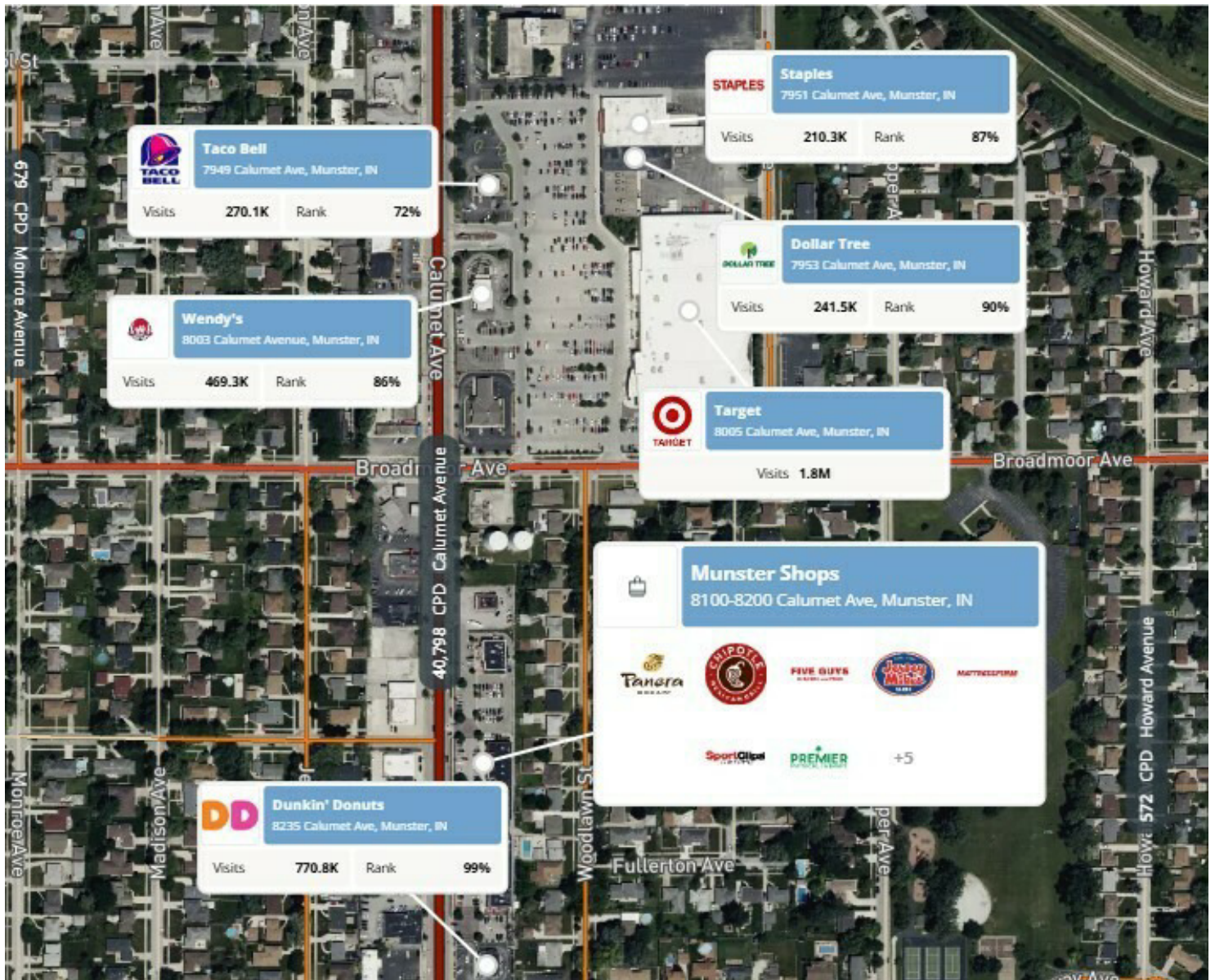
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## ADDITIONAL PHOTOS



