

14813 101ST AVENUE, DYER, IN 46311



For more information, please contact:

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EMERALD CROSSINGS II

14813 101st Avenue, Dyer, IN 46311



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,442 SF

Lease Rate: \$28.00 SF/yr (NNN)

Lot Size: 1.58 Acres

Year Built: 2024

Building Size: 8,429 SF

PROPERTY HIGHLIGHTS

- Drive-Thru available in Dyer, IN
- New retail built in 2024
- Endcap DT space 1,442 SF
- New Dollar General open and Anytime Fitness surrounding
- Main thoroughfare for travel between IN and IL
- Major residential growth surrounding



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PROPERTY DESCRIPTION



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Drive-Thru endcap available in Dyer, IN. Join Caravel Autism Health in this brand new retail center built in 2024. The subject parcel is located on 101st Avenue, just minutes away from the Illinois border. This area has seen tremendous housing growth as well as surrounding commercial. Dollar General has recently opened a brand new store and Anytime Fitness is the most recent national tenant adjacent to this parcel. This is a great opportunity to locate yourself on a major thoroughfare of travel between IN and IL.

LOCATION DESCRIPTION

This property is located in Dyer, IN near the Indiana/Illinois border. Dyer is a town in St. John Township, Lake County, Indiana, United States. Dyer placed 97th on the "100 Best Places to Live in the US" by CNN and Money Magazine in 2005. As of 2009, the median income for a household in the town was \$76,599 while the mean income for a household in the town was \$93,308. The median income for a family was \$87,127 and the mean income for a family was \$103,563.

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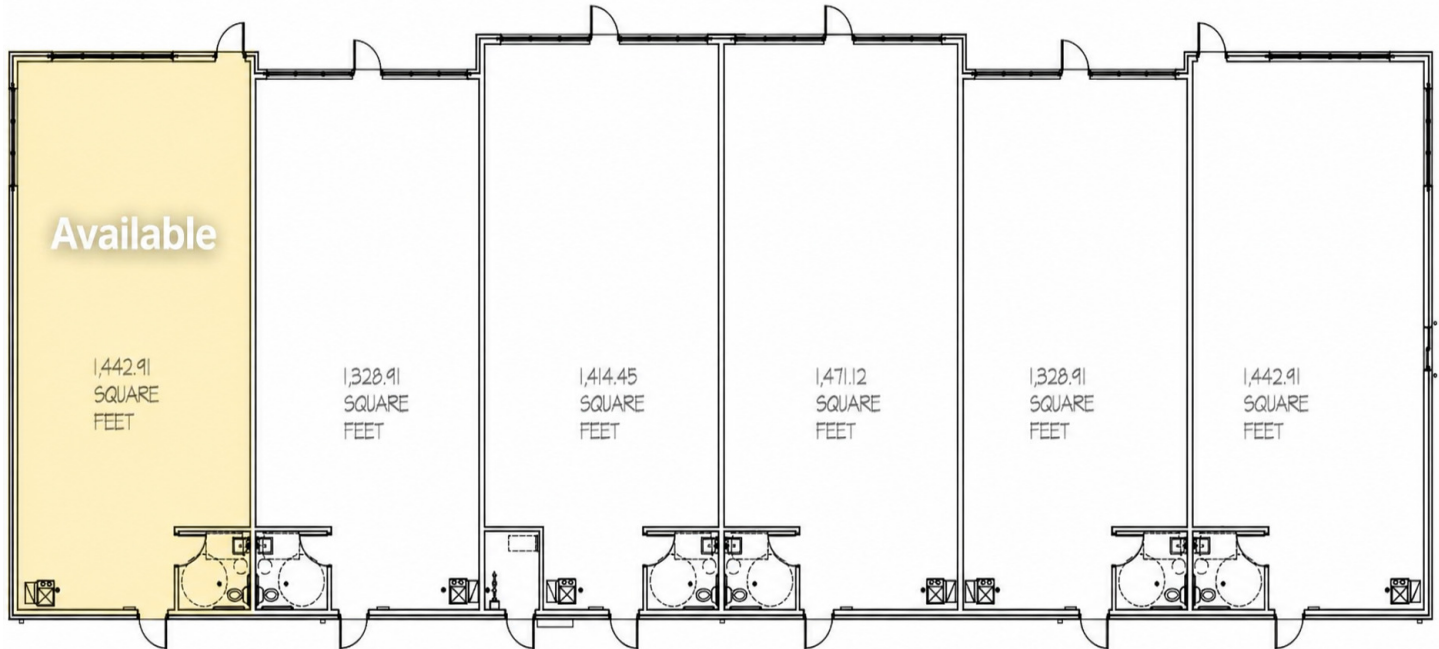
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ADDITIONAL PHOTOS



