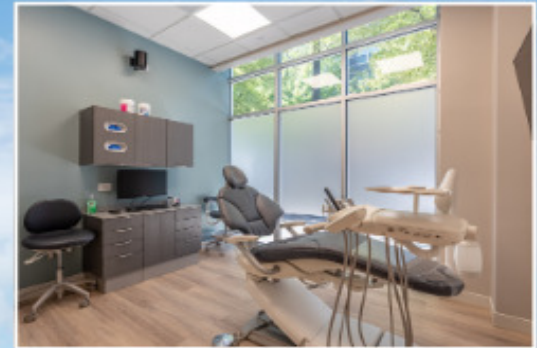


Dental Space

10120 Calumet Ave Munster, IN FOR LEASE

Discover an exceptional leasing opportunity at 10120 Calumet Ave, Munster, IN, 46321. This fully renovated property offers a prime location with high visibility and a full-turn key buildout ideal for dental and other medical tenants. With ample parking and excellent accessibility, it presents a versatile space for businesses to thrive. The interior boasts modern finishes, expansive windows, and a fully built out dental office with 5 operatories, 3 consultation rooms, 2 additional treatment rooms, an x-ray room, sterilization room, recovery room, 2 private offices, a wet lab, staff lounge and a vast reception and waiting area. The property also includes dental equipment, x-ray machines, furniture and more. With its strategic positioning and top-notch amenities, this property provides an unparalleled opportunity for businesses looking to make their mark in a vibrant community. Don't miss the chance to elevate your business at this premier location!



Lease Rate:
\$22 SF/yr (NNN)

Available SF:
5,185 & 1,915

Of Units
2

Building Size:
23,490 SF

Lease Term:
Negotiable

DOMINIC ROSSI III | 630.353.1190 | DR@JROSSIANDASSOCIATES.COM
SCOTT FITZGERALD | 630.353.1190 | SFITZGERALD@JROSSIANDASSOCIATES.COM



| Suite | Tenant | Size SF | Lease Type | Lease Rate | Description |
|-------|-----------|----------|------------|---------------|-------------|
| 202 | Available | 5,185 SF | NNN | \$22.00 SF/yr | - |
| 201 | Available | 1,915 SF | NNN | \$22.00 SF/yr | - |



10120 Calumet Ave

DEMOGRAPHICS MAP AND REPORT

Munster, IN

Population

3 MILES

71,417

TOTAL POPULATION

186,815 | 650,746
5 MILES | 10 MILES

44

AVERAGE AGE

42 | 41
5 MILES | 10 MILES

Households and Income

3 MILES

29,275

TOTAL HOUSEHOLDS

74,317 | 253,372
5 MILES | 10 MILES

2.4

OF PERSONS PER HH

2.5 | 2.6
5 MILES | 10 MILES

Race

3 MILES

41,060

TOTAL POPULATION - WHITE

94,378 | 214,727
5 MILES | 10 MILES

3 Miles

42

AVERAGE AGE (MALE)

40 | 39
5 MILES | 10 MILES

46

AVERAGE AGE (FEMALE)

43 | 42
5 MILES | 10 MILES

3 Miles

\$111,918

AVERAGE HH INCOME

\$96,584 | \$84,776
5 MILES | 10 MILES

\$307,806

AVERAGE HOUSE VALUE

\$251,628 | \$213,769
5 MILES | 10 MILES

3 Miles

2,854

TOTAL POPULATION - ASIAN

4,295 | 7,920
5 MILES | 10 MILES



10120 Calumet Ave

Dental Space - Suite 202

ADDITIONAL PHOTOS



10120 Calumet Ave

Dental Space - Suite 201

ADDITIONAL PHOTOS



10120 Calumet Ave

Dental Space - Suite 201

FLOOR PLANS



10120 Calumet Ave

Munster, IN

RETAILER MAP

