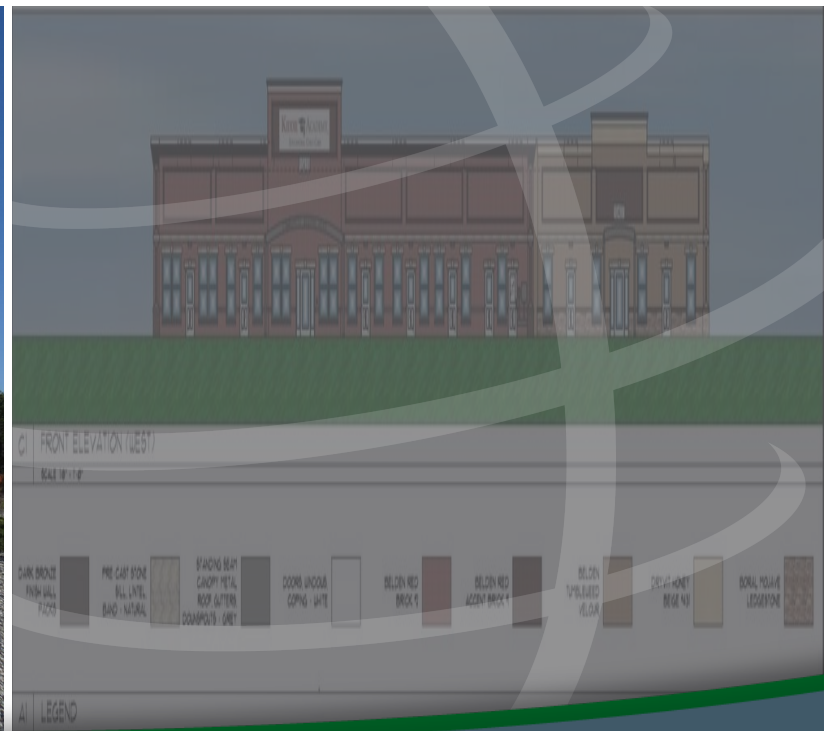


10419 CALUMET AVE, MUNSTER, IN 46321



For more information, please contact:

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NEW MUNSTER MIXED USE BUILDING

10419 Calumet Ave, Munster, IN 46321



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 4,000 SF

Lease Rate: \$25.00 SF/yr (NNN)

Lot Size: 1.82 Acres

Year Built: 2019

Building Size: 19750 SF

Traffic Count: 41,228

PROPERTY HIGHLIGHTS

- Class A Office Space
- Close to Indiana/Illinois Border
- Near Schererville Retail District and just south of new Munster Developments
- \$40/SF or more for Tenant Improvement Allowances for qualifying leases
- Building Signage Possible



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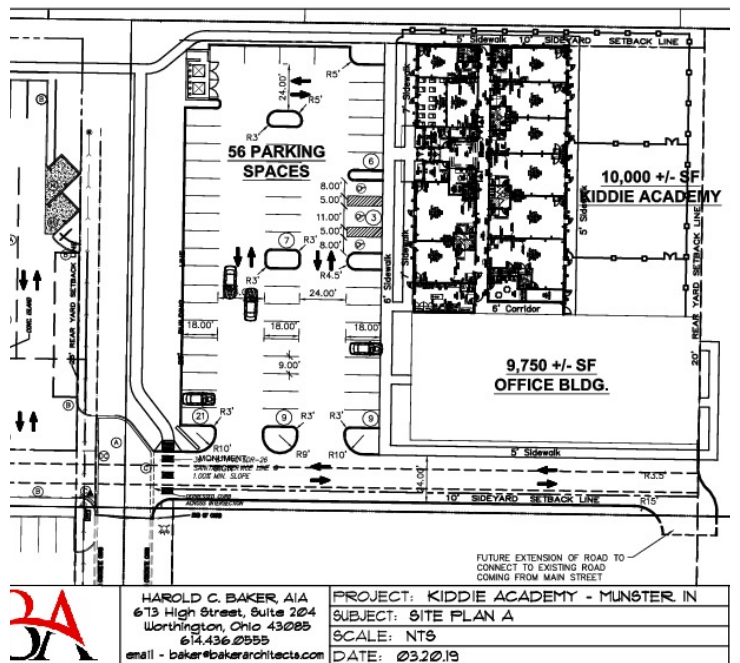
PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Brand new office building at the corner of Calumet Ave & Main St in Munster, Indiana. The site is home to Kiddie Academy on the west side, Caravel Autism Health on the southwest side, and Class A office space on the southeast corner. Prime location just off of Calumet Ave and Main St near CVS, Dunkin' Donuts, and over 80,000 vehicles/day at the intersection. Ideal Medical or General office space close to the Indiana/Illinois stateline and high income demographics.

