

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,950,000
Price / SF:	\$129.38
Building Size:	15,072 SF
Lot Size:	2.46 Acres
Zoning:	PUD
Parking:	90 spaces
'25 Pay '26 Taxes:	\$34,550.96

PROPERTY OVERVIEW

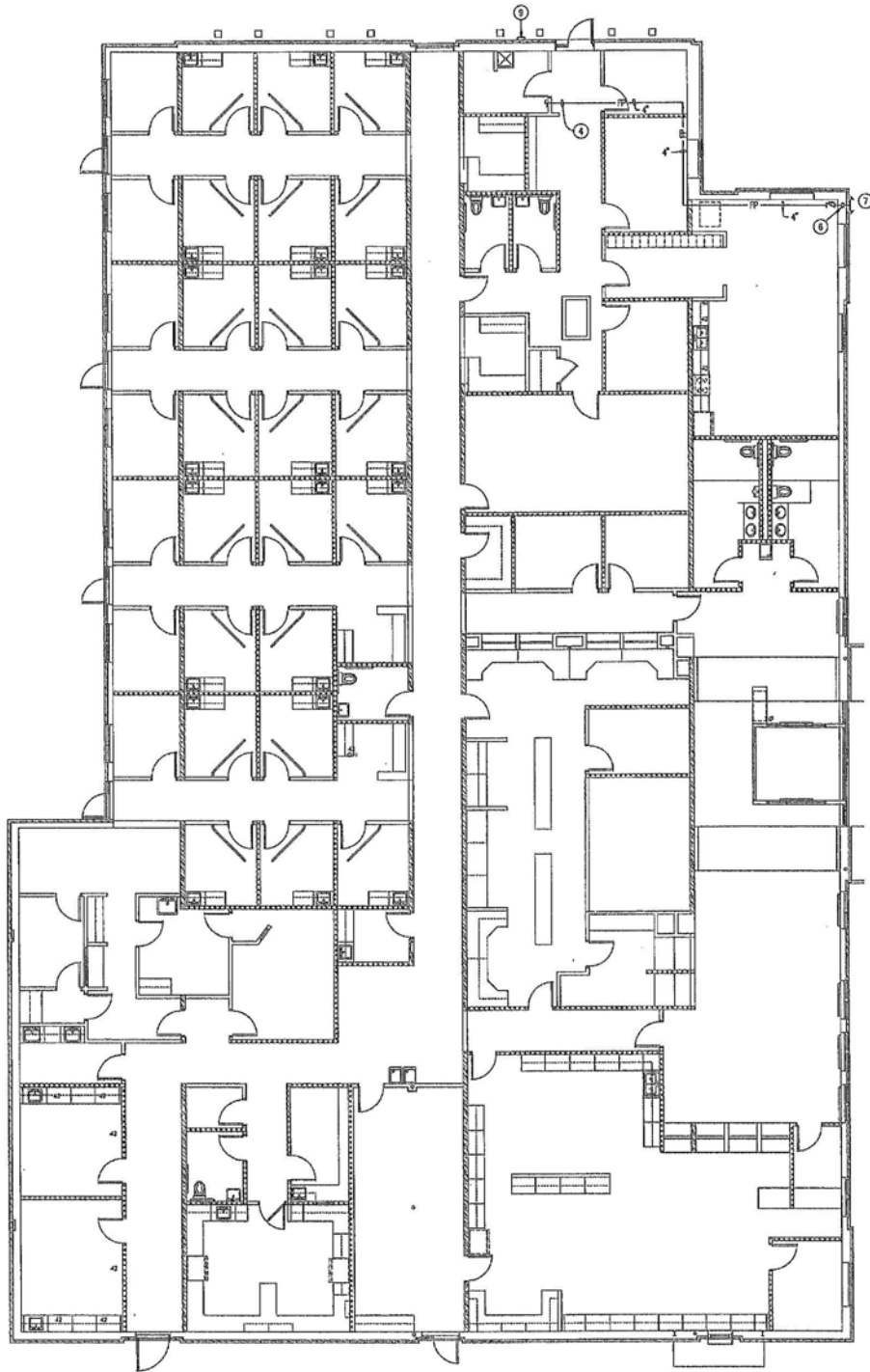
Former medical office building with interior features in good condition and with high quality finishes. 19 rooms, 14 offices, waiting area with reception, storage area, former lab and pharmacy/window teller area, conference room and large break room. Building has ample on-site parking and well-landscaped grounds that enhance the professional image of this building. Ideal opportunity to be renovated into a professional office space, co-space or executive suites. 800 AMP, 208/120 Volt three phase power, fully sprinkled with recessed head fire suppression system. Net Nitco Fiber connection.


