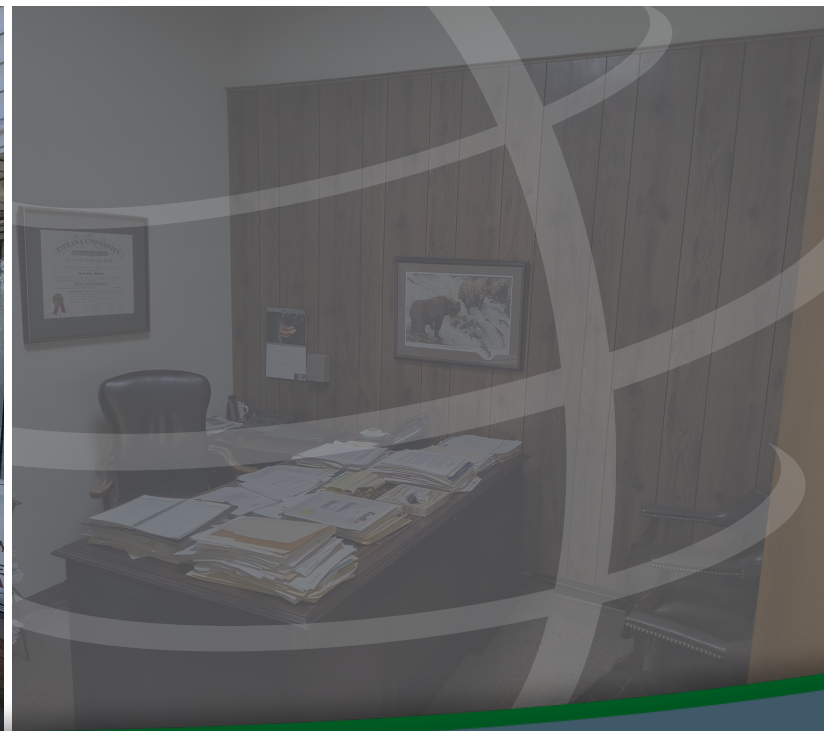


8146 CALUMET AVE, MUNSTER, IN 46321



For more information, please contact:

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LEASING 8146 CALUMET AVE

8146 Calumet Ave, Munster, IN 46321



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$12 SF/yr (NNN)
Lot Size:	0.21 Acres
Year Built:	1958
Building Size:	3567 SF
Zoning:	Office Building

PROPERTY HIGHLIGHTS

- 1200sf of office space available on Calumet Avenue
- Previous tenant was a law firm
- Located immediately south of a new development which includes Smoothie King, Parlor Doughnuts, and Nautical Bowls
- Window signage available on Calumet Avenue
- Aggressively priced and located minutes from I-80/94



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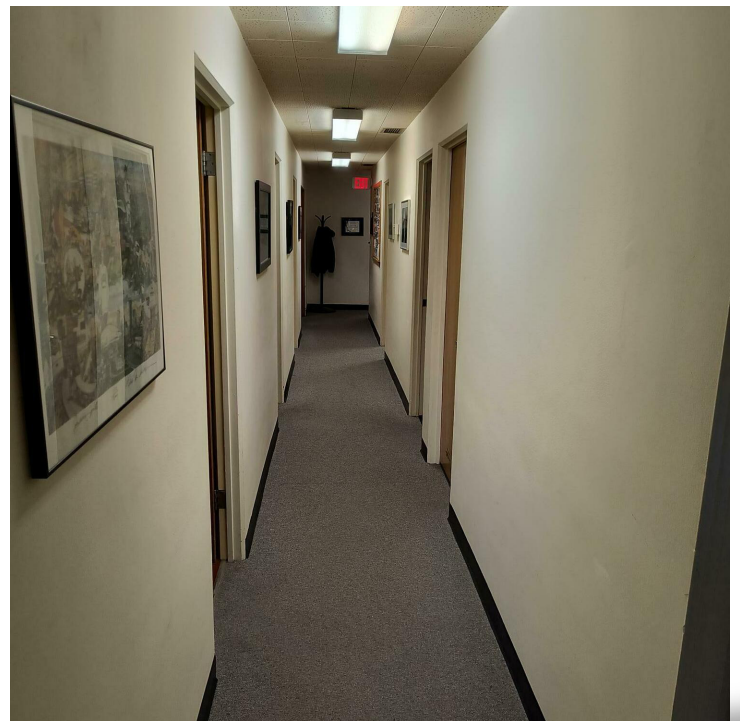
PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Office space available for lease on Calumet Avenue in Munster. This suite, previously occupied by a law firm for over 25 years, is located minutes south of I-80/94. A new development, featuring Smoothie King, Parlor Doughnuts, and Nautical Bowl, is located directly north of this building. Window signage along Calumet Avenue is available. Ample parking surrounds the property. Aggressively price with NNN's currently estimated at \$5/sf.

