

EXECUTIVE SUMMARY



OFFERING SUMMARY

Unit 2 & M SF:	1,250 SF
Unit 2 & M \$/SF:	\$18.50/SF
Lease Type:	Gross
Expenses:	Utilities/Janitorial
Building Size:	32,647 SF
Lot Size:	3.13 Acres
Parking:	114 spaces
Zoning:	B-1

PROPERTY OVERVIEW

Multi-tenant retail center featuring two available units. Suite 2 offers a spacious, open floor plan with two restrooms and is currently undergoing the following renovations: new paint, drop ceiling grid/tiles, vents and new bathroom fixtures. Suite M is the former State Line Pizza carry out space completed renovated into office space with new flooring, paint, ceiling and new bathroom. Panel on pylon sign and facade signage available. Current tenants in the Center include Mariner Finance, Edward Jones, Certified Driving School, Highland Furs, Star Home Health, Longe Optical, Meridian Title, R Bar and many more. Easy access on U.S. 41 and convenient to shopping, banking and restaurants.

LOCATION OVERVIEW

Located on the east side on Indianapolis Boulevard (U.S. 41) just north of 45th Avenue, 3 miles east of the Illinois/Indiana border, 3 miles south of I-80/94 and 3 miles north of U.S. Highway 30. Near Levin Tire & Service, Good Year Tire Shop, Texas Corral, Dunkin Donuts, Duke of Oil, Tire Barn, Kui Korean BBQ, Enterprise Rent a Car, City Volkswagon, Thomas Chrysler Dodge, Christenson Chevrolet, Bosak Honda and Webb Ford. Less than a mile north of the Highland Grove Shopping Center anchored by Target and Best Buy.

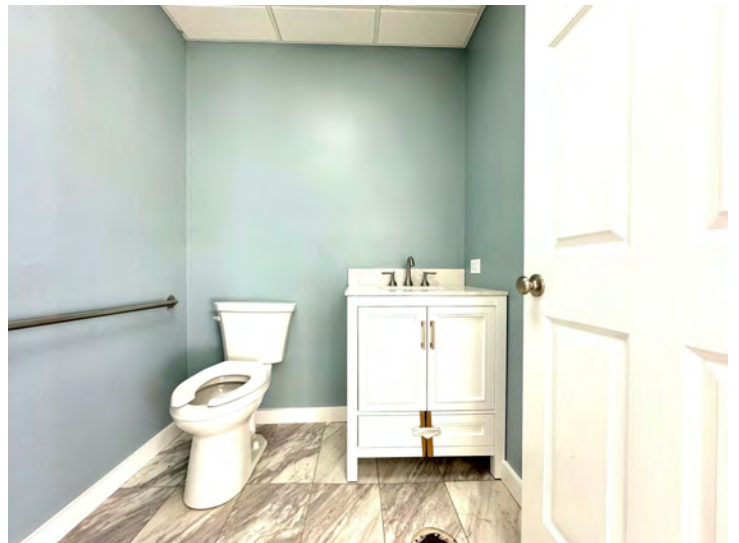
For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 dlasser@commercialin-sites.com