LOCATION OVERVIEW

Located in Coffee Creek across from the Eagle Crossing Luxury Apartment Complex and less than a mile from the entrance to the Sand Creek Country Club. Near the 24-acre Coffee Creek Park, equipped with walking trails and pond/Idyllic waterfall. The mixed-use development that is within walking distance or a very short drive of downtown Chesterton and many regional shopping centers. Just 4 miles south of the South Shore Train Station and Dunes State Park Indiana National Lakeshore (Lake Michigan). 0.4 miles State Road 49 (IN-49). 1 mile to Indiana Toll Road (I-90-90), 1.9 miles to I-94, 2.25 north of IN-49. 10 miles to U.S. Highway 30. Near Hilton Garden Inn, Dune Grass Surgical Suites, Fat Burrito, South Shore Drift Company, Culver's, AJ Pizza, Fluid Coffee, Biggby Coffee, Speedy Cafe, Dunkin Donuts, Chipotle, Popeye's and so much more!

For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 dlasser@commercialin-sites.com

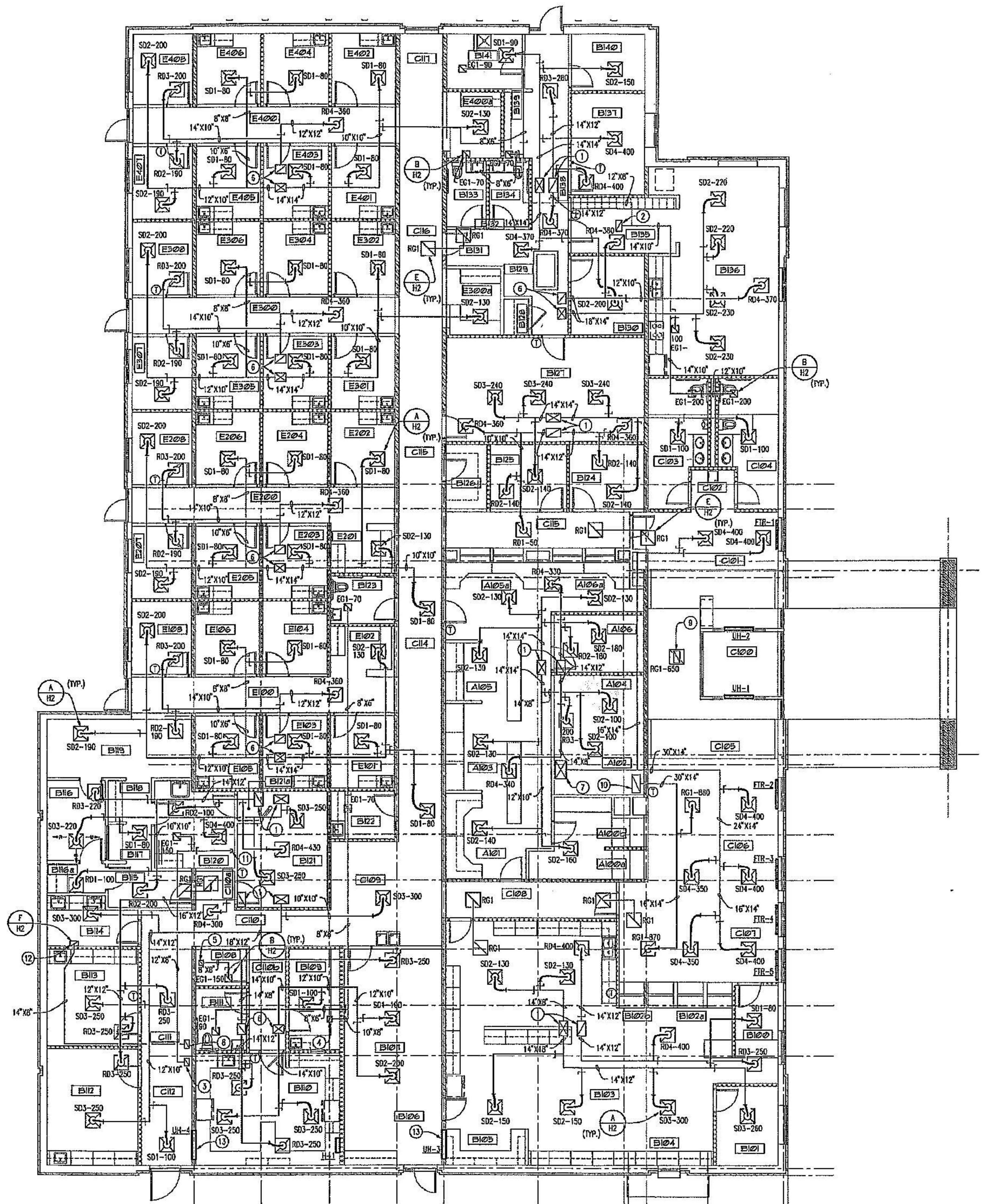
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FIRST FLOOR FIRE PROTECTION PLAN REVISED
SCALE: 1/8"=1'-0" 