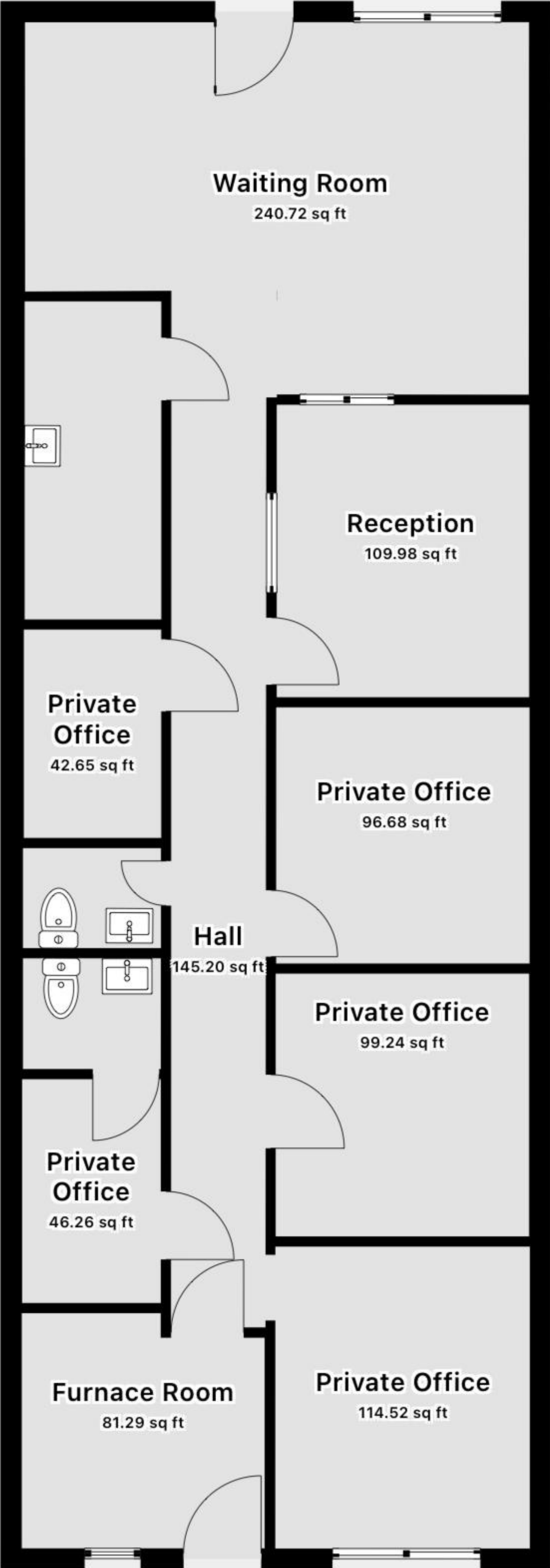
LOCATION DESCRIPTION

This property is located on Calumet Avenue in Munster, minutes south of the expressway. Munster is a suburban town in Lake County, Indiana. It is 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 and Schererville to the south, and Lansing and Lynwood directly west over the Illinois border. Munster's population was 23,894 at the 2020 US Census.



