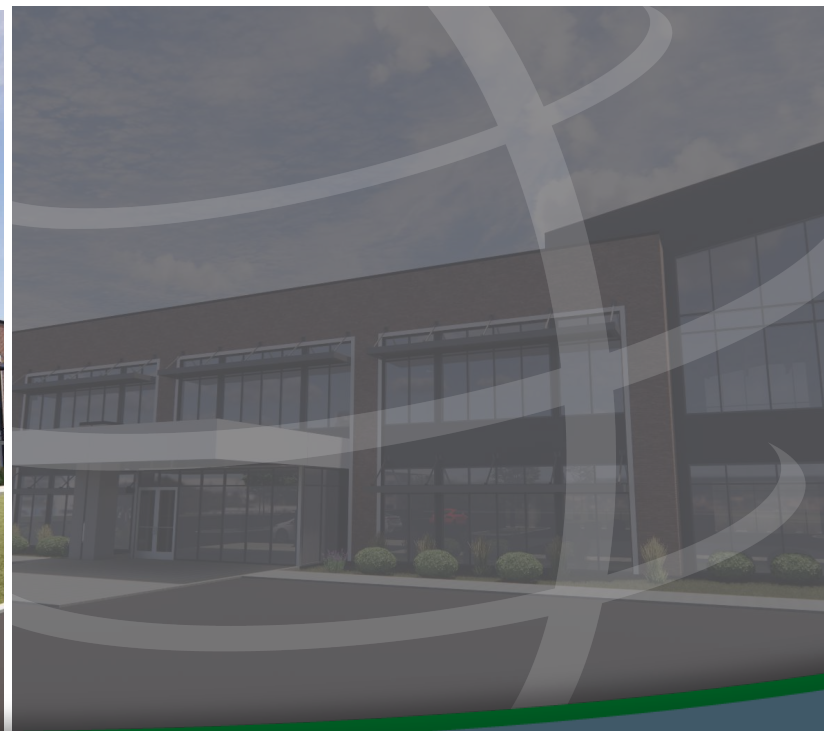


Office Building For Lease

10020 CALUMET AVE, MUNSTER, IN 46321



For more information, please contact:

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10020 CALUMET AVE

Munster, IN 46321



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,000 - 26,000 SF
Lease Rate:	Negotiable
Lot Size:	1.78 Acres
Year Built:	2025
Building Size:	26000 SF
Zoning:	CD - B.4

PROPERTY HIGHLIGHTS

- New Construction Class A Office Space Available in 2025
- Min Divisible 2,000 SF - Max Contiguous 26,000 SF
- Less Than 1 Mile from Community Hospital
- Located in the Heart of the Office/Med Office District in Munster
- Traffic Counts of over 30,000 VPD
- 2 Miles from Indiana/Illinois Border



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10020 CALUMET AVE

Munster, IN 46321



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

New construction 2 story office building on Calumet Ave in Munster now available for lease. Construction set to start in Q1 of 2025 with estimated completion in late Q3 of 2025. Class A office space with available square footage of 2,000-26,000 SF. Located in the heart of the office/medical office district of Munster. Less than 1 mile from Community Hospital. Traffic counts on Calumet Ave of over 30,000 VPD. Only 2 miles from the Indiana/Illinois Border.

LOCATION DESCRIPTION

Munster is a town located in North Township, Lake County, Indiana. This community lies in the Chicago metropolitan area, approximately 30 miles southeast of the Chicago Loop. The 2010 U.S. Census counted the town's population at 23,603. The town is home to a number of local, regional and national companies and extensive community resources. Among them are the Community Hospital, the Center for Visual and Performing Arts, The Times of Northwest Indiana newspaper, a PepsiCo bottling and distribution facility, a Whole Foods Market distribution center, the Community Veterans Memorial, the LEED-certified Centennial Park and Golf Course, Kaske House Museum at Heritage Park, Bieker Woods Nature Area, eleven miles of bike paths, an innovative Public Art and Sculpture Program and the new Munster Music Festival. Munster is also home to the Three Floyds Brewing Company, a microbrewery and craft beer-drinker's destination that has gained regional cult status, most notably for its 'Dark Lord Day' event, which draws 6,000 people to the Munster brewery every April.

