

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20.00/SF
Min/Max SF:	2,500-6,671 SF
Lease Type:	MG
Expenses:	Utilities/Janitorial
Building Size:	33,000 SF
Lot Size:	2.98 Acres
Parking:	120 spaces
Zoning:	C2

PROPERTY OVERVIEW

This is an attractive two story brick and stone mixed use retail and office building located in the heart of the booming Dyer/St. John area. Join current tenants Alternative Healing Works, Be You Med Spa, The Color Room, Jagmin Dental and Dermio Dermatology. Suite 102 is now available on the ground floor is 5,994 +/- USF/6,671 +/- RSF, previously occupied by Advanced Aniimal Clinic. Interior features reception/waiting area, office, exam rooms, surgery rooms, storage closet, kitchenette and bathrooms. Building ownership will assist with space planning and construction or you can use your own vendors. Suitable for many medical uses or conversion to professional office space. There is ample parking on the north and south sides of the building, two elevators, and three stairwells. Signage is available both on the building and in the large pylon sign. Gross lease plus utilities and janitorial.

LOCATION OVERVIEW

Located in unincorporated Lake County with a Dyer mailing address adjoining the Town of St. John. Located less than a mile east of the Indiana/Illinois border, on 101st Avenue between Sheffield Avenue to the west and Calumet Avenue to the east. 3 1/2 miles south of U.S. Highway 30, 3.4 miles west of U.S. Highway 41 and 3 1/2 miles east of the I-394 Expressway. There are at least 5 new residential subdivisions in close proximity and several schools both public and private nearby. Within one mile are 5 restaurants, 2 gas stations, Anytime Fitness, Dyer Indoor Soccer, New Hope Community Church, Providence Bank and more. 2024 IDOT average traffic counts of 10,893 cars/day on 101st Avenue.