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Waiting Room

240.72 sq ft

Reception

109.98 sq ft

Private Office

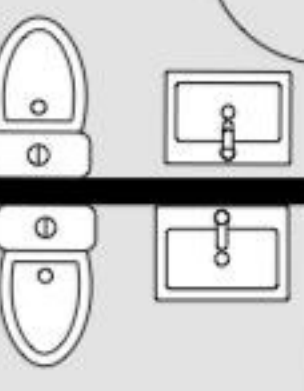
42.65 sq ft

Private Office

96.68 sq ft

Hall

145.20 sq ft



Private Office

46.26 sq ft

Private Office

99.24 sq ft

Furnace Room

81.29 sq ft

Private Office

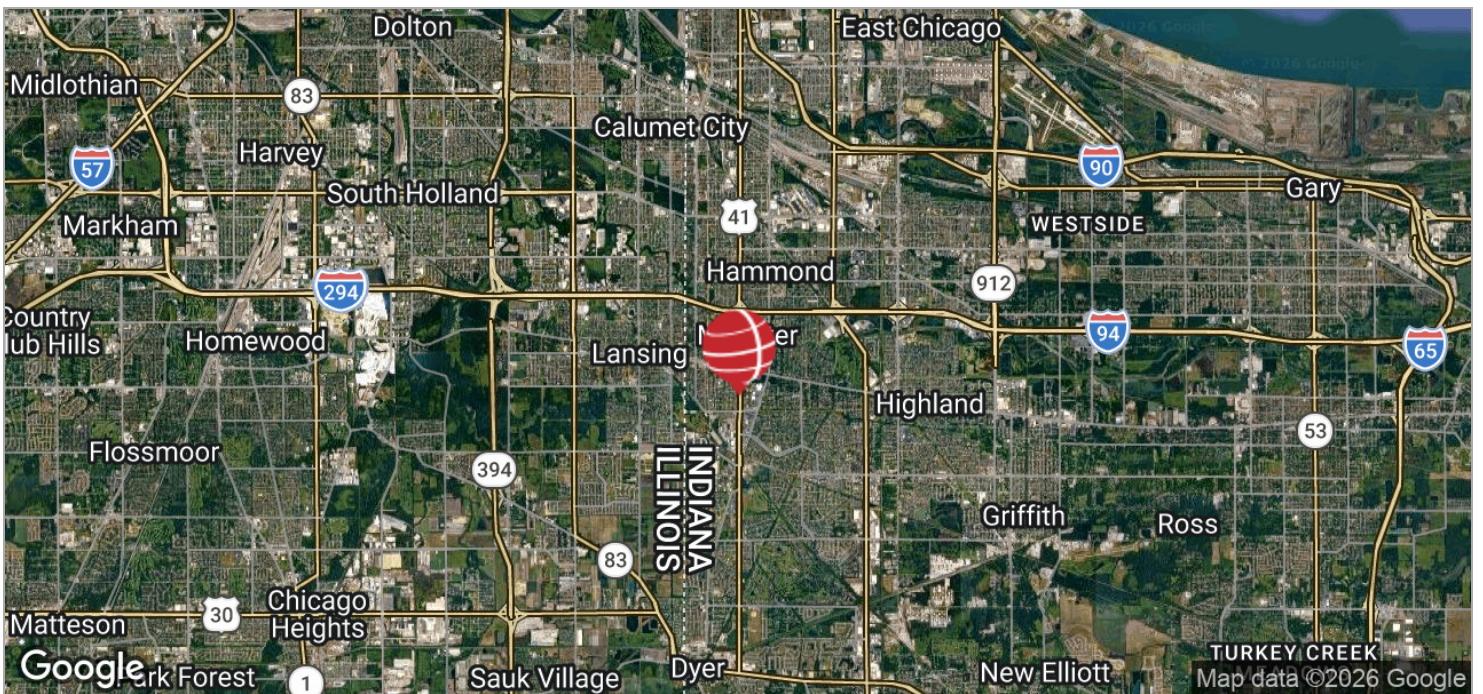
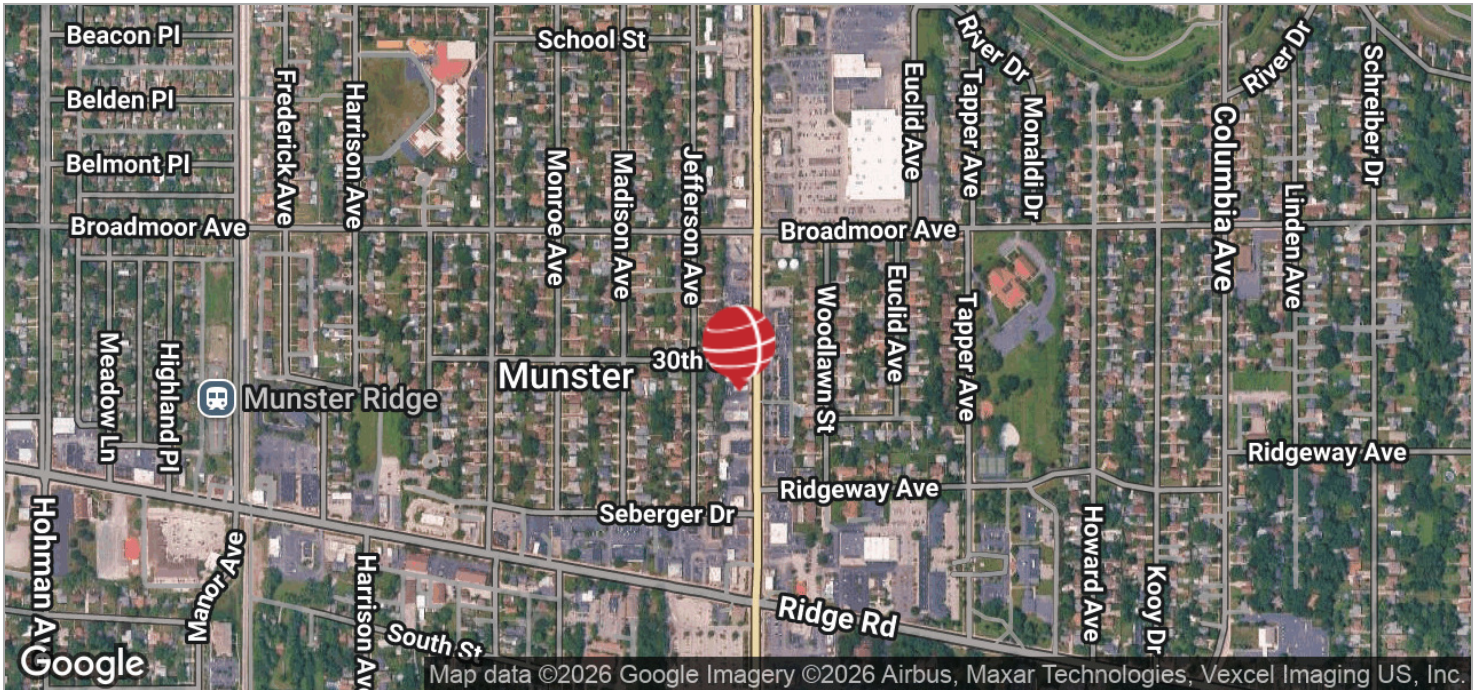
114.52 sq ft

