

910 RICHARD ROAD, DYER, IN 46311



For more information, please contact:

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LEASING DYER OFFICE BUILDING

910 Richard Road, Dyer, IN 46311



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,014 SF

Lease Rate: \$20 SF/yr (MG)

Lot Size: 0.32 Acres

Year Built: 1982

Building Size: 4000 SF

Zoning: Route 30 District

PROPERTY HIGHLIGHTS

- Office suite for lease in Dyer, located right off the corner of US 30 and Calumet
- Approximately 1,014sf space consisting of two offices, a kitchenette, restroom, storage room, and an open concept entryway
- Well maintained space previously occupied by owner of the property
- Ideal for professional office use
- Ample parking



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PROPERTY DESCRIPTION



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Introducing a prime office suite for lease in Dyer, positioned right off the corner of US 30 and Calumet. This approximately 1,014 SF space includes two offices, a kitchenette, restroom, storage room, and an inviting open concept entryway. Having been meticulously maintained by the property owner, this space is ideally suited for professional office use. With ample parking available, this well-appointed office suite presents a turnkey opportunity for businesses seeking a professional and functional workspace.

LOCATION DESCRIPTION

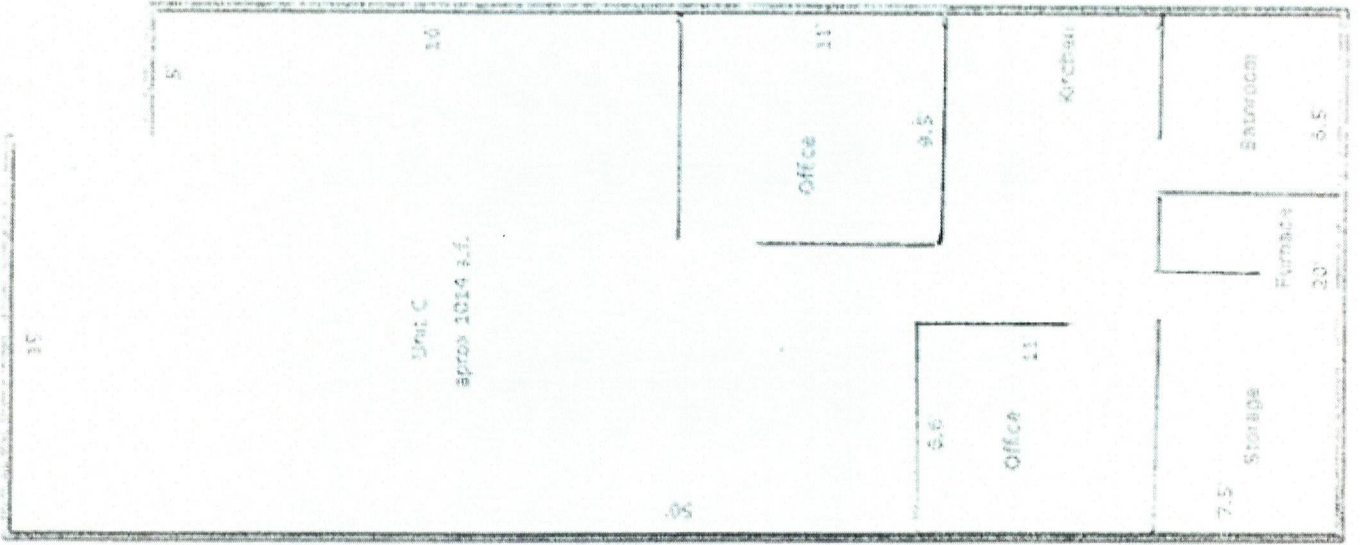
This property is located on Richard Road in Dyer, just off the corner of US 30 and Calumet Avenue. Dyer is a town in St. John Township, Lake County, Indiana. The population was 16,517 at the 2020 census. It is a southeastern suburb of Chicago.

