

# 4725 CENTRAL AVE, LAKE STATION, IN 46405



For more information, please contact:

**ANTONY MIOCIC**  
Director of Office Group  
219.864.0200  
amiocic@latitudeco.com

**CHANDLER KIMMEL**  
219.864.0200  
ckimmel@latitudeco.com



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# LEASING LAKE STATION WAREHOUSE

4725 Central Ave, Lake Station, IN 46405



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 4,000 SF

**Lease Rate:** \$9.00 SF/yr (NNN)

**Year Built:** 1968

**Building Size:** 4000 SF

**Zoning:** B-2

### PROPERTY HIGHLIGHTS

- 4,000sf of warehouse space for lease on Central Avenue in Lake Station
- Located minutes from the expressway and toll road
- Well maintained and pristine condition
- Ideal for automotive use
- Two 8 foot garage doors on north and west side of the building
- Signage and visibility along Central Ave



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## PROPERTY DESCRIPTION



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Discover an exceptional leasing opportunity at 4725 Central Ave in Lake Station. This well-maintained property offers 4,000 square feet of pristine warehouse space, ideal for automotive use. With two 8-foot garage doors on the north and west sides, this space is highly accessible and convenient. Take advantage of excellent signage and visibility along Central Ave, maximizing exposure for your business. Located minutes from the expressway and toll road.

### LOCATION DESCRIPTION

This property is located on Central Avenue in Lake Station, Indiana, providing direct access to the commercial corridor of Lake Station and minutes from the expressway and toll road.

Lake Station is a city in Lake County. The population was 13,235 at the 2020 census. It is part of the Chicago Metropolitan Area.

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# 4725 Central Ave

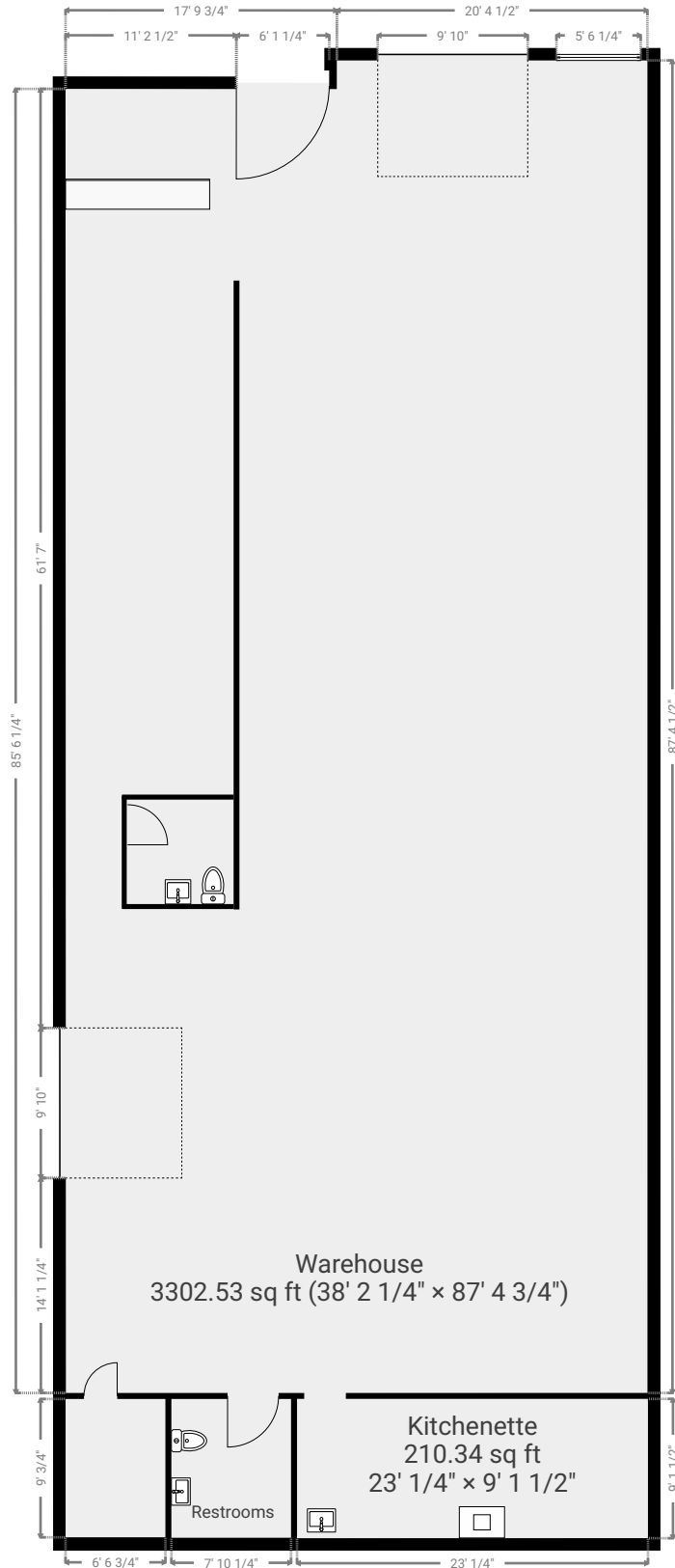
4725 Central Avenue, 46405 Lake Station, Indiana, US