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RETAILER MAP



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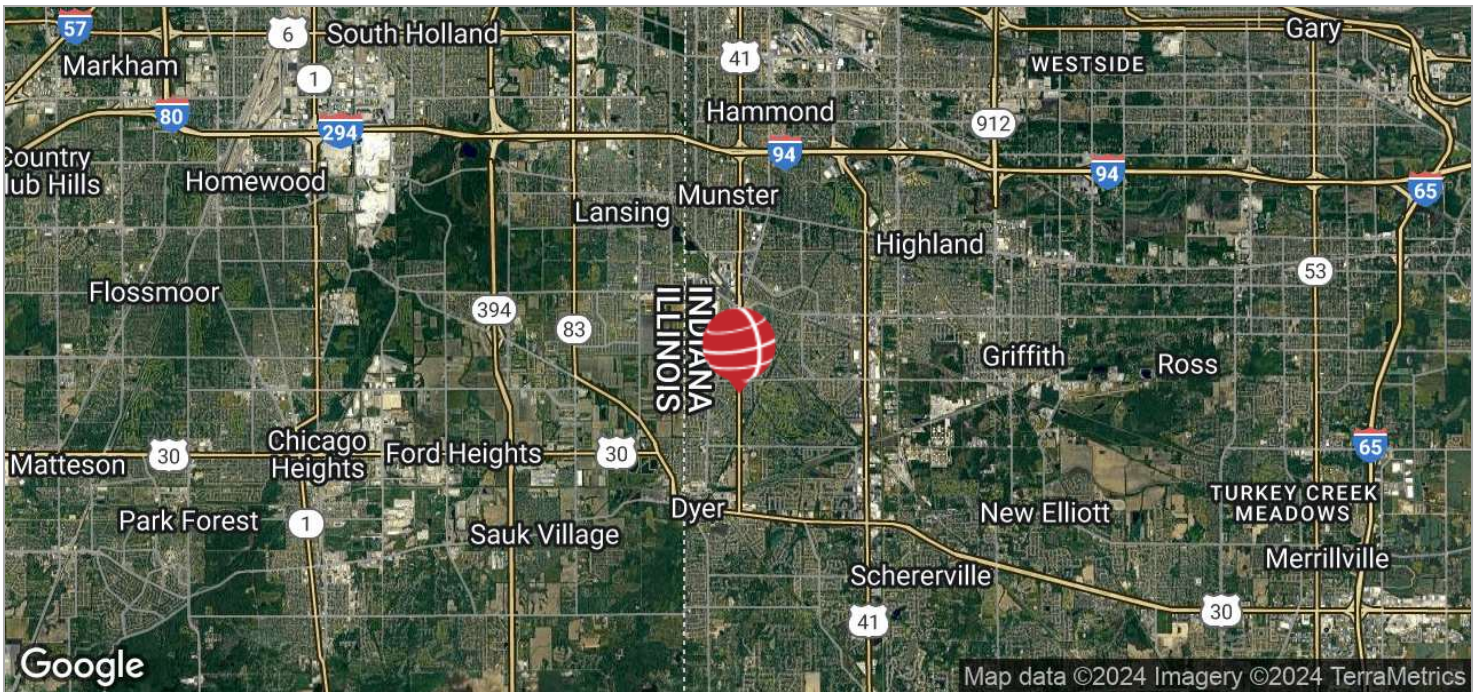
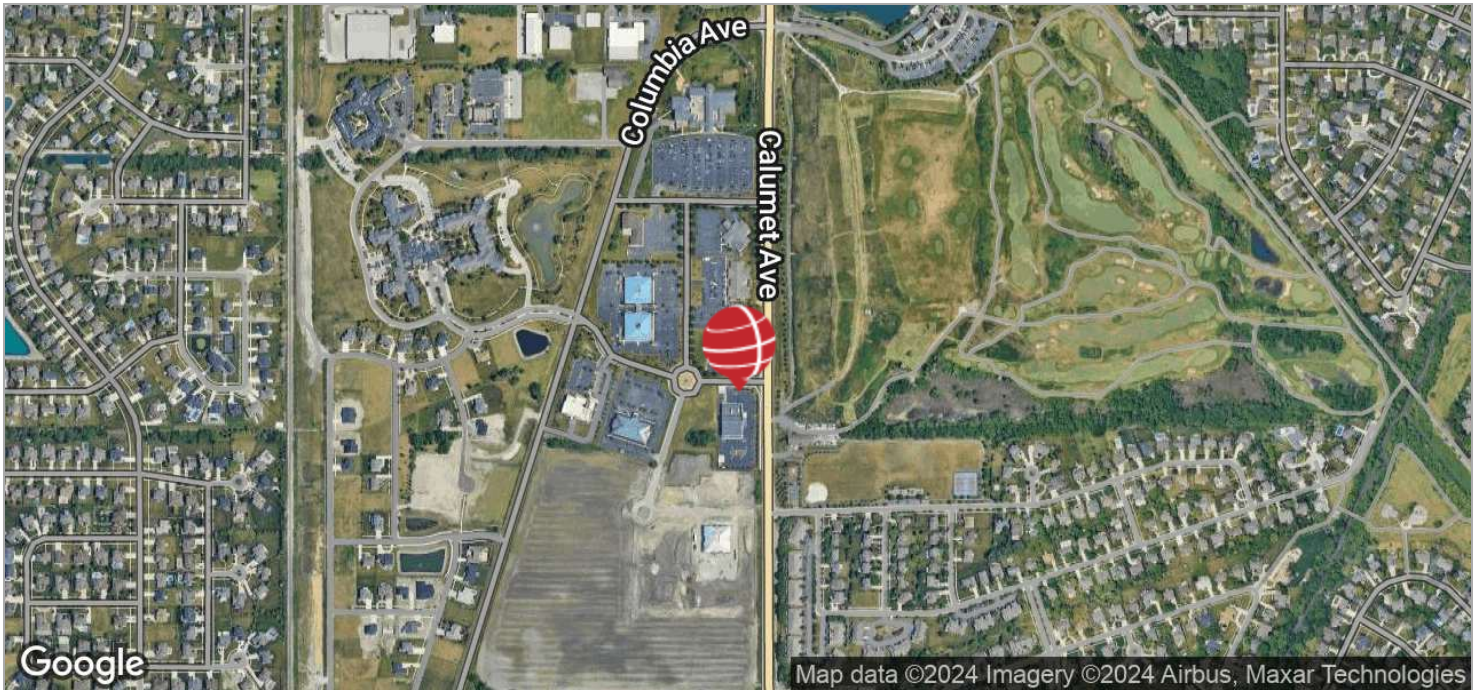
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10020 CALUMET AVE