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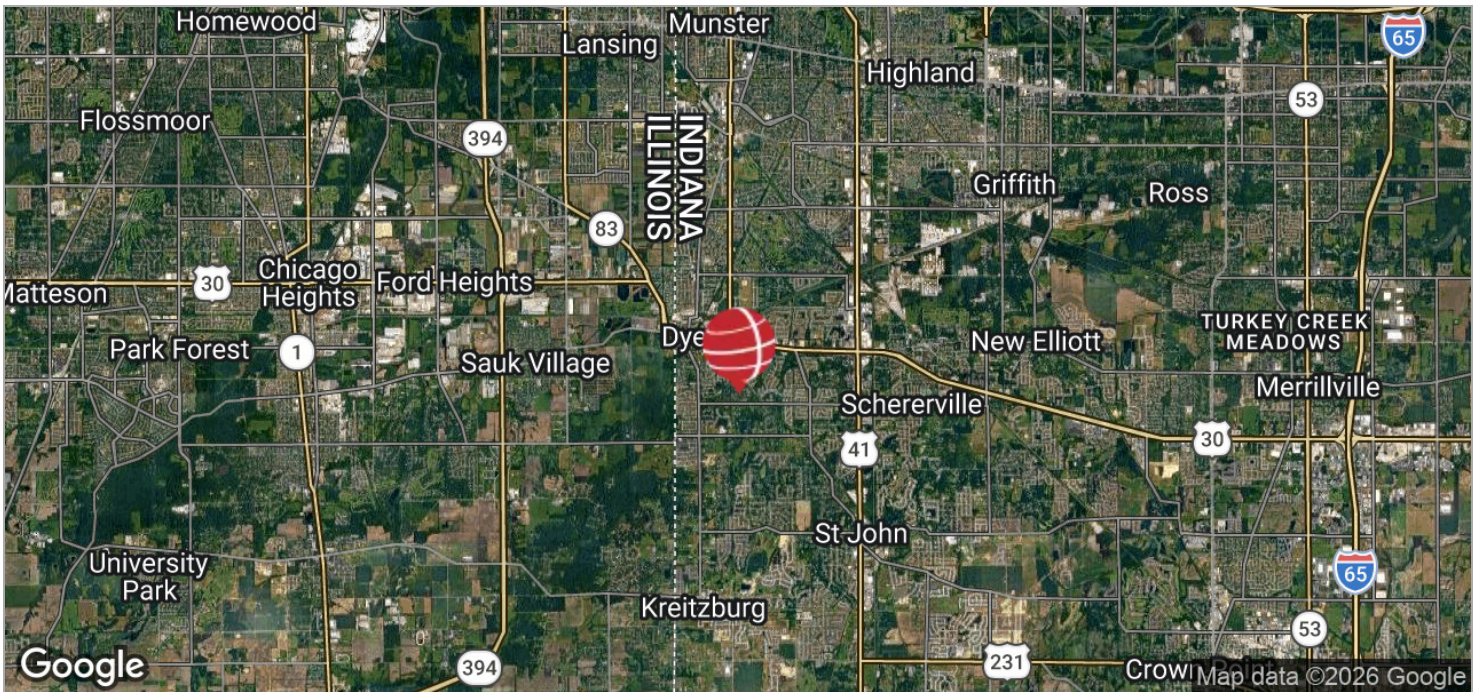
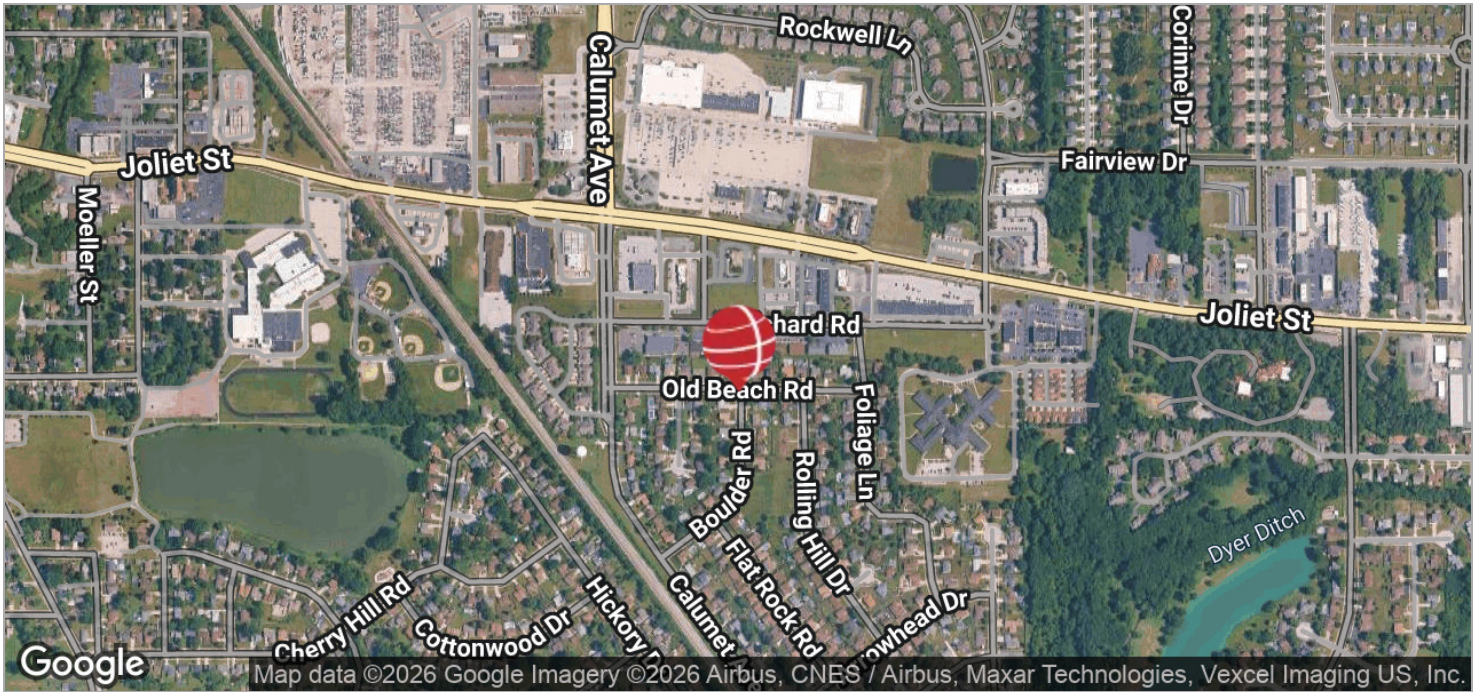