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UNIT M PHOTOS



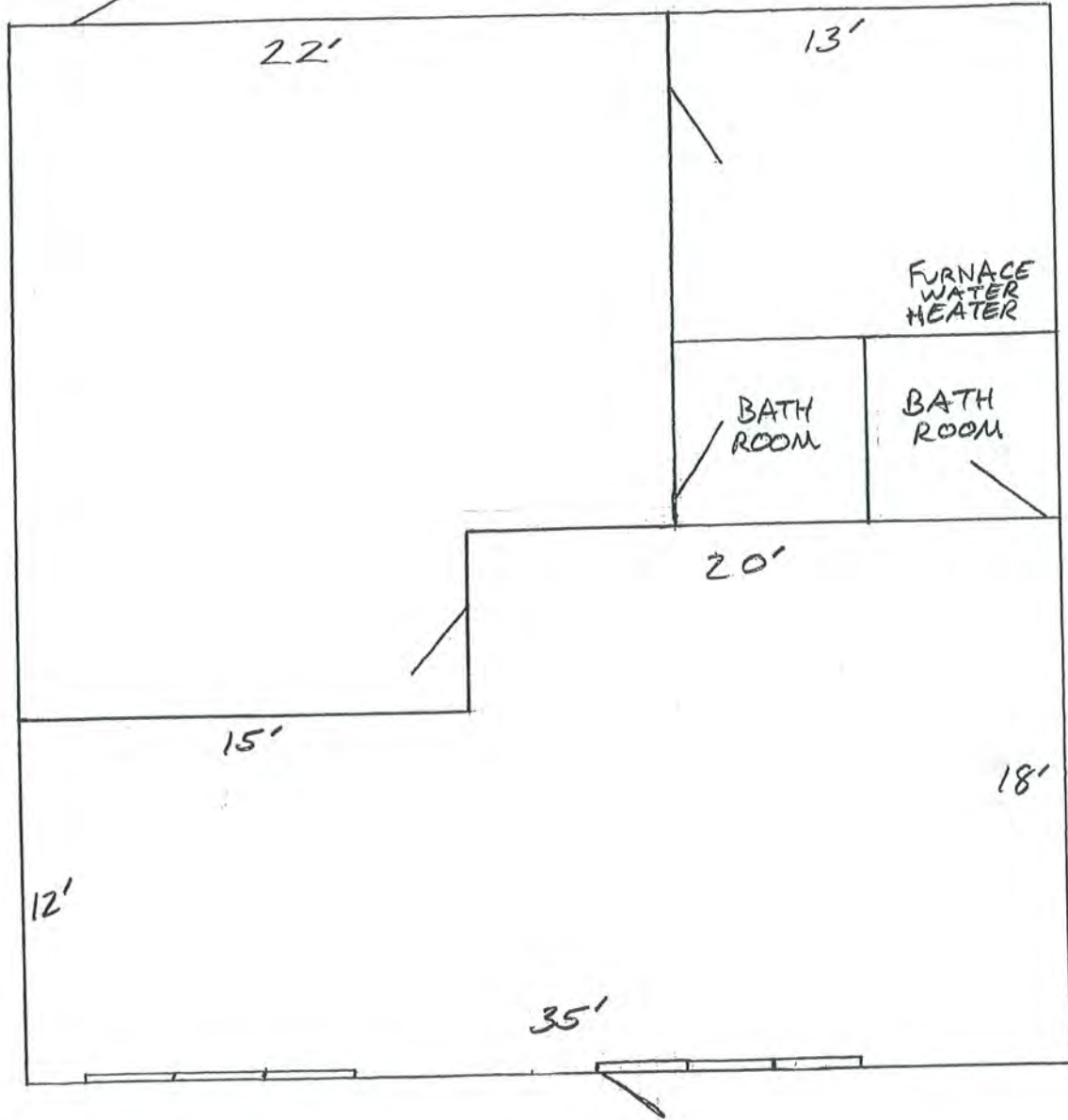
SUITE 2 PHOTOS



NORTH



SUBWAY
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