LOCATION DESCRIPTION

This Class A Office Building located in Munster, Indiana at the corner of Calumet & Main St. Munster is a bedroom community located in Lake County, IN just 30 miles outside downtown Chicago with a population of 23,600 according to the 2010 US Census. The town is home to many different local, regional and national companies which include: The Times of Northwest Indiana newspaper, PepsiCo bottling, Whole Foods distribution, Community Hospital and many others. Community Hospital is a 458-bed hospital which has a medical staff of more than 600 physicians located within 5 minutes of the property. The hospital has been awarded many different national accreditations and recognitions for the quality of care and is consistently ranked in the top 50 Hospitals in the United States.



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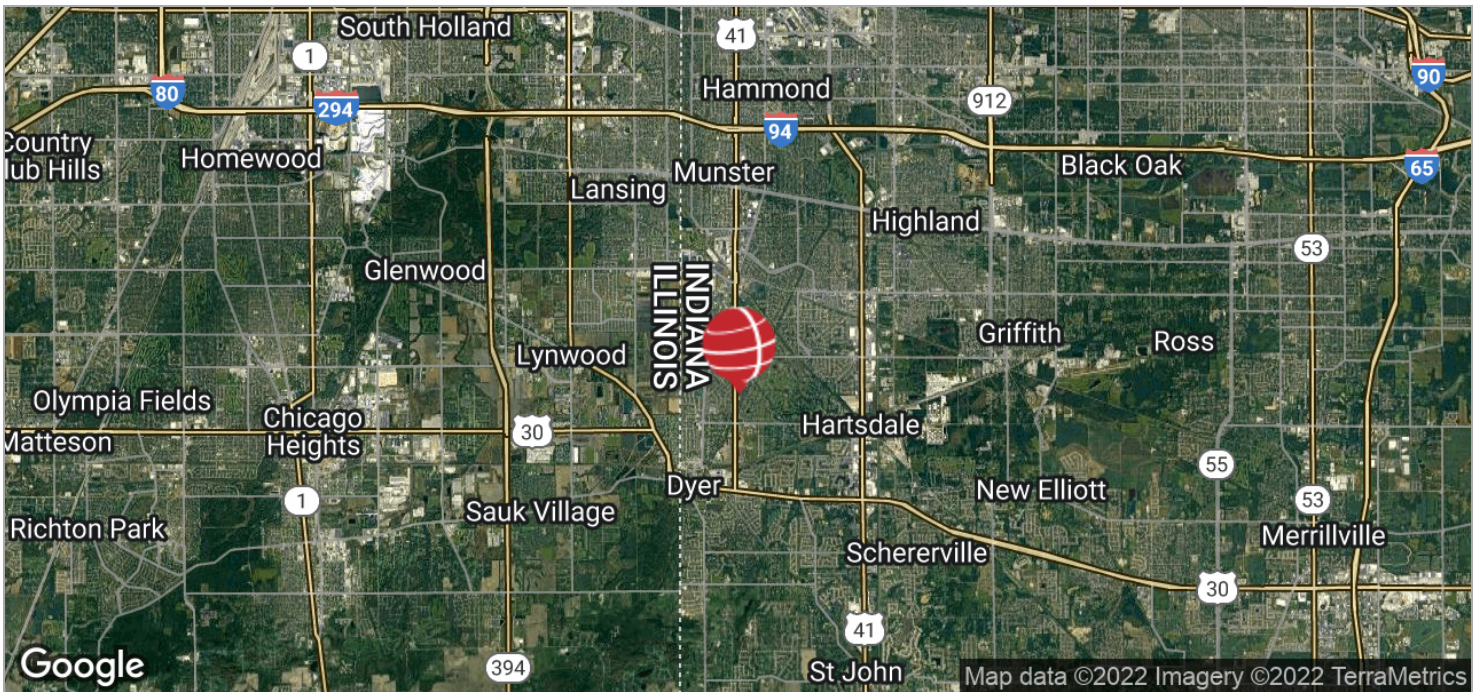
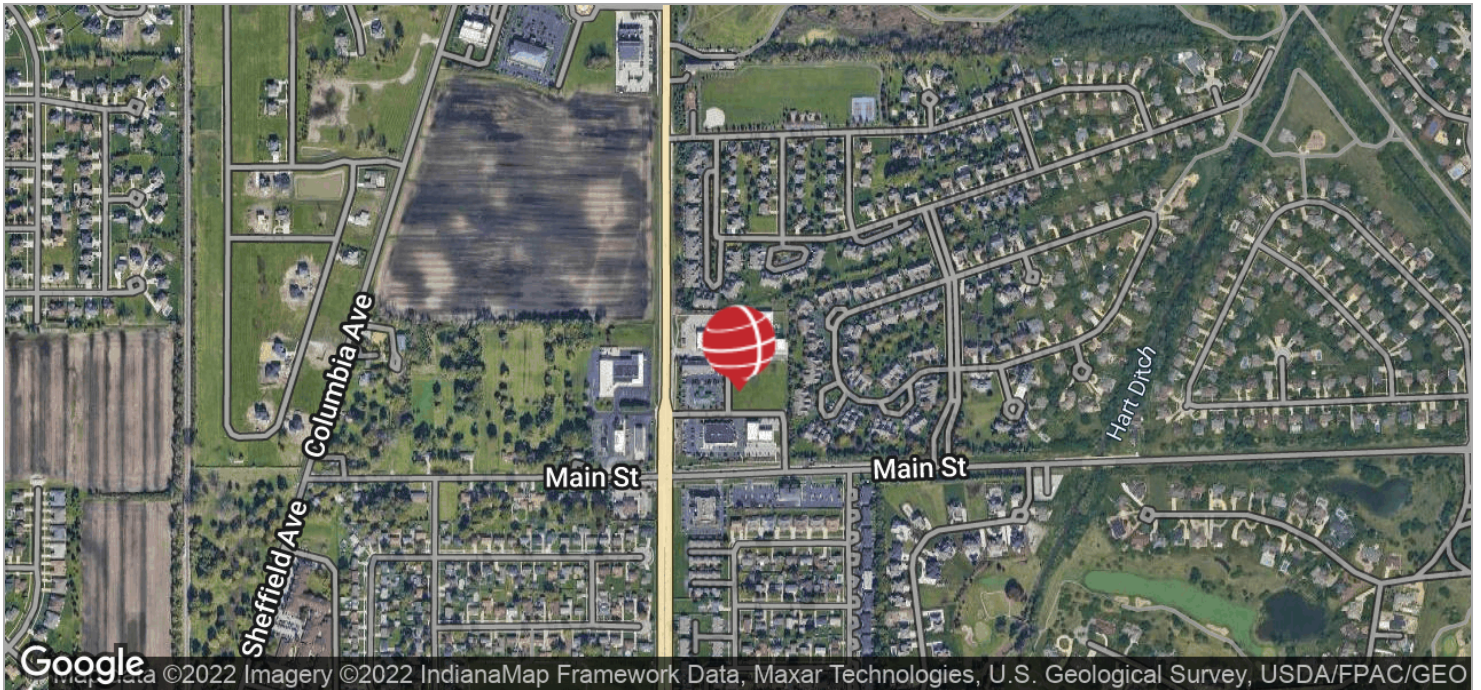
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LOCATION MAPS