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LOCATION MAPS



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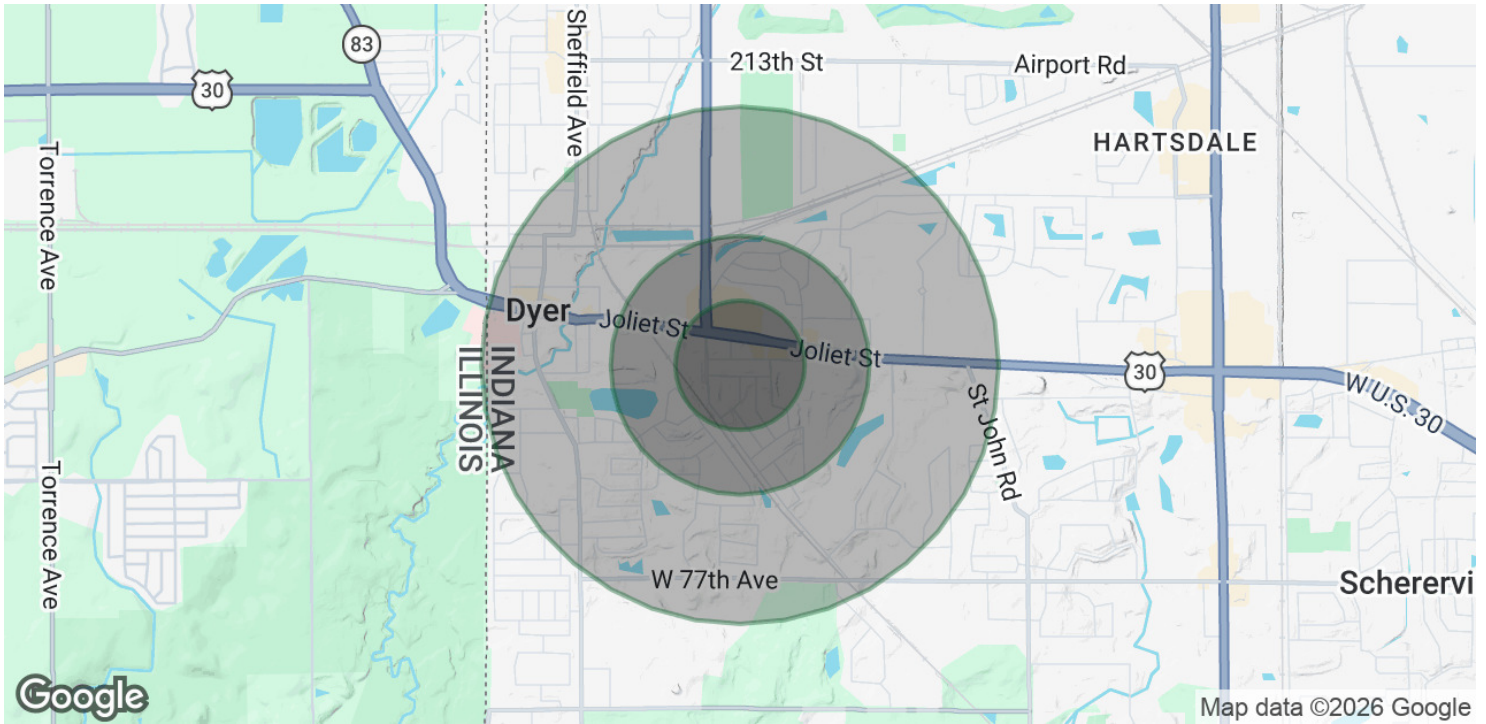
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	664	2,433	8,857
Average Age	47.5	47.0	45.5
Average Age (Male)	37.7	41.3	43.1
Average Age (Female)	48.8	48.5	46.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	226	903	3,378
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$133,902	\$127,711	\$123,642
Average House Value	\$327,198	\$308,813	\$301,485

2023 American Community Survey (ACS)

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