

PRICE REDUCED!



OFFERING SUMMARY

Sale Price:	\$799,000
Price / USF:	\$242.12
Condo Size SF:	3,861 RSF 3,300 USF
Available Space:	1,755 RSF 1,500 USF
Building Size:	61,500 RSF 52,500 USF
Zoning:	PUD
POA Expenses:	\$1.48/RSF \$1.73/USF
Parking:	383 +/-

PROPERTY OVERVIEW

Presenting a truly unique opportunity to locate in and/or invest in the new Munster Maple Leaf Crossing within the rapidly developing commercial corridor of Calumet Avenue. Purchase this 1st floor 3,300 USF condominium unit and collect rent from adjoining leased space or purchase and lease both out for investment income. Vision Boutique sold their business with an up to 9 year leaseback of the space.

Unit 103A/B is a 3,300 USF/3,861 RSF 1st floor office/retail commercial condominium currently split and leased as Unit 103A 1,800 USF/2,106 RSF to Vision Boutique/My Eye Doctor for three years with two three-year extensions ending 11/13/2034. Unit 103B is 1,500 USF/1,755 RSF and is unfinished shell.

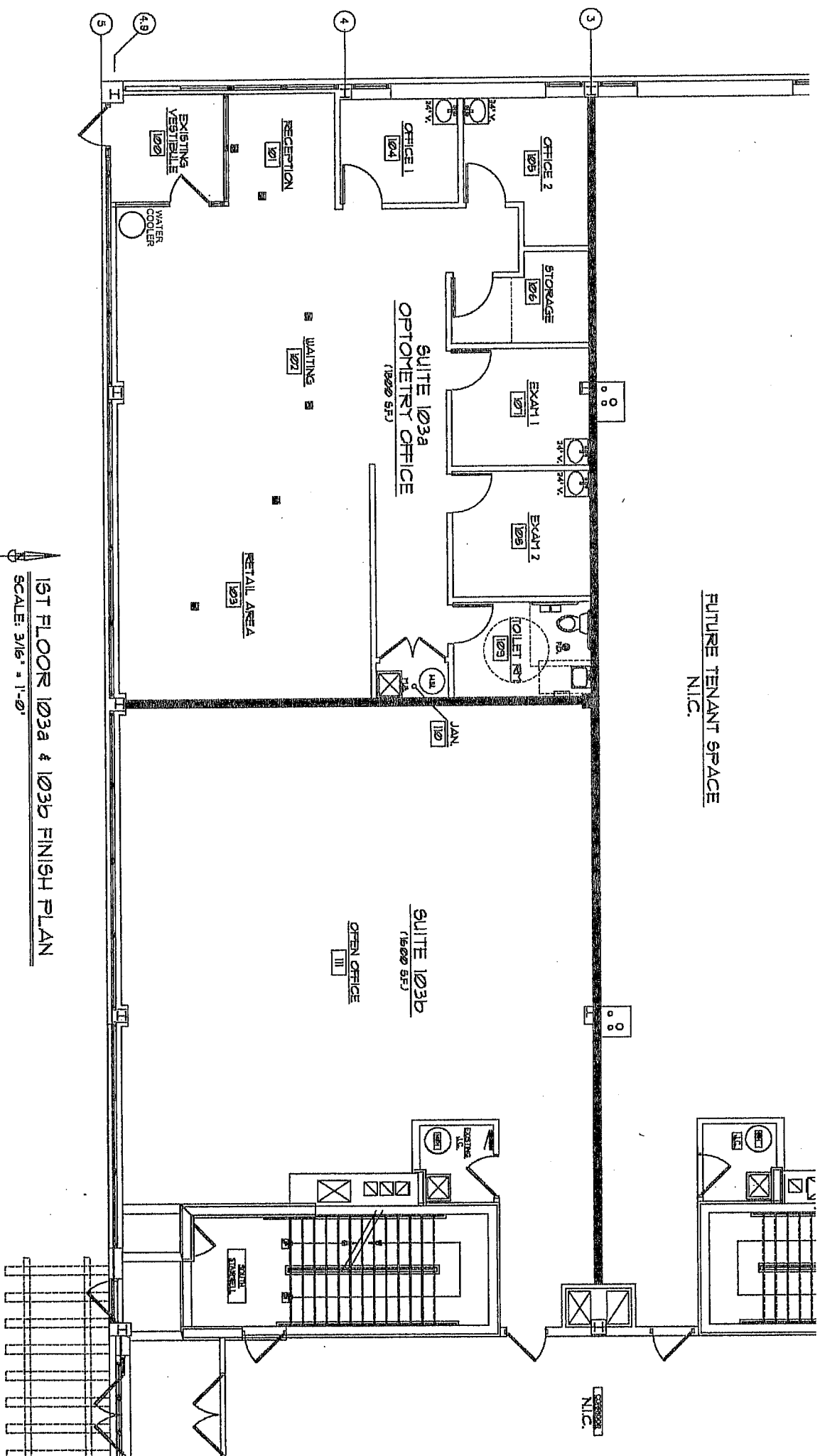
Class-A Lifestyle: Join a vibrant community featuring the Hyatt Place Hotel, modern professional offices, and popular local attractions like Centennial Park just steps away. Come join current tenants such as Centers for Digestive Health, Dr. Mary Tilak & Associates, Zubair Cosmetic Genecology & Med Spa, Restful Sleep Indigo Partners and Center for Vein Restoration. 2026 Projected POA Interior Common Area and 2026 Projected POA Exterior Areas dues estimated at \$9,310.02/Suite, \$1,430.89 \$1.73/USF/\$1.48/RSF. 2025 pay 2026 Real Estate Taxes \$19,170.58 (\$5.80/USF, \$4.96/RSF +/-).

