

Office Building For Lease

Leasing Schuyler Square South

9105A INDIANAPOLIS BOULEVARD, HIGHLAND, IN 46322



For more information, please contact:

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LEASING SCHUYLER SQUARE SOUTH

9105a Indianapolis Boulevard, Highland, IN 46322



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,862 SF

Lease Rate: \$18 SF/yr (NNN)

Lot Size: 0.69 Acres

Year Built: 1985

Building Size: 13740 SF

Zoning: B3

PROPERTY HIGHLIGHTS

- Prime location on Indianapolis Blvd with over 35,000 vehicles per day.
- Versatile layout for various business types
- Pylon signage
- 4 private offices, bullpen, stage
- Ample on-site parking



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PROPERTY DESCRIPTION



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Introducing a prime leasing opportunity at 9105A Indianapolis Boulevard in Highland. This versatile property, located minutes from the expressway, boasts a high-traffic location on Indianapolis Blvd, with over 35,000 vehicles passing by daily, making it an ideal spot for businesses seeking visibility. The space features a flexible layout suitable for a variety of business types, with 3 private offices, a spacious bullpen, and a convenient storage area. Pylon signage is available to maximize visibility. Additionally, the property offers ample on-site parking to accommodate both employees and customers. NNN's currently estimated at \$5.25/sf.

LOCATION DESCRIPTION

This property is located just off of Indianapolis and 45th Street in Highland, Indiana, with over 35,000 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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FLOOR PLANS