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## RETAILER MAP



Google

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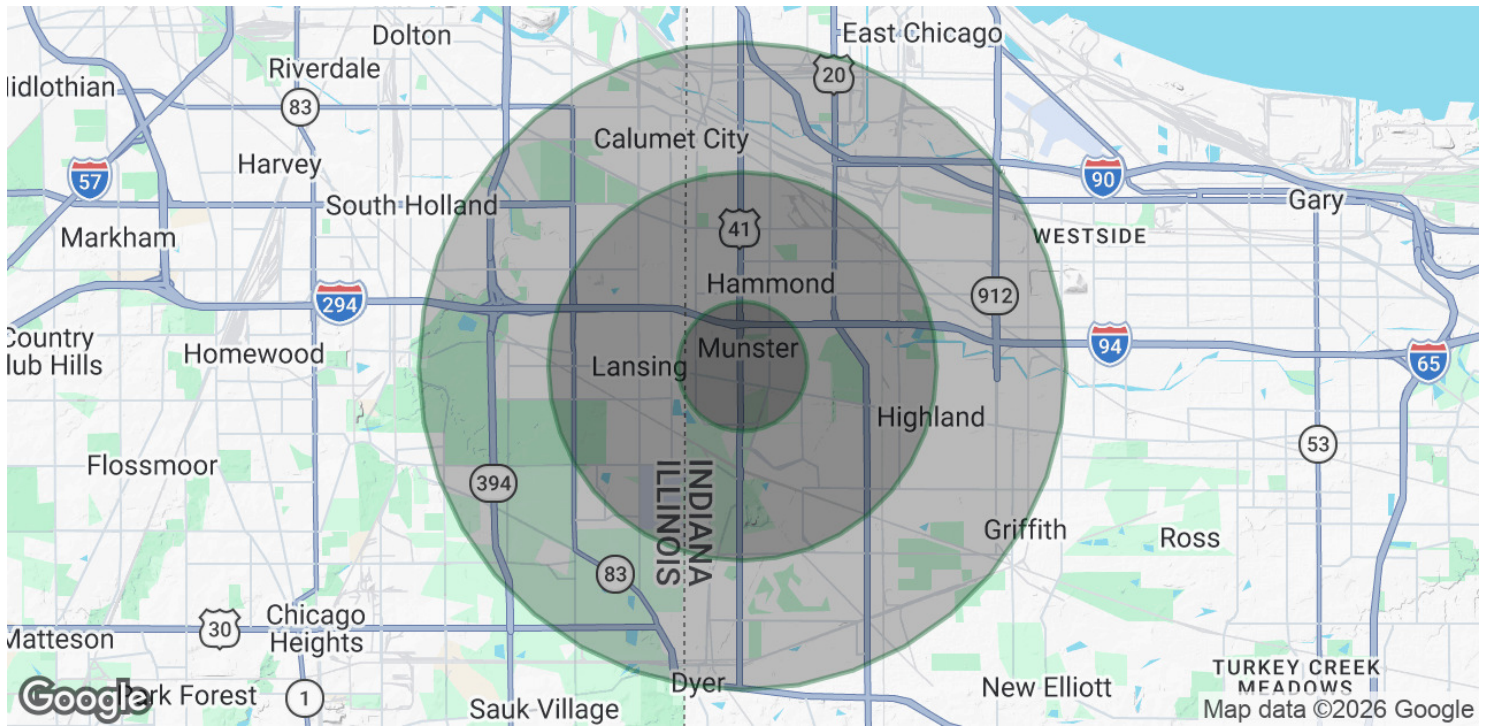
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# MUNSTER SHOPPES

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,605	101,813	251,059
Average Age	41.3	38.1	37.1
Average Age (Male)	38.7	36.6	35.5
Average Age (Female)	43.7	39.5	38.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,988	39,304	95,312
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$71,030	\$64,896	\$61,471
Average House Value	\$182,065	\$167,026	\$165,644

2020 American Community Survey (ACS)

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