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LOCATION MAPS



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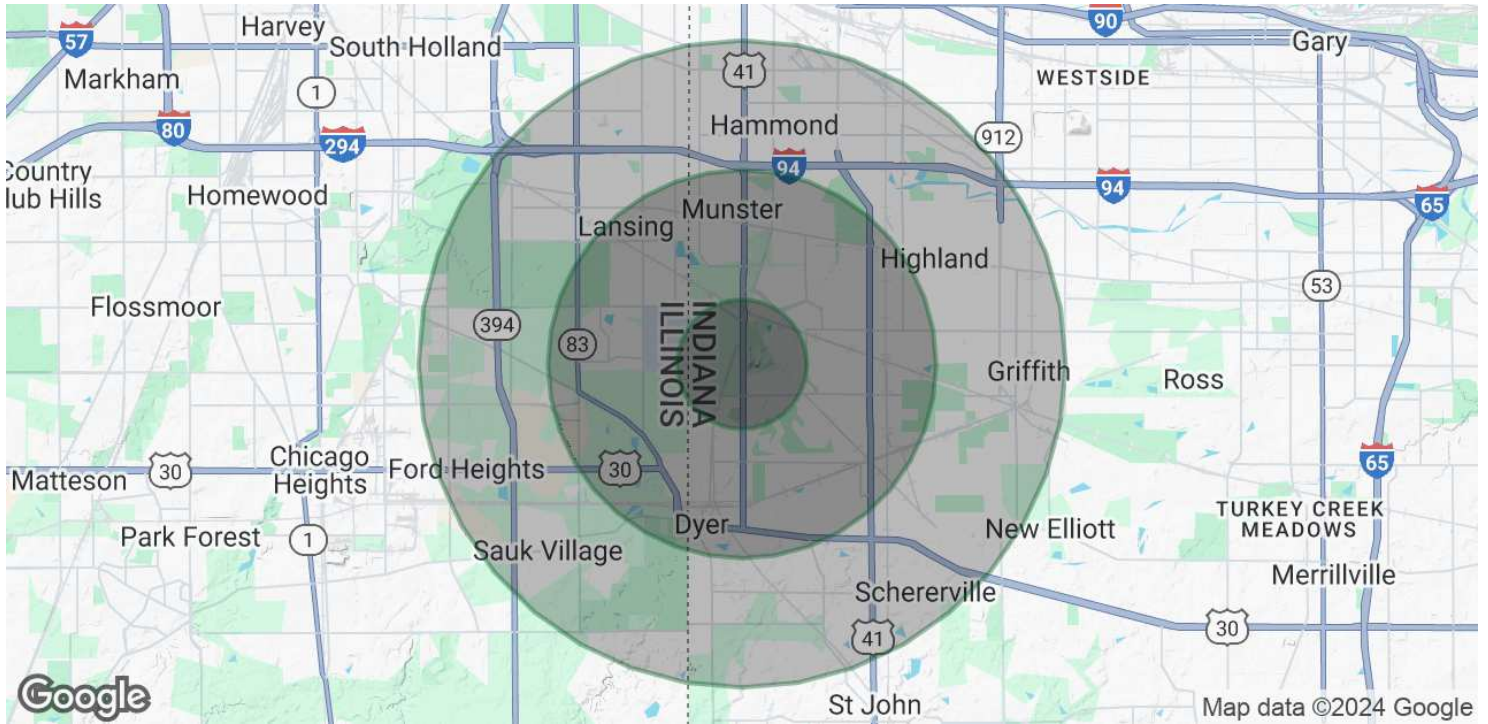
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Munster, IN 46321



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,636	73,034	186,815
Average Age	44	44	42
Average Age (Male)	42	42	40
Average Age (Female)	46	46	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,483	29,914	74,317
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$153,122	\$111,206	\$96,584
Average House Value	\$460,322	\$304,454	\$251,628

Demographics data derived from AlphaMap

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