



BROADFIELD CENTER OFFICE PARK

9111 BROADWAY MERRILLVILLE, IN 46410

OFFICE BUILDING FOR LEASE





OFFERING SUMMARY

Lease Rate:	\$13.50 –\$16.50 SF/yr (NNN)
Available SF:	+/- 1,000 SF to +/- 1,320 SF
Building Size:	+/- 41,033 SF

PROPERTY DESCRIPTION

Broadfield Center is a two-building complex, consisting of +/- 41,000 SF. The well-maintained brick and aluminum façade building provides a clean professional first impression. We have hard to find smaller spaces and moderately priced units on the second floor. Parking is plentiful, and just a few feet from the individuals tenant's entrances. A central courtyard provides an outdoor area for lunch breaks. Come join the many professional tenants that have been part of Broadfield Center for over a decade.

If you are looking for a solid real estate value, responsive property management, and a convenient central location to operate your business, please consider Broadfield Center.

Estimated CAM at \$4.25 (NNN)

LOCATION DESCRIPTION

The subject property is located on the East side of Broadway (SR53) +/- 1 mile south of U.S. Highway 30. The property is centrally located +/- 5 minutes to I-65 and just south of Methodist Hospital, with easy access to the Lake County Government Complex, the Ameriplex Industrial Park and the growing path of progress Crown Point Broadway Corridor to the south.