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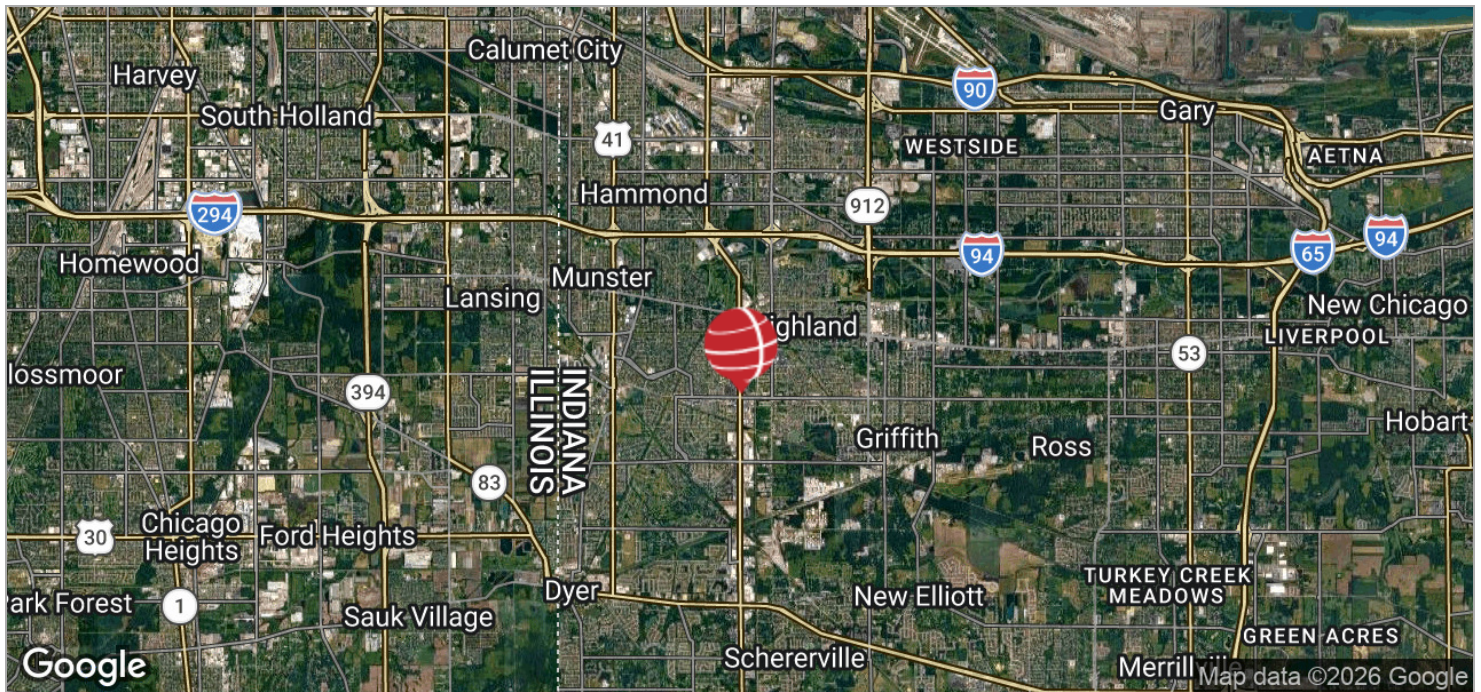
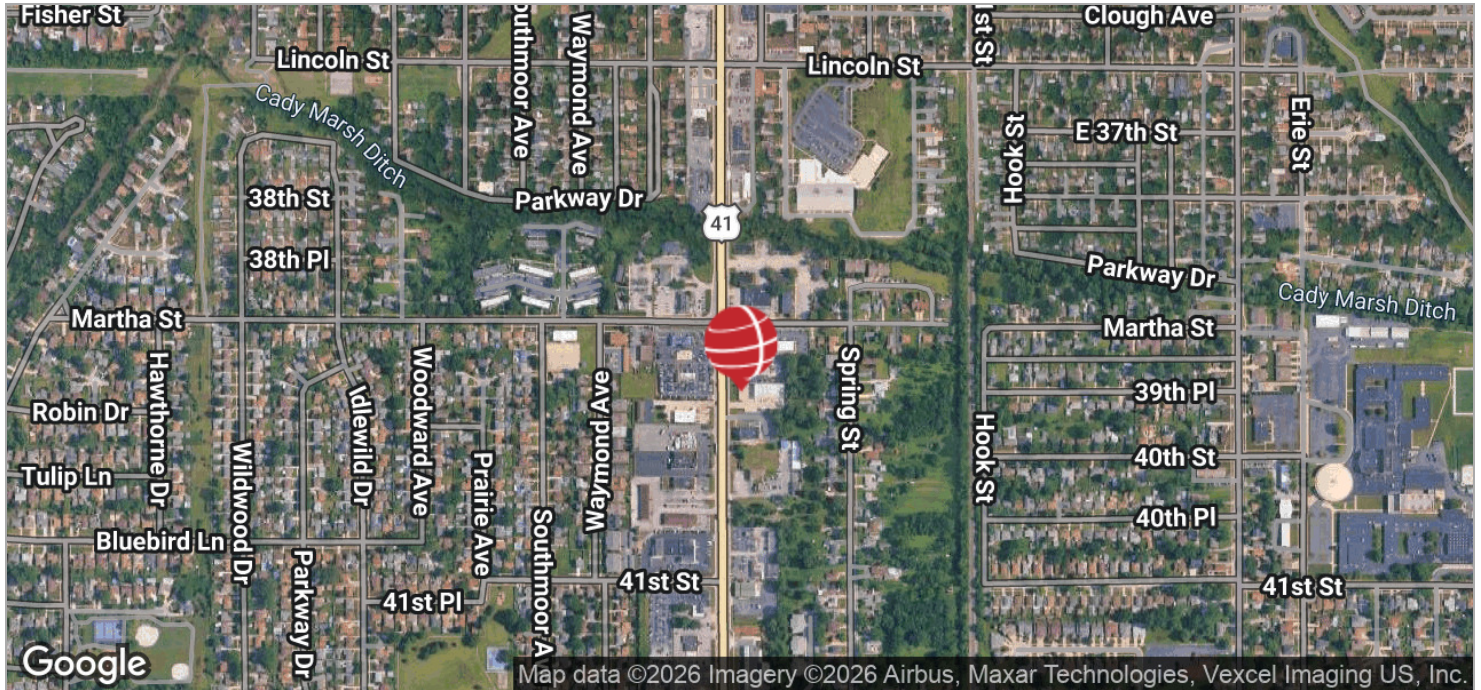
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LOCATION MAPS