LOCATION OVERVIEW

Located in a rapidly developing mixed-use campus that integrates office, medical, and unique container architecture. Located on the west side of Calumet Avenue, ½ mile south of Community hospital, 2 miles south of I-80/94. This property is centrally located for any tenant in the medical and professional industry. 1/4 mile north of the Centennial Village which is a mix of high-end retail and office space. 28 miles from Chicago. INDOT 2025 traffic count on Calumet Ave 30,297/day.

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

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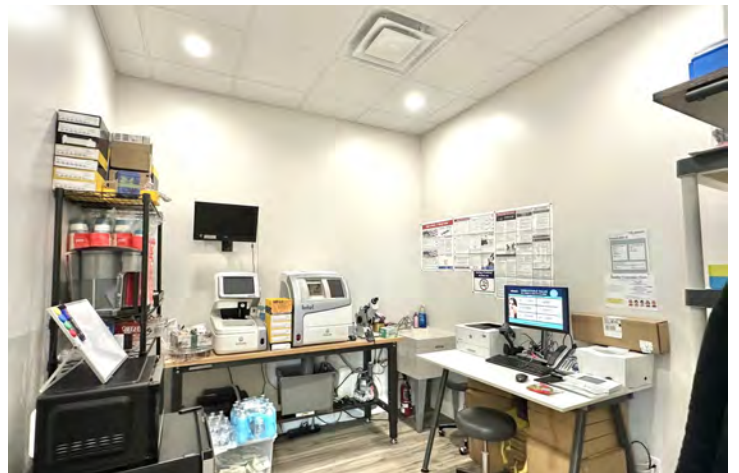
FUTURE TENANT SPACE
N.I.C.

SUITE 103a
(1,200 SF)

SUITE 103b
(750 SF)

1ST FLOOR 103a & 103b FINISH PLAN
SCALE: 3/16" = 1'-0"

UNIT 103 A



For Information Contact:

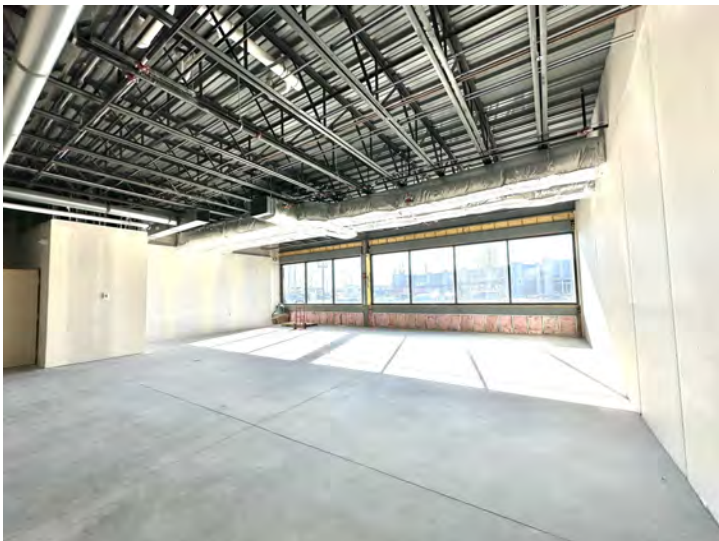
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UNIT 103 B