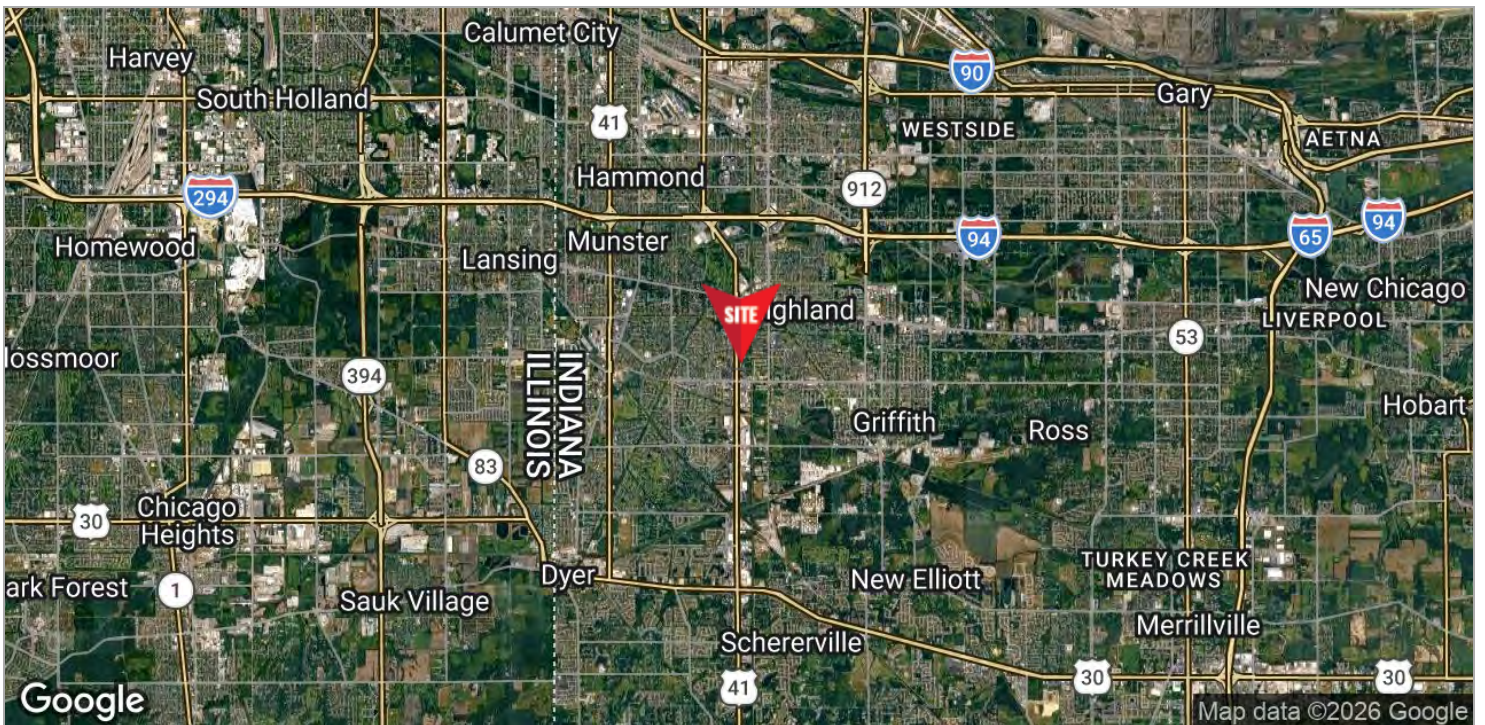
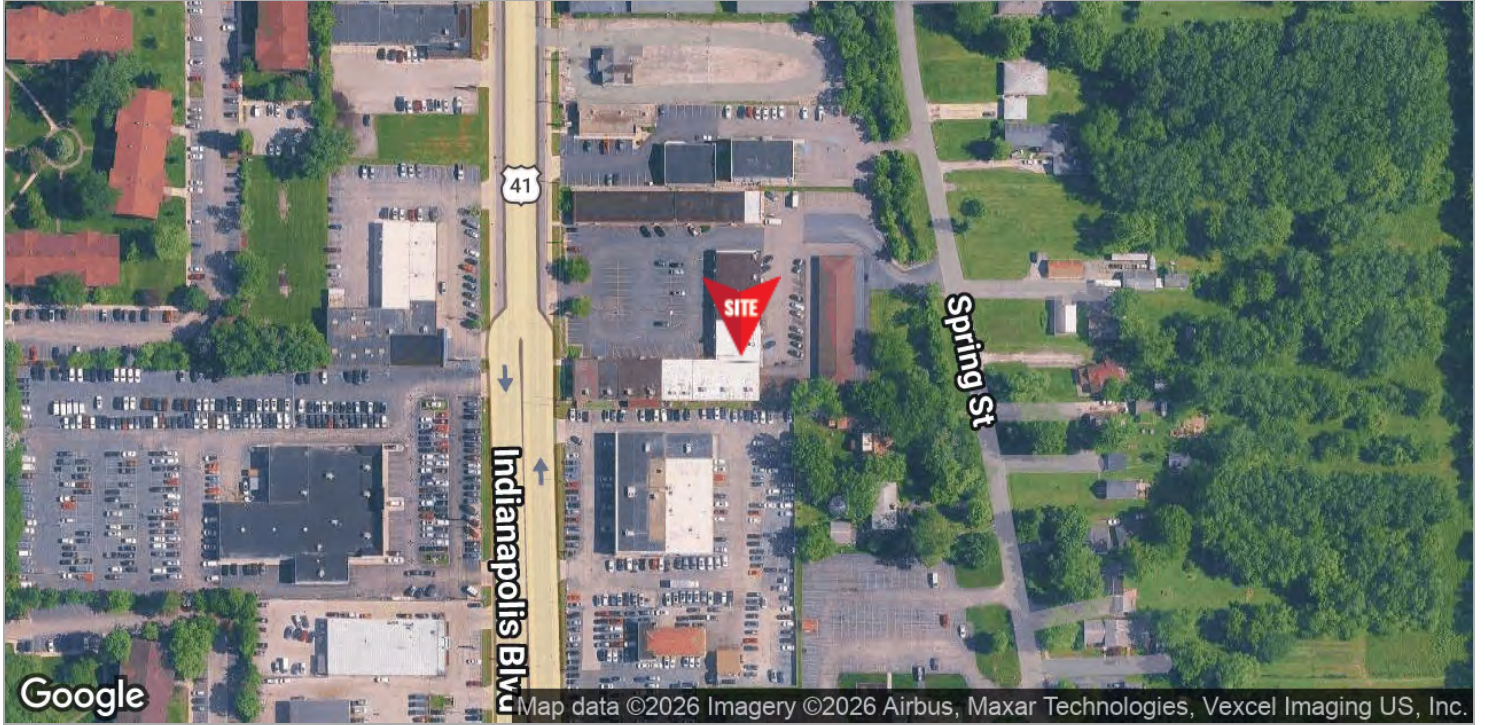
Sir James Court
9521 Indianapolis Boulevard
Floor Plan
Unit 2
1,240 SF