TOTAL AREA: 3889.48 sq ft • LIVING AREA: 3889.48 sq ft • FLOORS: 1 • ROOMS: 5



## ▼ Ground Floor

TOTAL AREA: 3889.48 sq ft • LIVING AREA: 3889.48 sq ft • ROOMS: 5



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



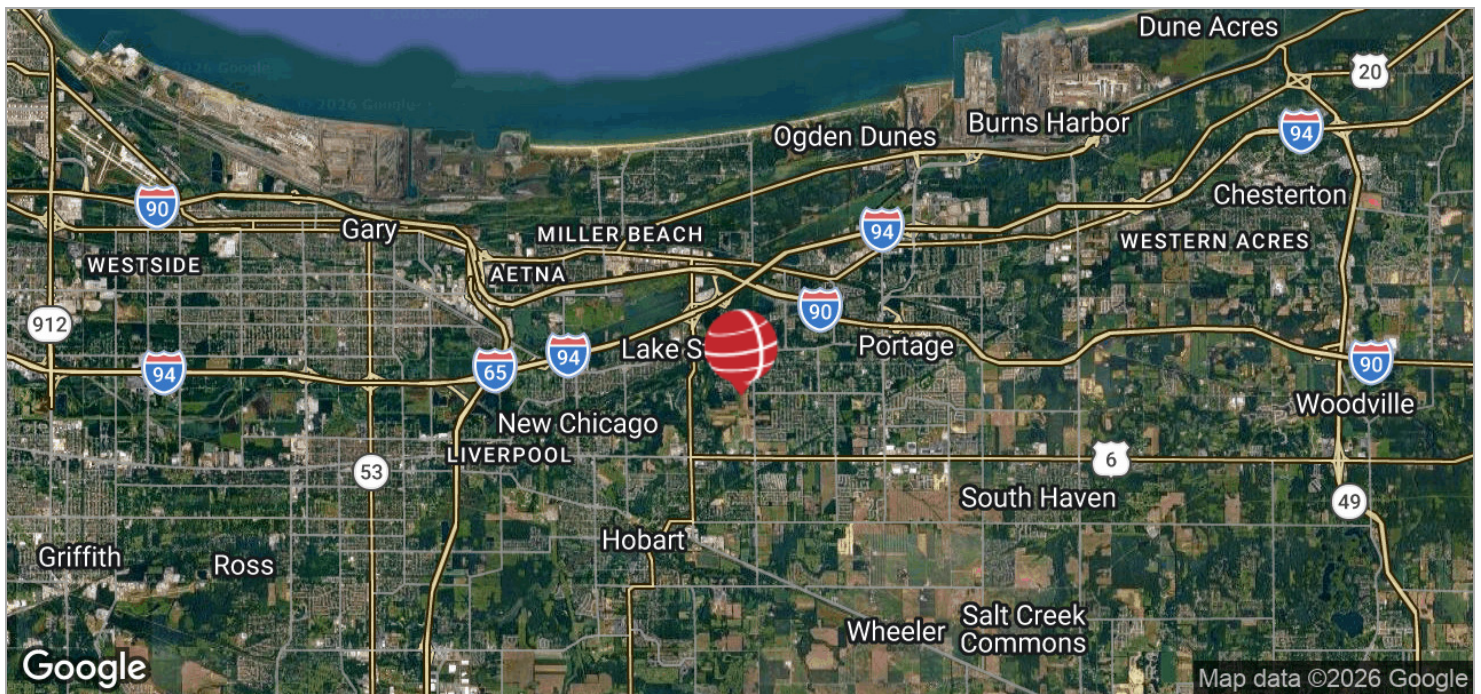
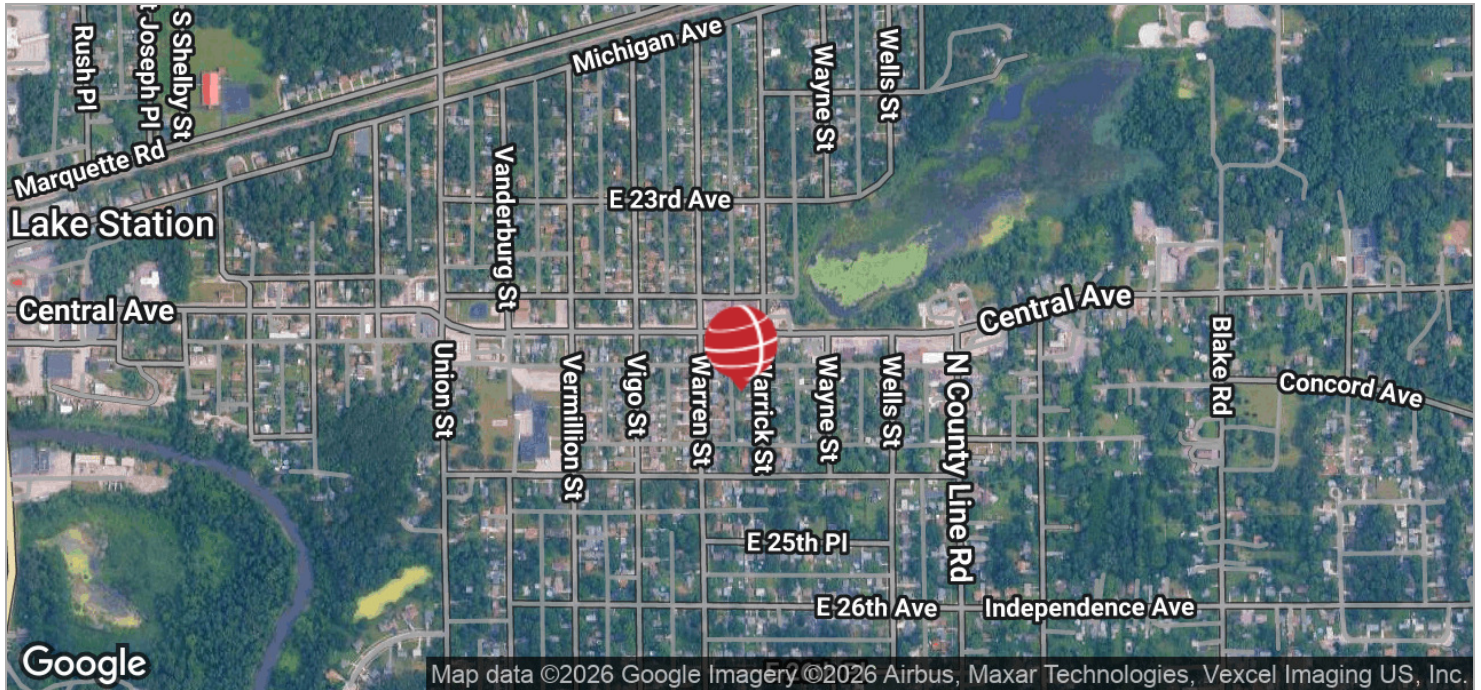
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## LOCATION MAPS