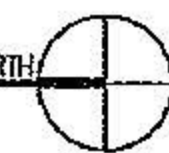
INTERIOR PHOTOS





FIRST FLOOR HVAC PLAN

SCALE: 1/8"=1'-0"



INTERIOR PHOTOS



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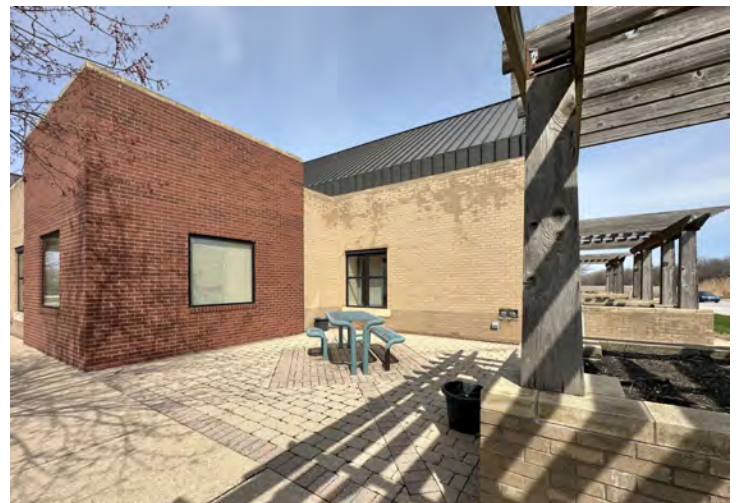
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EXTERIOR PHOTOS