Walmart



GRAND ARMY OF THE REPUBLIC HWY



CALVIN COOLIDGE ELEMENTARY SCHOOL



JAMES B. EADS ELEMENTARY SCHOOL

Rich's Park

Riverside Dog Park

CALUMET CENTER

TARGET **CVS**

GameStop **Staples**

SALLY. **TACO BELL**

Wendy's **Starbucks**

FIFTH THIRD **DOLLAR TREE**

Cabela's

AT&T **planet fitness**

ROSS DRESS FOR LESS

ALDI **RED WING**



Walmart



INDIANAPOLIS BLVD

Strack & Van Til food market



FIVE GUYS **DUNKIN'**

CHIPOTLE

verizon

THORNTON FRACTIONAL SOUTH HIGH SCHOOL

Walgreens

TRUE EATS & DRINKS

WILBUR WRIGHT MIDDLE SCHOOL

ST. THOMAS MORE SCHOOL

Wicker Memorial Park

smiles FOR MILES

RUSH

MUNSTER HIGH SCHOOL

ELLIOTT ELEMENTARY SCHOOL

ILLINOIS INDIANA



HOMESIDE SUITES by Hilton

Powers HEALTH

LANSING

BIBIBOP

SOUTH SUBURBAN SURGICAL SUITES



COUPTON AND BROOMHEADS

EXXON

LAYOUS MEDICAL GROUP



FRANK H. HAMMOND ELEMENTARY SCHOOL



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SPRINGHILL SUITES BY PARKROYAL

NG Vascular & Vein Center

Franciscan HEALTH

DR. MARY TILAK & ASSOCIATES

SMITHSERSIC

HYATT PLACE **BAGEL**

THE BOUTIQUE **myeyeDR.**

Janita MILLER, D.D.S., M.S.D. NOTHING BUT THE TOOTH



Limitless Golf Club

White Oak Park

Burlington

Ashley BEST BUY Lynn's

Lansing Municipal Airport (IGQ)