LEASE SPACES

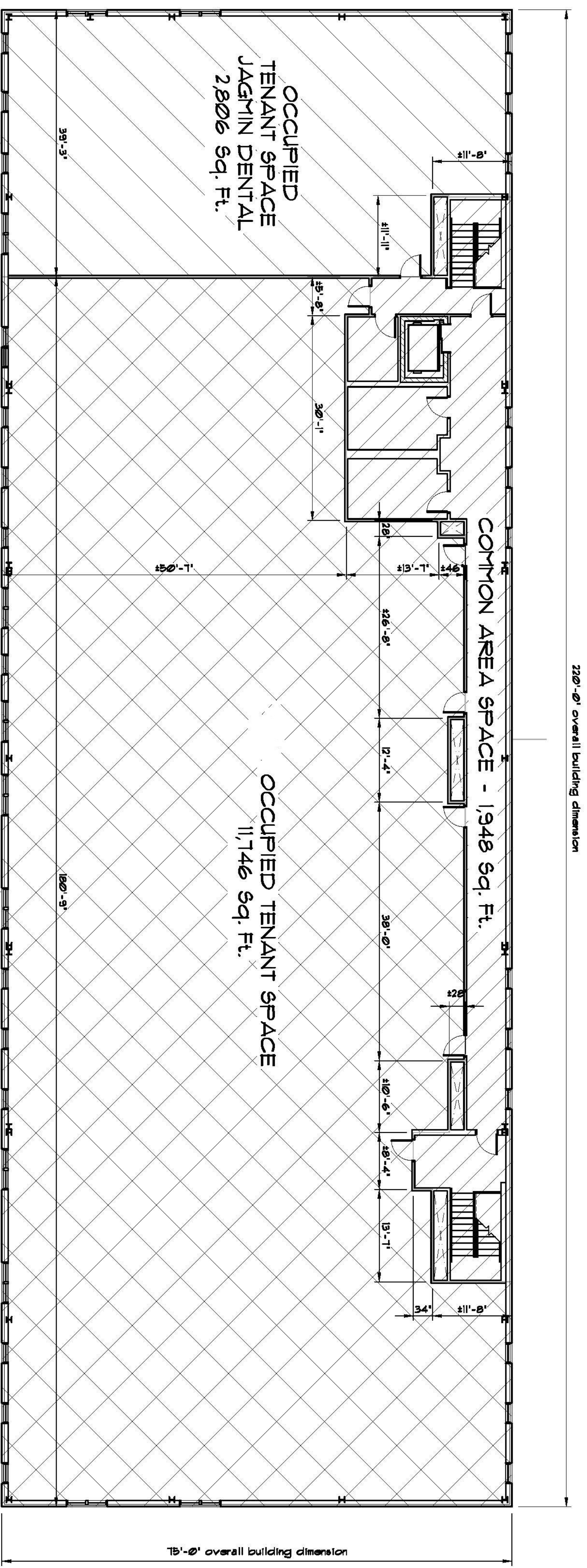


LEASE INFORMATION

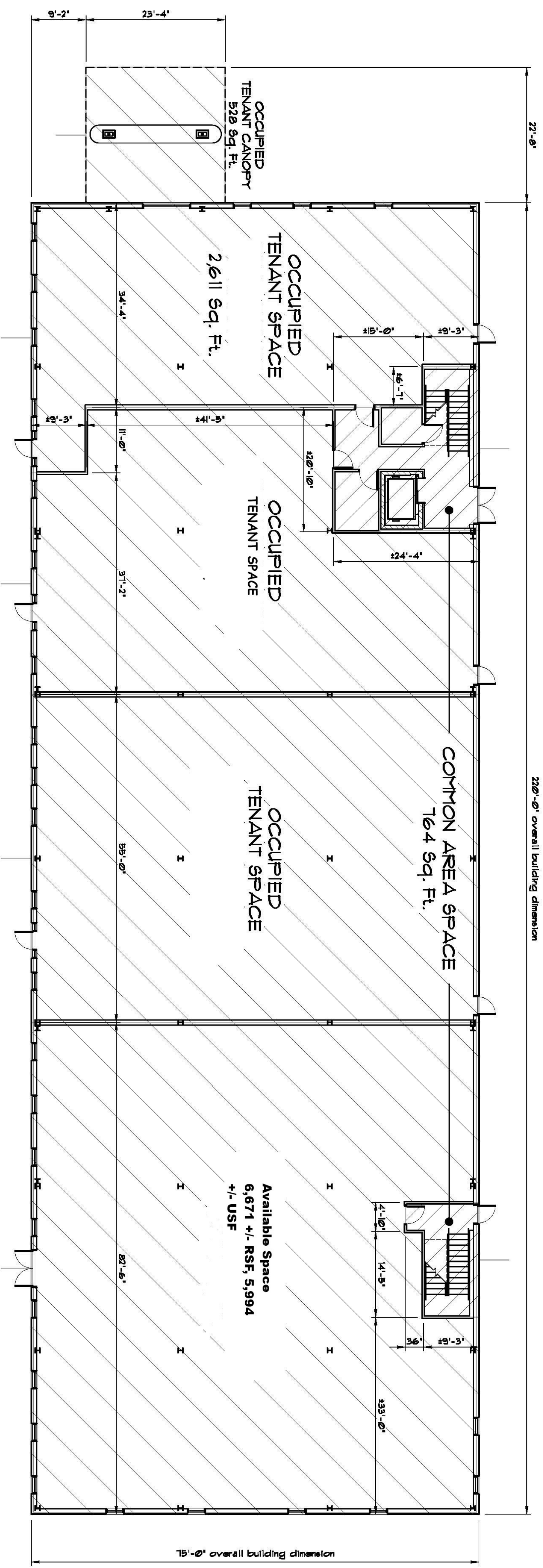
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	6,671 SF	Lease Rate:	\$20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
102	Available	6,671 SF	Modified Gross	\$20.00 SF/yr	6,671 +/- RSF, 5,994 +/- USF - Tenant to pay utilities and janitorial.



2 FLOOR PLAN
 Scale: 3/32" = 1'-0"
 UPPER LEVEL LAYOUT



1 FLOOR PLAN
 Scale: 3/32" = 1'-0"
 MAIN LEVEL LAYOUT

LEGEND

	COMMON AREA
	OCCUPIED/ TENANT SPACE
	NON-OCCUPIED/ AVAILABLE

NOTE: FIELD CONDITIONS/DIMENSIONS MAY VARY SLIGHTLY.
 NON-OCCUPIED/AVAILABLE SPACE CAN BE DIVIDED INTO MULTIPLE TENANTS

P. O. BOX 278 - CRETE, IL
 708-672-4010 / 219-838-6135
 www.pjdsdesignbuild.com

COMMENTS:
 THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS BEFORE CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