AERIAL PHOTOS



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AERIAL PHOTOS



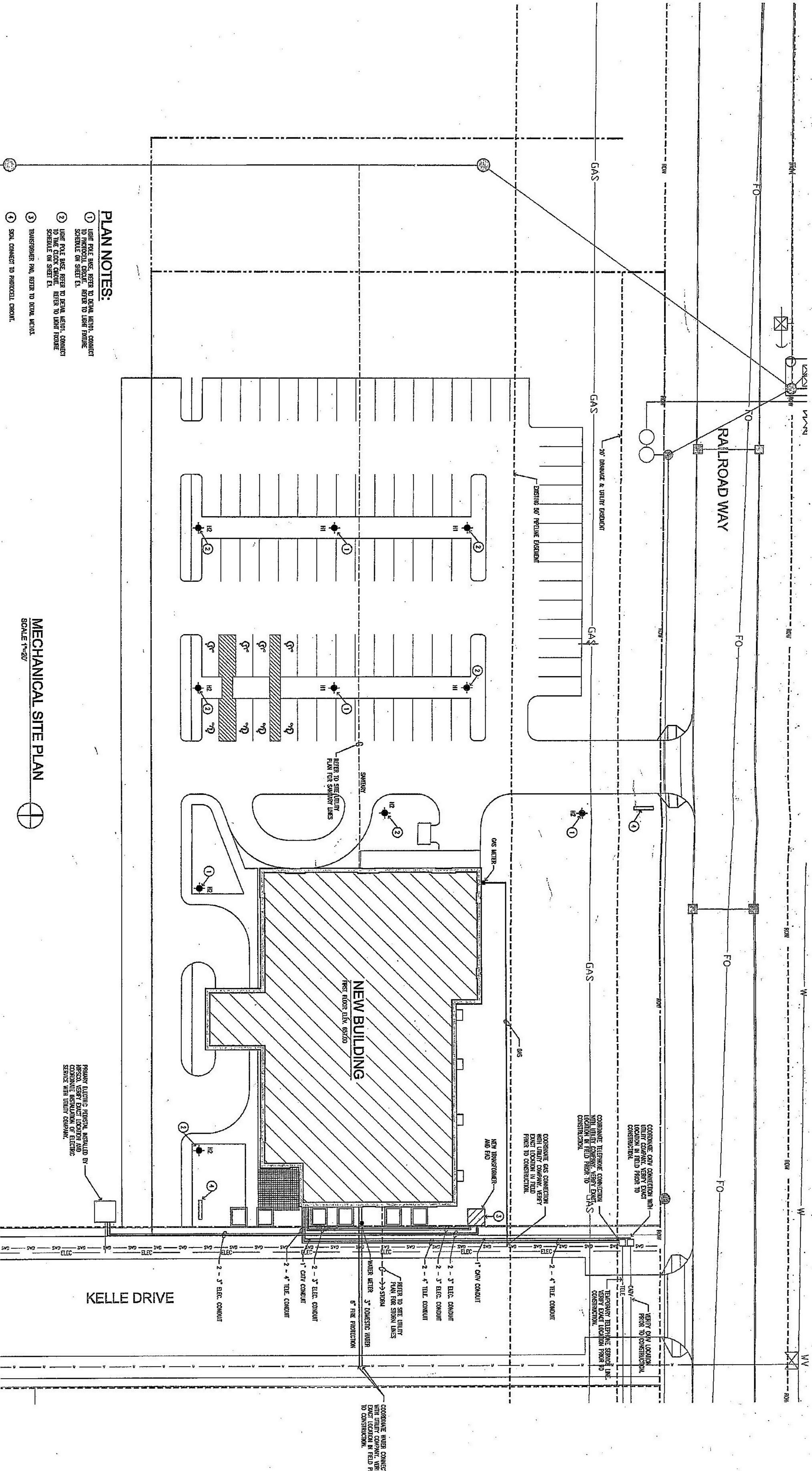
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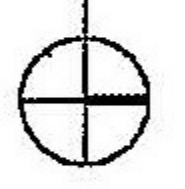


PLAN NOTES:

- ① LIGHT POLE BASE, REFER TO DETAIL METHOD, CONNECT TO PHOTOCELL CIRCUIT, REFER TO LIGHT FIXTURE SCHEDULE ON SHEET E1.
- ② LIGHT POLE BASE, REFER TO DETAIL METHOD, CONNECT TO THE COMPANY, REFER TO LIGHT FIXTURE SCHEDULE ON SHEET E1.
- ③ TRANSFORMER PAD, REFER TO DETAIL METHOD.
- ④ SPOL CONNECT TO PHOTOCELL CIRCUIT.

MECHANICAL SITE PLAN

SCALE 1"=20'



PROVIDE ELECTRICAL PERSONNEL INSTALLED BY THE COMPANY. VERIFY EXACT LOCATION IN FIELD PRIOR TO CONSTRUCTION. COORDINATE INSTALLATION OF ELECTRIC SERVICE WITH UTILITY COMPANY.