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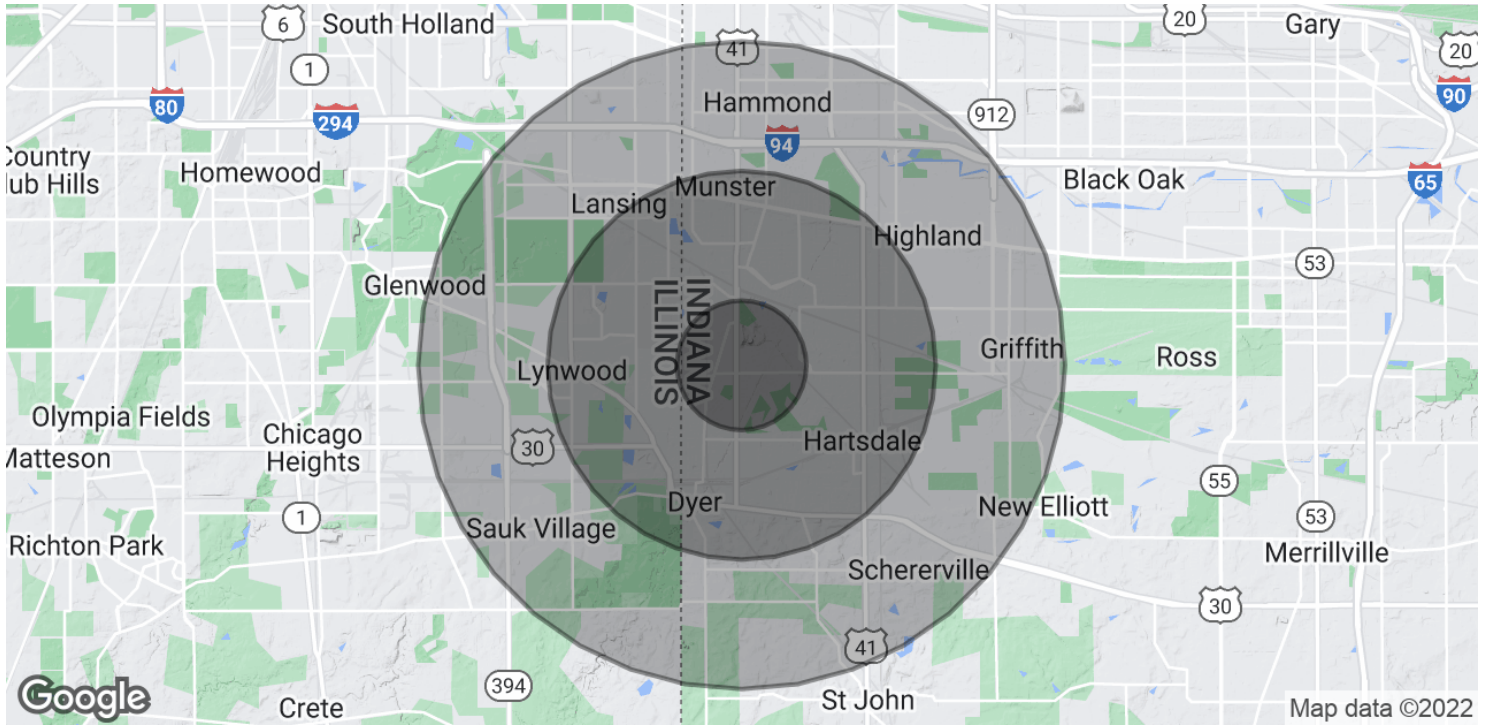
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,555	71,311	195,718
Average Age	42.8	42.5	39.1
Average Age (Male)	41.4	41.0	37.4
Average Age (Female)	43.7	44.1	40.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,870	27,633	74,760
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$101,002	\$82,951	\$71,269
Average House Value	\$219,278	\$203,391	\$189,403

* Demographic data derived from 2020 ACS - US Census

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