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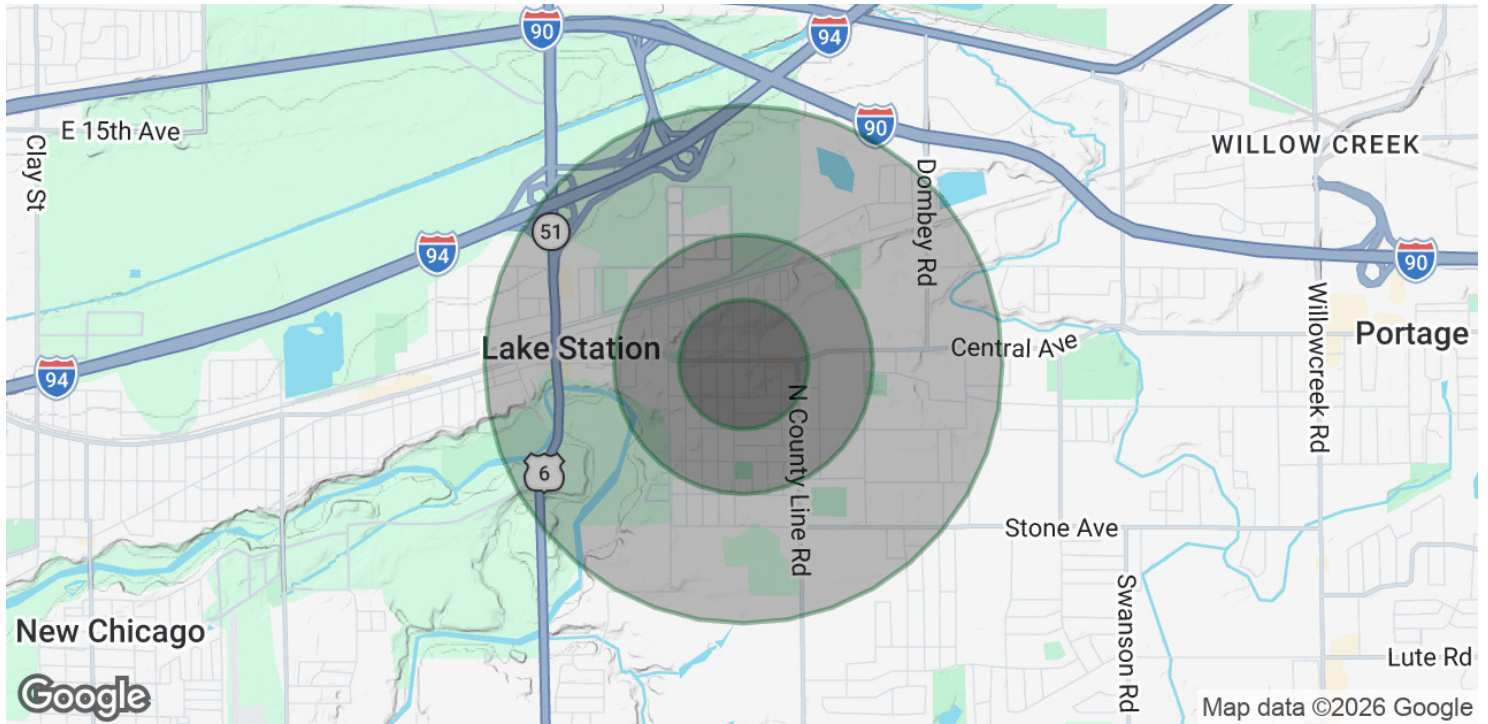
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,267	3,275	7,490
Average Age	26.3	28.3	32.5
Average Age (Male)	28.7	29.3	31.2
Average Age (Female)	28.6	30.5	34.2

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	445	1,151	2,670
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$99,476	\$91,973	\$87,217
Average House Value	\$125,245	\$135,419	\$153,992

2023 American Community Survey (ACS)

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