ILLINOIS INDIANA

MUNSTER

meijer **TACO BELL**

DISCOUNT TIRE

EXTERIOR BUILDING PHOTOS



NEARBY RESTAURANTS



AERIAL IMAGES



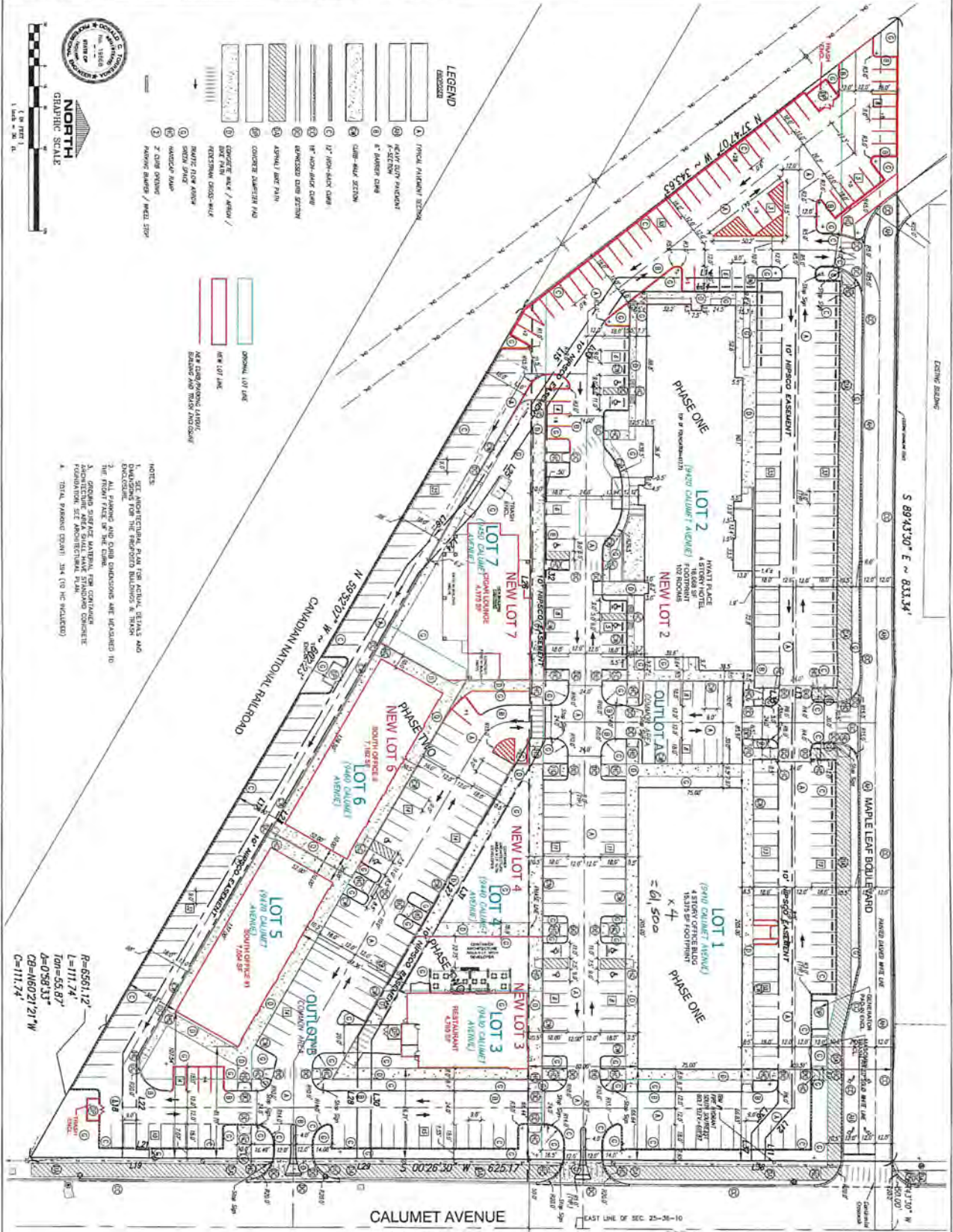
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LEGEND

- 1. TRUCK PARKING ZONE
- 2. HEAVY DUTY PARKING
- 3. F-SECTION
- 4. PARKER CAR
- 5. CURB-PAID ZONE
- 6. 17' HIGH-BACK CURB
- 7. 17' HIGH-BACK CURB
- 8. DIMENSIONED CURB SECTION
- 9. ASPHALT / JAC PAVE
- 10. CONCRETE CURB/STREET PAV
- 11. CONCRETE WALK / ASPHALT / JAC PAVE
- 12. ASPHALT / JAC PAVE
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NOTES

1. SET ARCHITECTURAL PLAN FOR ACTUAL DETAILS AND DIMENSIONS FOR THE PROPOSED BUILDINGS & TRUCK PARKING.
2. ALL PARKING AND CURB DIMENSIONS ARE MEASURED TO THE FRONT FACE OF THE CURB.
3. GROUND SURFACE ELEVATIONS FOR CONCRETE FOUNDATION SET ARCHITECTURAL PLAN.
4. TOTAL PARKING SPACES: 314 (10 TO BE INCLUDED)

PROPERTIES

P-6561.12'
 L=111.74'
 Top=55.87'
 L=758.33'
 CB=N60°21'21"W
 C=111.74'

CALUMET AVENUE
 (90° RIGHT-OF-WAY)