MICHAEL LUNN, CCIM, SIOR

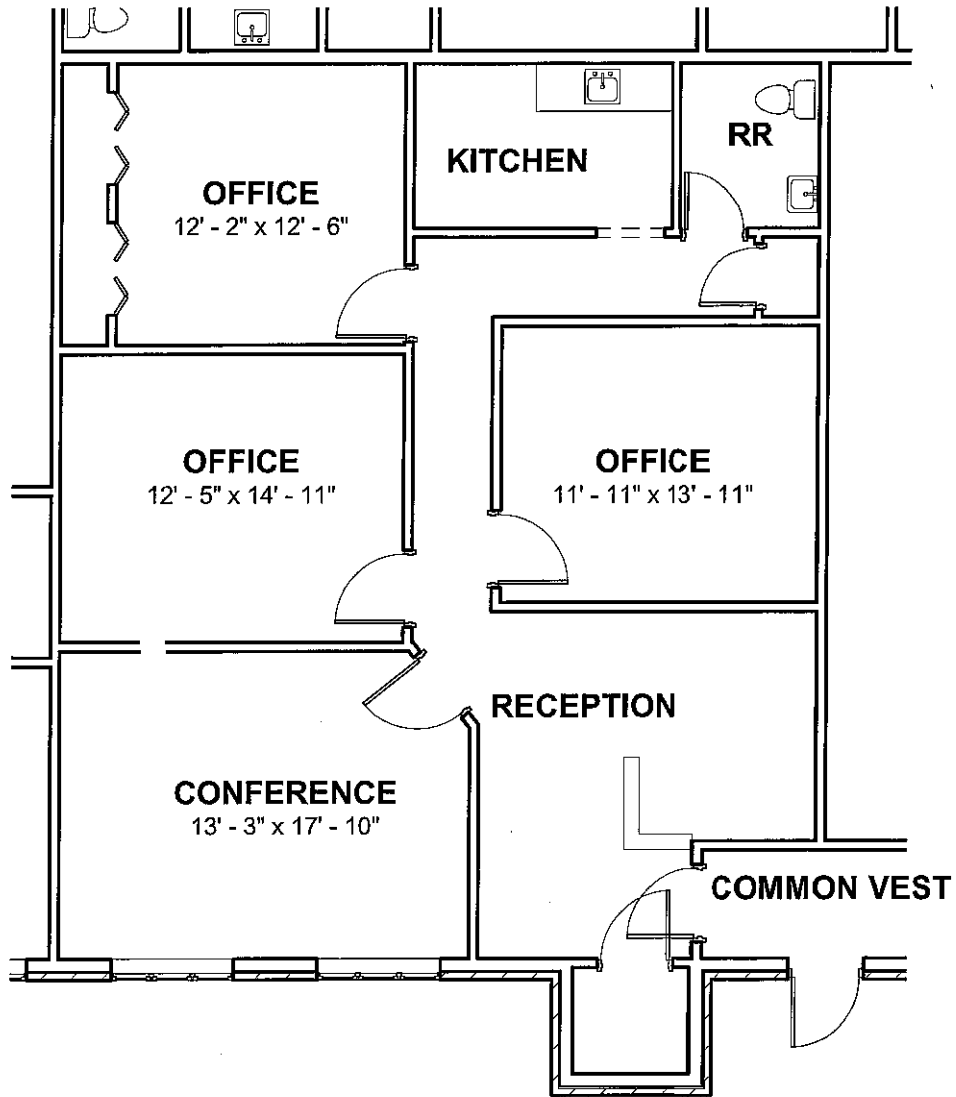
219.769.0733
mlunn@ccim.net

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C	1,320 SF	NNN	\$13.50 SF/yr	–
Suite M	1,000 SF	NNN	\$16.50 SF/yr	Newly remodeled office. New carpeting, LED lights and interior paint. Ready to move in!



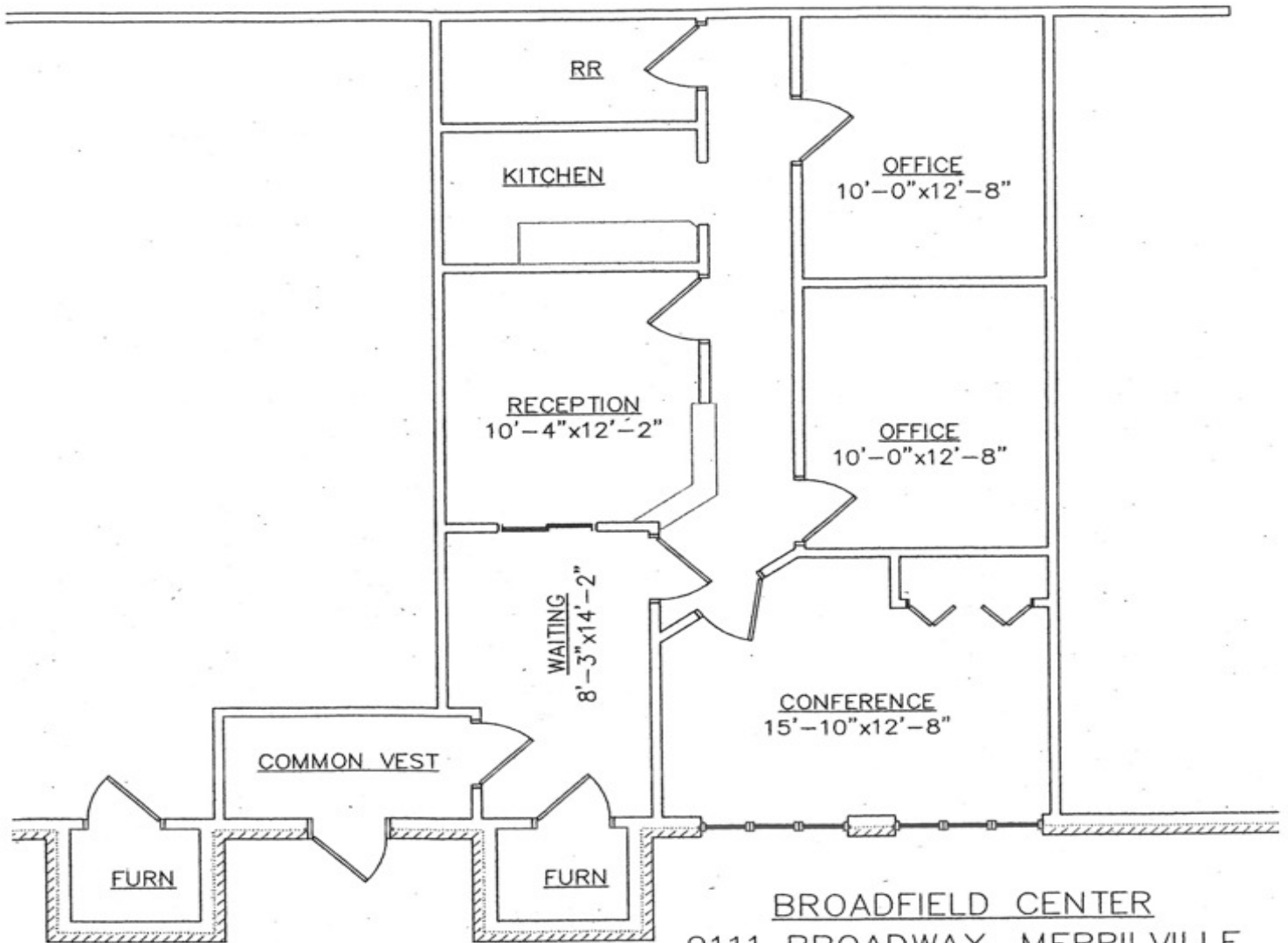
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① SUITE C
1/8" = 1'-0"