1"=60'+/-
D

RETAILER MAP



LOCATION MAPS



For Information Contact:

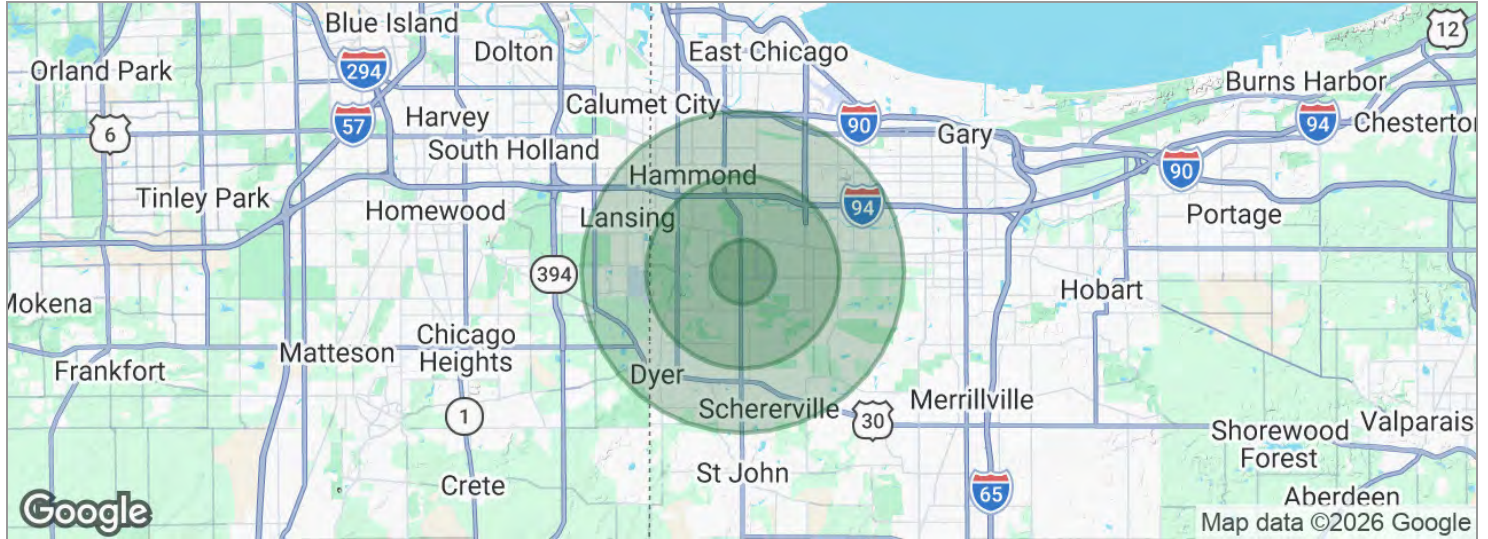
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,431	81,319	212,282
Median age	41.4	41.4	38.8
Median age (Male)	39.7	39.5	37.1
Median age (Female)	44.3	43.6	40.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,086	32,290	81,722
# of persons per HH	2.2	2.5	2.6
Average HH income	\$69,571	\$75,051	\$67,682
Average house value	\$176,834	\$185,624	\$182,867

** Demographic data derived from 2020 ACS - US Census*