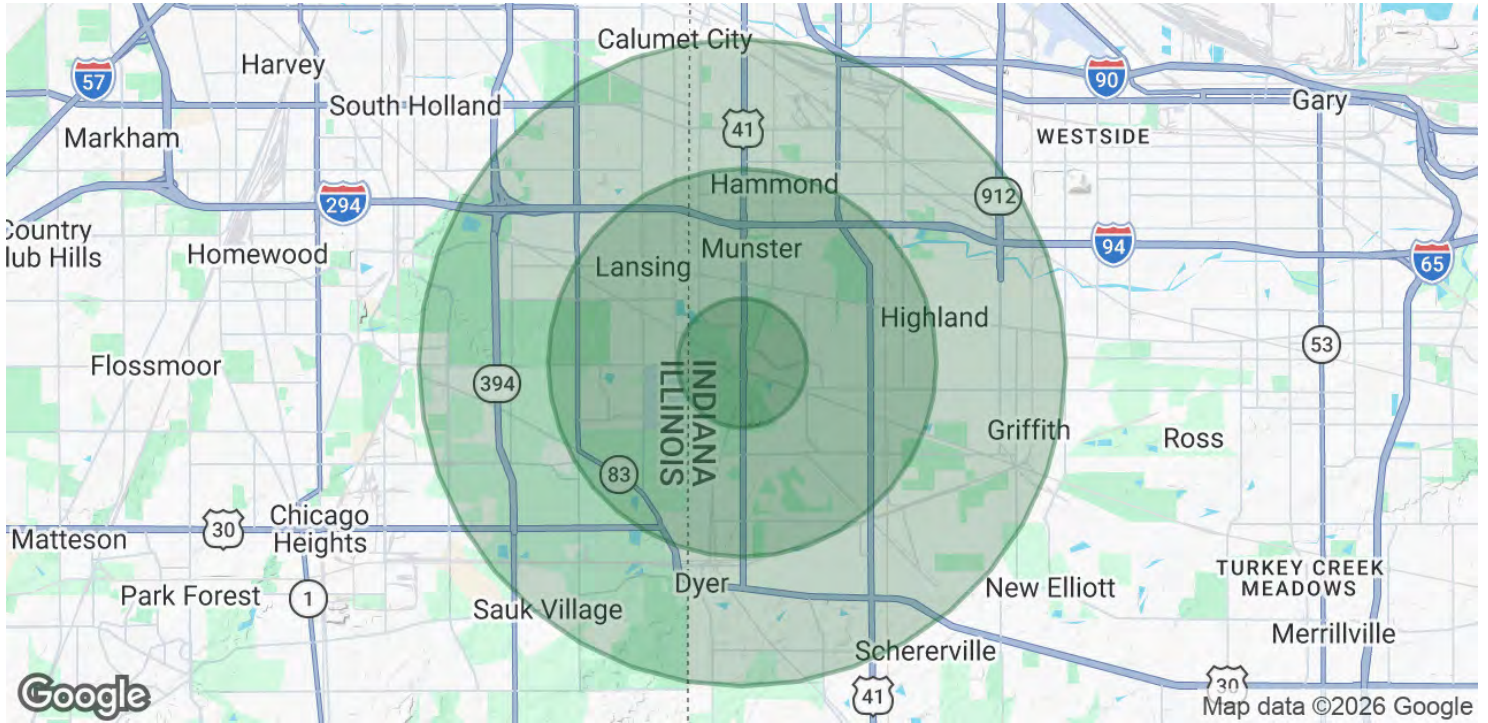
SHEET C-20	CLIENT: Maple Leaf Crossing, LLC 400 Fisher Avenue Munster, Indiana 46321	DATE: 05-11-2020
	SCALE: 1" = 30'	REVISIONS:

MAPLE LEAF CROSSING
 A PLANNED UNIT DEVELOPMENT TO THE
 TOWN OF MUNSTER, LAKE CO., INDIANA
 SITE PLAN

TORRENGA ENGINEERING, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 907 RIDGE ROAD, MUNSTER, INDIANA 46321
 Tel. No.: (219) 836-6916 website: www.torrenge.com



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,451	89,606	208,407
Average Age	47.1	42.8	40.8
Average Age (Male)	45.4	41.2	39.1
Average Age (Female)	48.4	44.1	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,065	36,213	82,521
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$143,638	\$103,657	\$93,576
Average House Value	\$358,875	\$253,441	\$225,688

2023 American Community Survey (ACS)