9111 BROADFIELD
BROADFIELD LLC
22130



FLOOR PLAN

1000 SF

BROADFIELD CENTER
9111 BROADWAY, MERRILVILLE
1ST FLOOR
SUITE M



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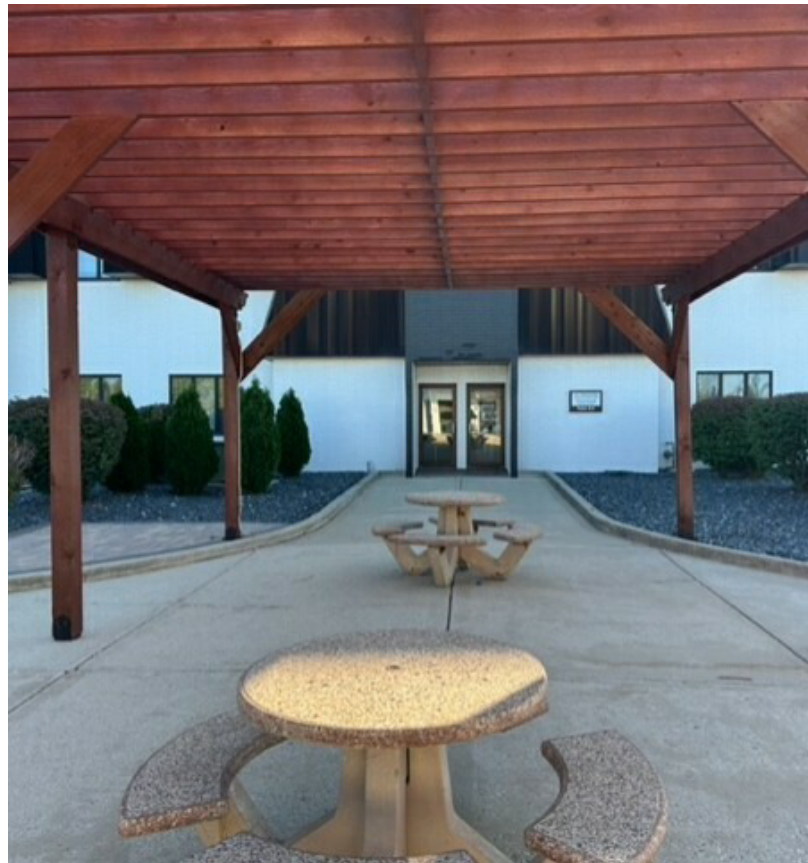
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SUITE M INTERIOR PHOTOS