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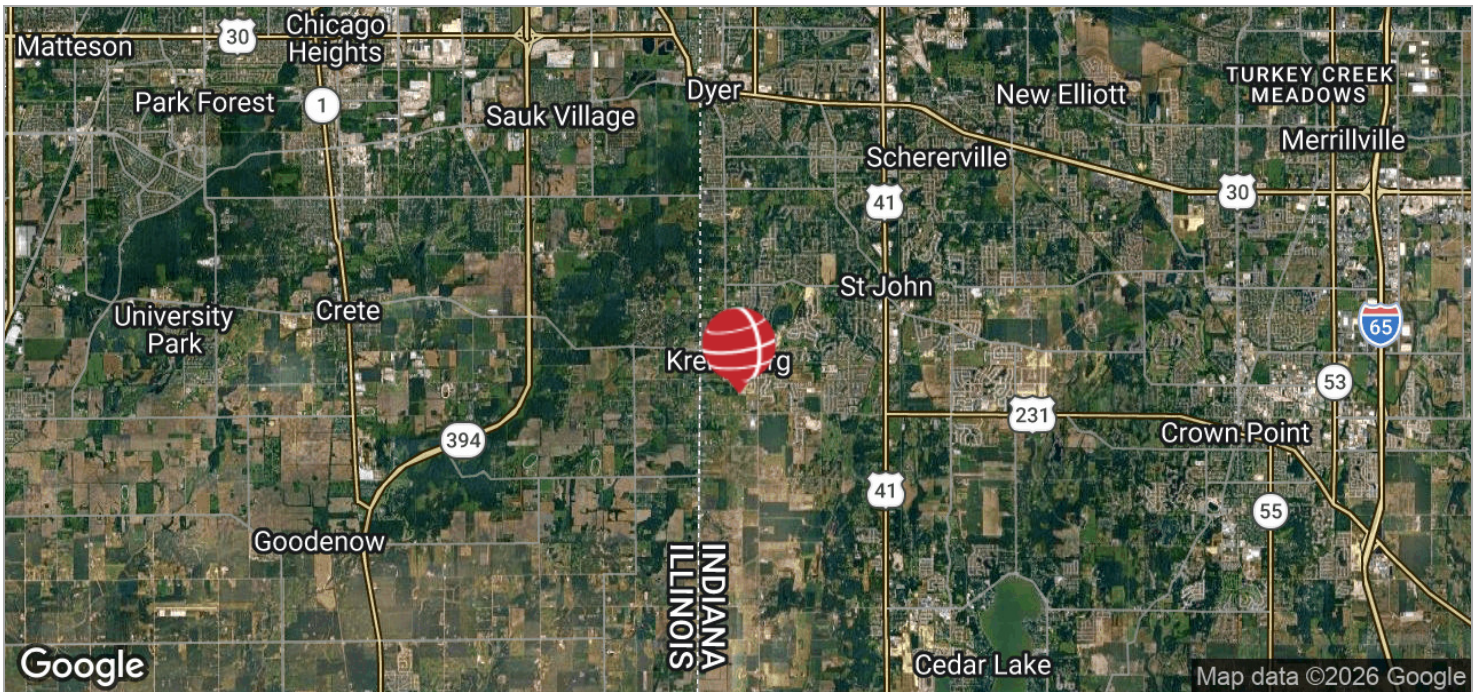
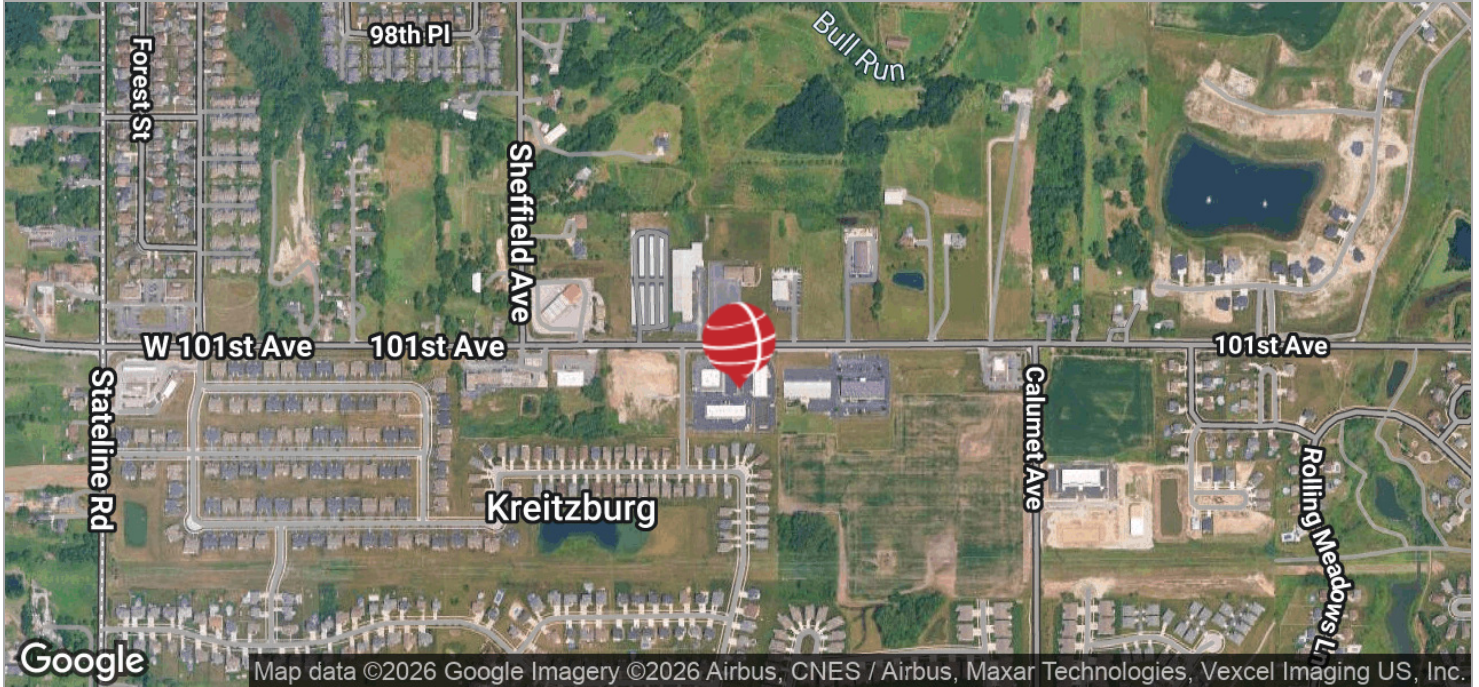
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,863	22,320	67,282
Average Age	39.2	46.8	43.4
Average Age (Male)	40.3	46.3	42.1
Average Age (Female)	35.7	45.9	43.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	989	8,543	26,646
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$131,230	\$119,367	\$101,938
Average House Value	\$293,620	\$265,416	\$230,130

2020 American Community Survey (ACS)

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