COORDINATE WATER CONNECTIONS WITH STREET COMPANY, VERIFY EXACT LOCATION IN FIELD PRIOR TO CONSTRUCTION.

RETAILER MAP



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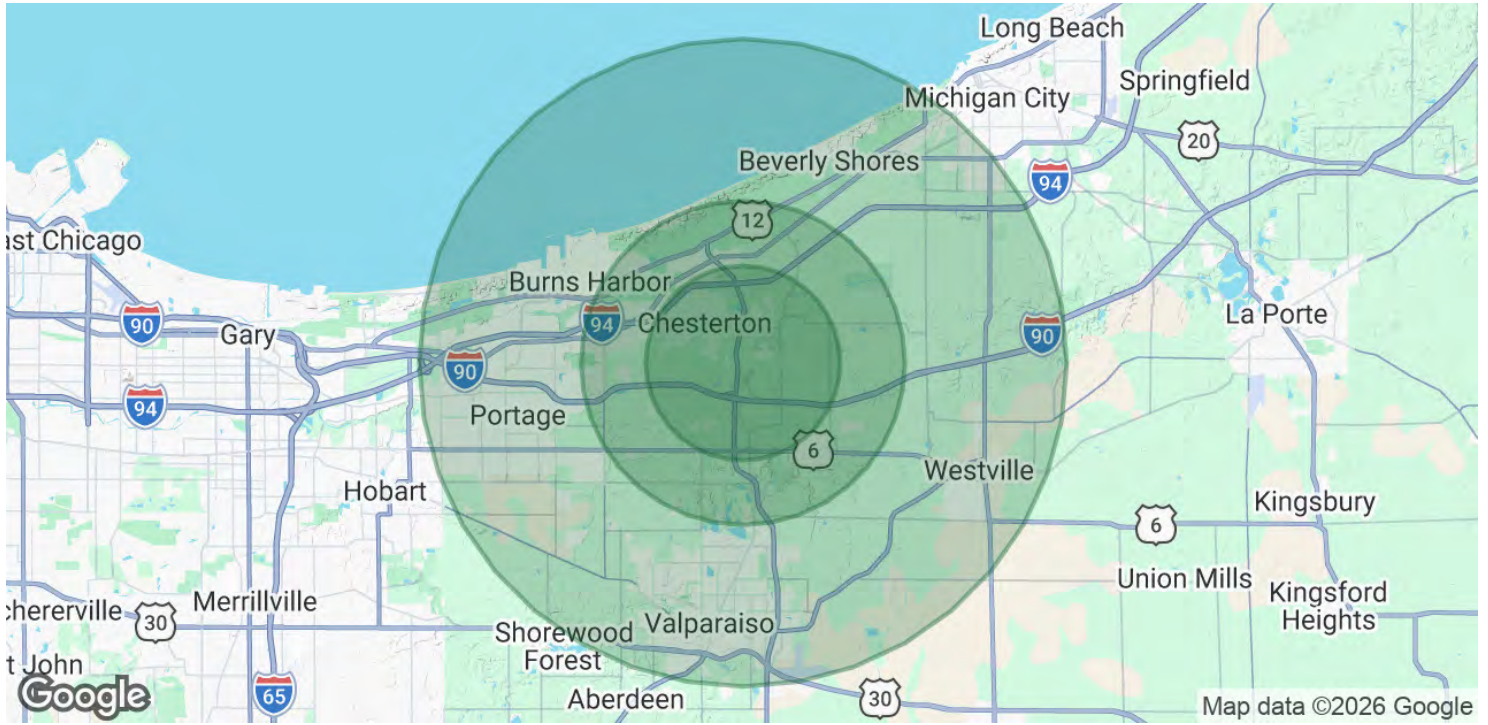
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,609	36,307	157,479
Average Age	40.0	40.8	40.2
Average Age (Male)	40.7	40.4	39.0
Average Age (Female)	39.2	40.2	40.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,794	14,203	61,099
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$117,860	\$111,858	\$99,428
Average House Value	\$293,293	\$292,306	\$266,027

2023 American Community Survey (ACS)