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EXTERIOR PHOTOS



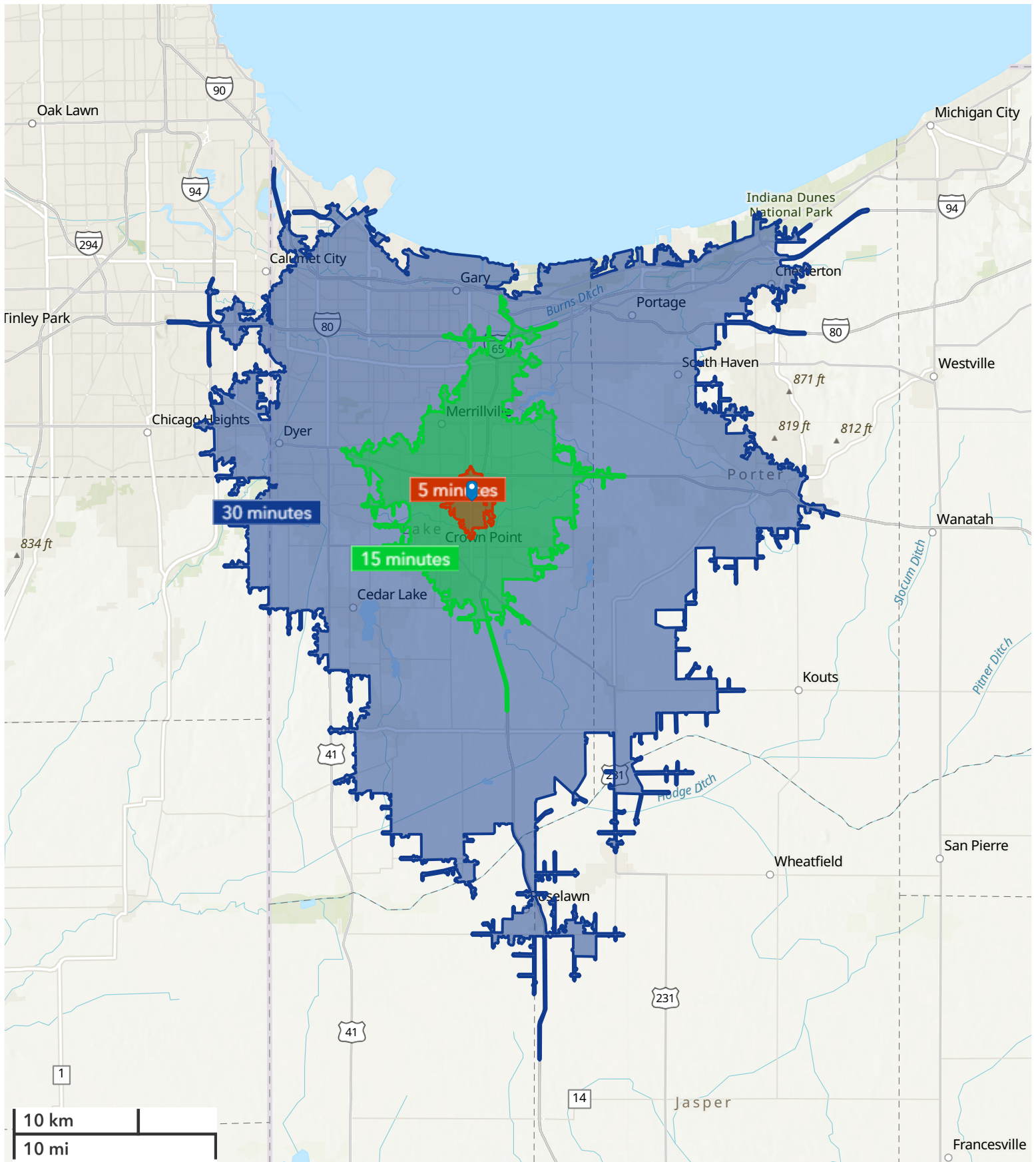
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Drive Time Map 5 15 30 Mins