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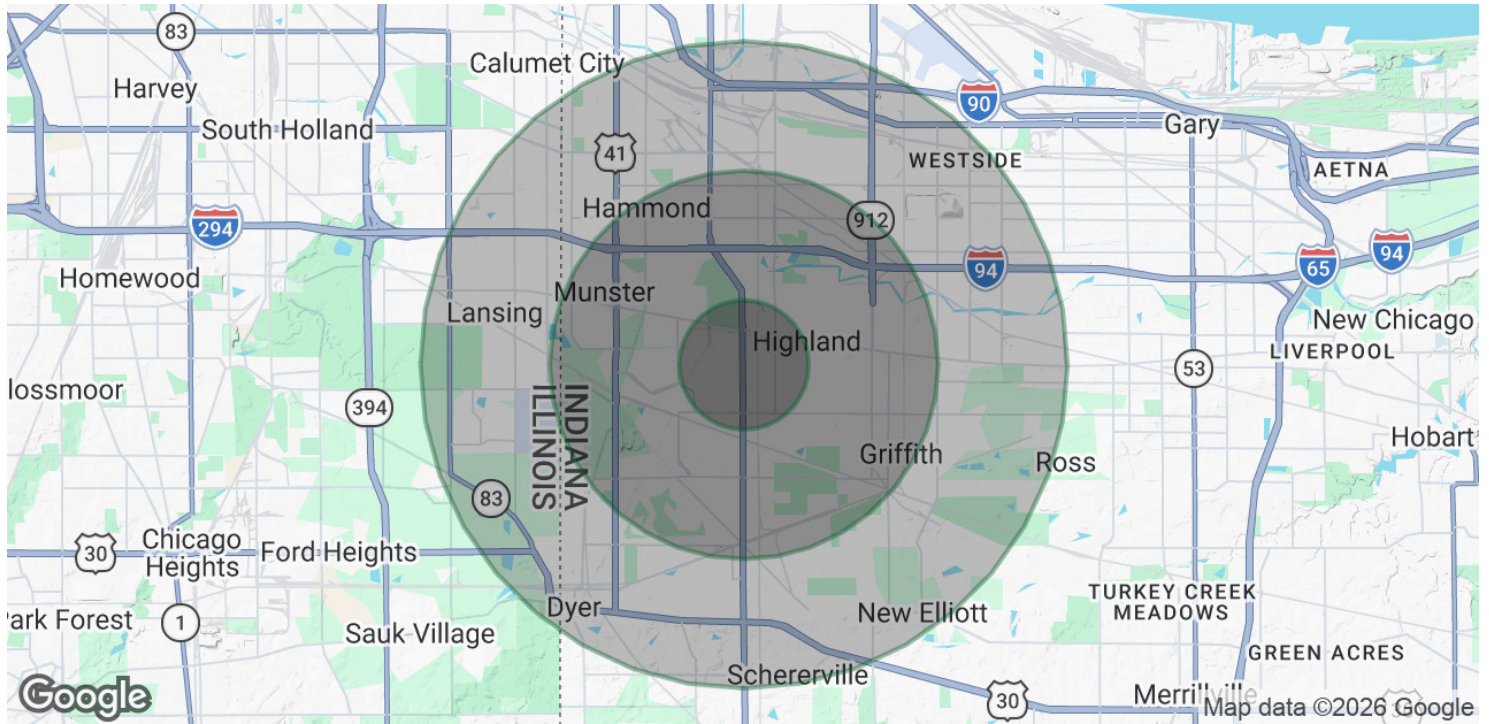
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,666	86,929	205,760
Average Age	44.2	42.3	40.4
Average Age (Male)	43.4	41.1	38.7
Average Age (Female)	47.2	43.7	42.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,918	35,170	81,256
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$97,916	\$103,785	\$91,289
Average House Value	\$258,211	\$257,004	\$221,855

2023 American Community Survey (ACS)

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