CLIENT REPRESENTATIVE: _____
 DATE: _____

DESIGNED BY: SAJ
 CHECKED BY: DR

DATE: 01-29-09

REVISIONS:
 1. _____
 2. _____
 3. _____
 4. _____
 5. _____

ORIGIN DATE: 01-29-09

CLIENT: **CANAAN PROPERTIES - HANOVER II**

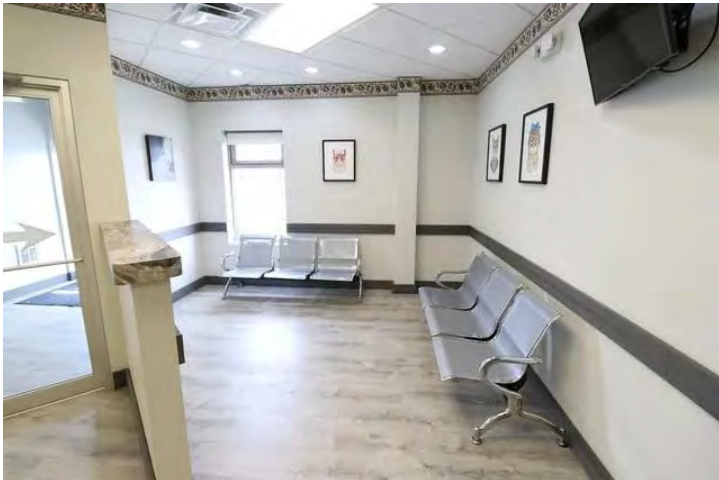
ADDRESS: WEST 101ST AVENUE, DYER INDIANA

DRAWING TITLE: OVERALL BUILDING MASTER PLAN LAYOUT

SCALE: AS SHOWN

MP-1

SUITE 102 PHOTOS



ADDITIONAL SUITE 102 PHOTOS



COMMON AREAS



AERIAL PHOTO



For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

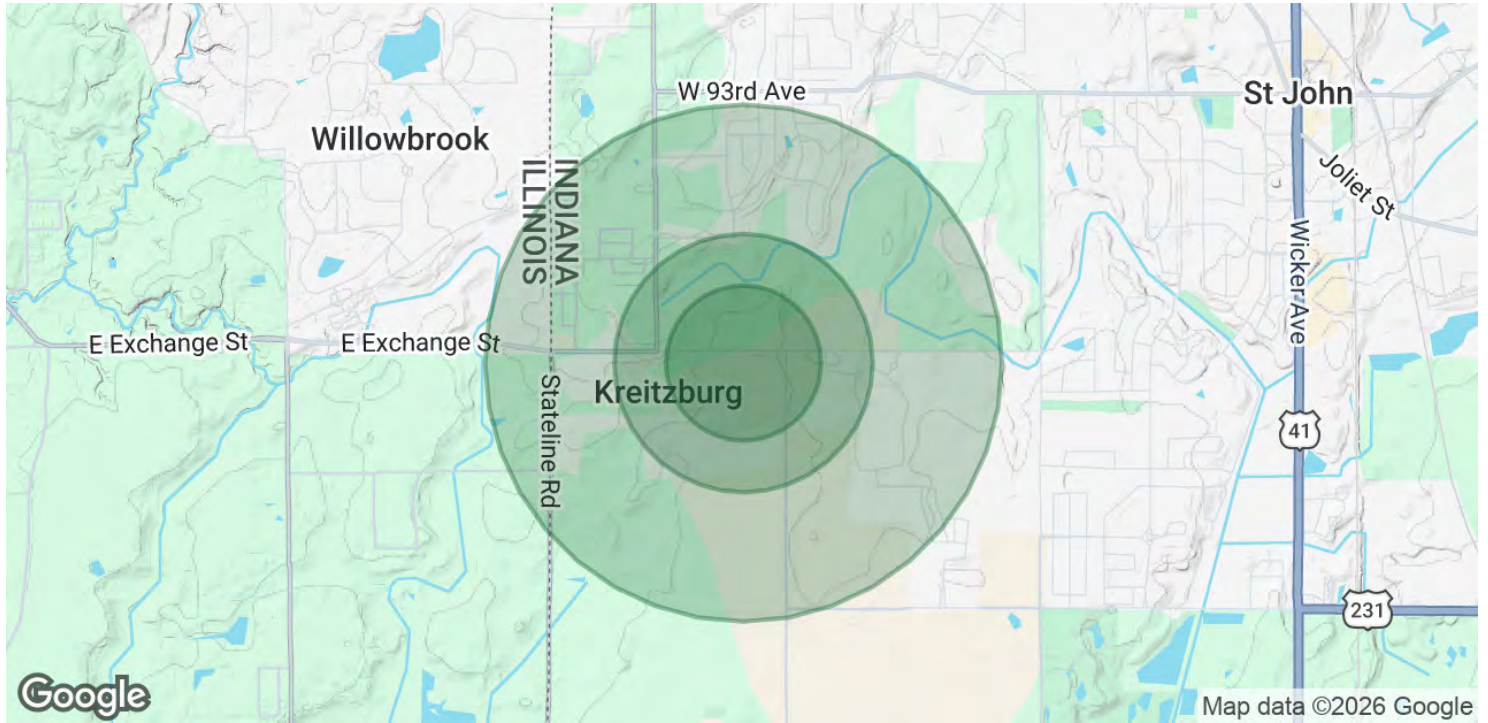
dlasser@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	526	1,355	3,069
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	194	498	1,121
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$150,931	\$151,362	\$149,579
Average House Value	\$421,557	\$420,209	\$411,271

2020 American Community Survey (ACS)