Executive Summary

9111 Broadway, Merrillville, Indiana, 46410 3
9111 Broadway, Merrillville, Indiana, 46410
Drive time: 5, 15, 30 minute radii



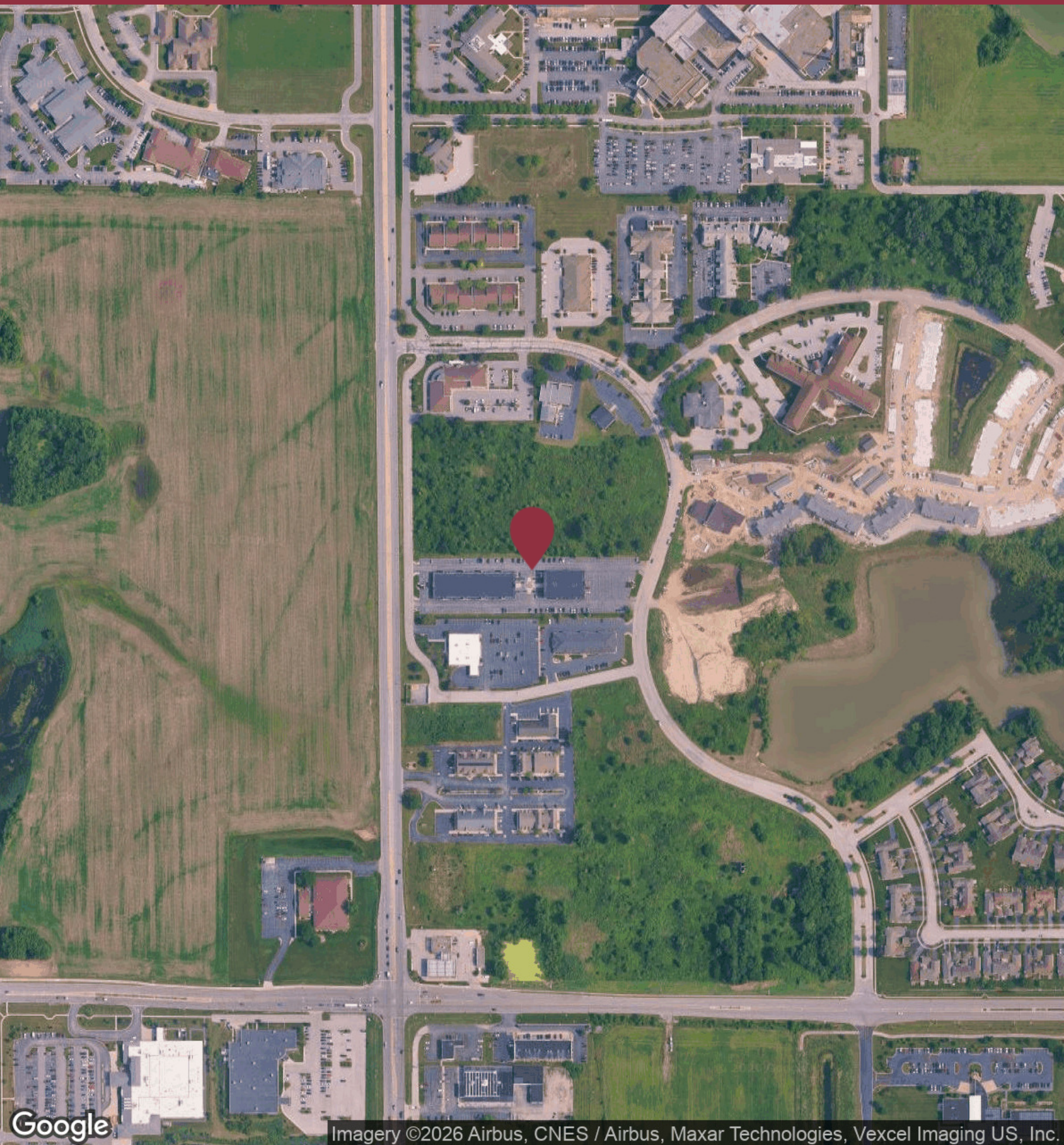
Population	5 minutes	15 minutes	30 minutes
2010 Population	4,510	105,596	613,135
2020 Population	4,811	107,460	621,630
2025 Population	4,805	108,608	626,385
2030 Population	5,243	109,627	629,634
2010-2020 Annual Rate	0.65%	0.18%	0.14%
2020-2025 Annual Rate	-0.02%	0.20%	0.15%
2025-2030 Annual Rate	1.76%	0.19%	0.10%