LEASING 8146 CALUMET AVE

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LOCATION MAPS



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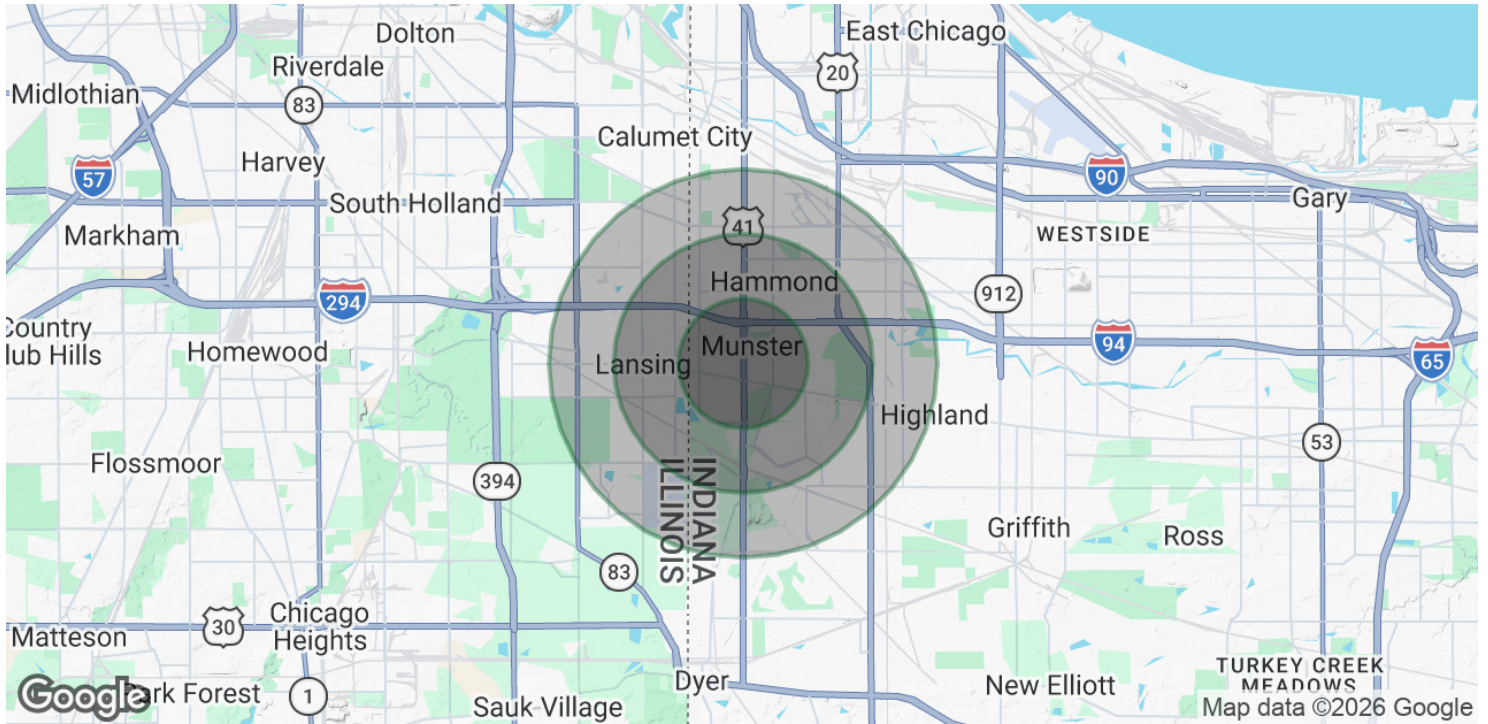
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LEASING 8146 CALUMET AVE

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	12,685	53,295	103,732
Average Age	43.7	41.0	40.1
Average Age (Male)	41.0	39.8	38.4
Average Age (Female)	44.8	42.0	41.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,029	20,980	41,120
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$94,447	\$96,223	\$93,199
Average House Value	\$234,406	\$218,727	\$219,818

2023 American Community Survey (ACS)

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