Age			
2025 Median Age	51.1	41.0	40.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	46.9%	51.9%	57.3%
Black Alone	36.6%	31.0%	23.3%
American Indian Alone	0.2%	0.5%	0.5%
Asian Alone	3.5%	2.0%	1.6%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	3.9%	5.1%	7.0%
Two or More Races	8.8%	9.4%	10.3%
Hispanic Origin	13.1%	15.1%	18.7%
Diversity Index	71.8	71.9	72.3

Households			
2010 Total Households	1,897	39,717	230,941
2020 Total Households	1,955	42,074	241,414
2025 Total Households	1,990	43,087	248,343
2030 Total Households	2,237	44,036	252,765
2010-2020 Annual Rate	0.30%	0.58%	0.44%
2020-2025 Annual Rate	0.34%	0.45%	0.54%
2025-2030 Annual Rate	2.37%	0.44%	0.35%
2025 Average Household Size	2.21	2.47	2.50
Wealth Index	95	80	85

Mortgage Income	5 minutes	15 minutes	30 minutes
2025 Percent of Income for Mortgage	21.1%	21.1%	21.8%
Median Household Income			
2025 Median Household Income	\$72,141	\$77,563	\$75,415
2030 Median Household Income	\$80,713	\$88,226	\$86,301
2025-2030 Annual Rate	2.27%	2.61%	2.73%
Average Household Income			
2025 Average Household Income	\$109,129	\$98,785	\$99,450
2030 Average Household Income	\$120,764	\$110,315	\$110,960
Per Capita Income			
2025 Per Capita Income	\$46,653	\$39,299	\$39,500
2030 Per Capita Income	\$52,990	\$44,434	\$44,614
2025-2030 Annual Rate	2.58%	2.49%	2.46%
Income Equality			
2025 Gini Index	45.2	42.8	43.6
Socioeconomic Status			
2025 Socioeconomic Status Index	56.0	48.8	48.0
Housing Unit Summary			
Housing Affordability Index	108	106	103
2010 Total Housing Units	2,029	43,936	253,973
2010 Owner Occupied Hus (%)	72.8%	71.0%	71.3%
2010 Renter Occupied Hus (%)	27.1%	29.0%	28.7%
2010 Vacant Housing Units (%)	6.5%	9.6%	9.1%
2020 Housing Units	2,075	46,054	263,778
2020 Owner Occupied HUs (%)	72.7%	69.6%	70.7%
2020 Renter Occupied HUs (%)	27.3%	30.4%	29.3%
Vacant Housing Units	5.4%	8.4%	8.5%
2025 Housing Units	2,111	47,069	270,846
Owner Occupied Housing Units	74.5%	71.8%	72.6%
Renter Occupied Housing Units	25.5%	28.3%	27.4%
Vacant Housing Units	5.7%	8.5%	8.3%
2030 Total Housing Units	2,348	48,078	275,794
2030 Owner Occupied Housing Units	1,487	32,012	186,617
2030 Renter Occupied Housing Units	751	12,024	66,147
2030 Vacant Housing Units	111	4,042	23,029



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