

# 12937-39 WICKER AVENUE, CEDAR LAKE, IN 46303

Available For Lease



For more information, please contact:

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,200 - 16,104 SF

**Lease Rate:** \$8.50 - 16.00 SF/yr  
(NNN)

**Lot Size:** 2.76 Acres

**Year Built:** 2007

**Building Size:** 32300 SF

### PROPERTY HIGHLIGHTS

- 1,200 SF to 16,104 SF Available For Lease
- Former AT&T available for lease (3,700 SF)
- Former Gym available for lease with office space
- Located in one of the fastest growing communities in Northwest, IN
- Overhead door with tall ceilings
- NNN Expenses: \$2.50 PSF



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## PROPERTY DESCRIPTION



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Now offering two distinct spaces for lease at this high-visibility Cedar Lake property:

**\*3,700 SF Retail Space (Former AT&T):**

Ideal for retail or service-related users. Open layout with strong signage and frontage along Wicker Avenue.

**\*16,104 SF Former Fitness Center (Divisible to 3,688 SF):**

Fully equipped with locker rooms, showers, multiple studio/class rooms, tall ceilings, and an overhead door. Space can be demised to accommodate a range of tenant sizes starting at 3,688 SF. Great fit for fitness, wellness, recreation, medical, or other adaptable uses.

Located in one of Northwest Indiana's fastest-growing corridors, this property offers exceptional visibility, ample parking, and the flexibility to meet a variety of tenant needs. A prime opportunity for businesses seeking to establish or expand their footprint in Cedar Lake.

## LOCATION DESCRIPTION

Located on Wicker Avenue in Cedar Lake, IN

Cedar Lake is a town in Hanover and Center townships, Lake County, Indiana, United States. It is near the Illinois state line. Its population was 11,560 at the 2010 census. The town is notable for its location on Cedar Lake, the Lake of the Red Cedars museum, and veteran charity organization Operation Combat Bikesaver.

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## LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 16,104 SF	Lease Rate:	\$8.50 - \$16.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
12937 Wicker Ave- Cedar Lake IN	Available	3,688 - 16,104 SF	NNN	\$8.50 SF/yr	-
12937 Wicker Ave- Cedar Lake IN	Available	1,200 - 3,688 SF	NNN	Negotiable	-
12937 Wicker Ave- Former AT&T	Available	3,700 SF	NNN	\$16.00 SF/yr	-

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## ADDITIONAL PHOTOS



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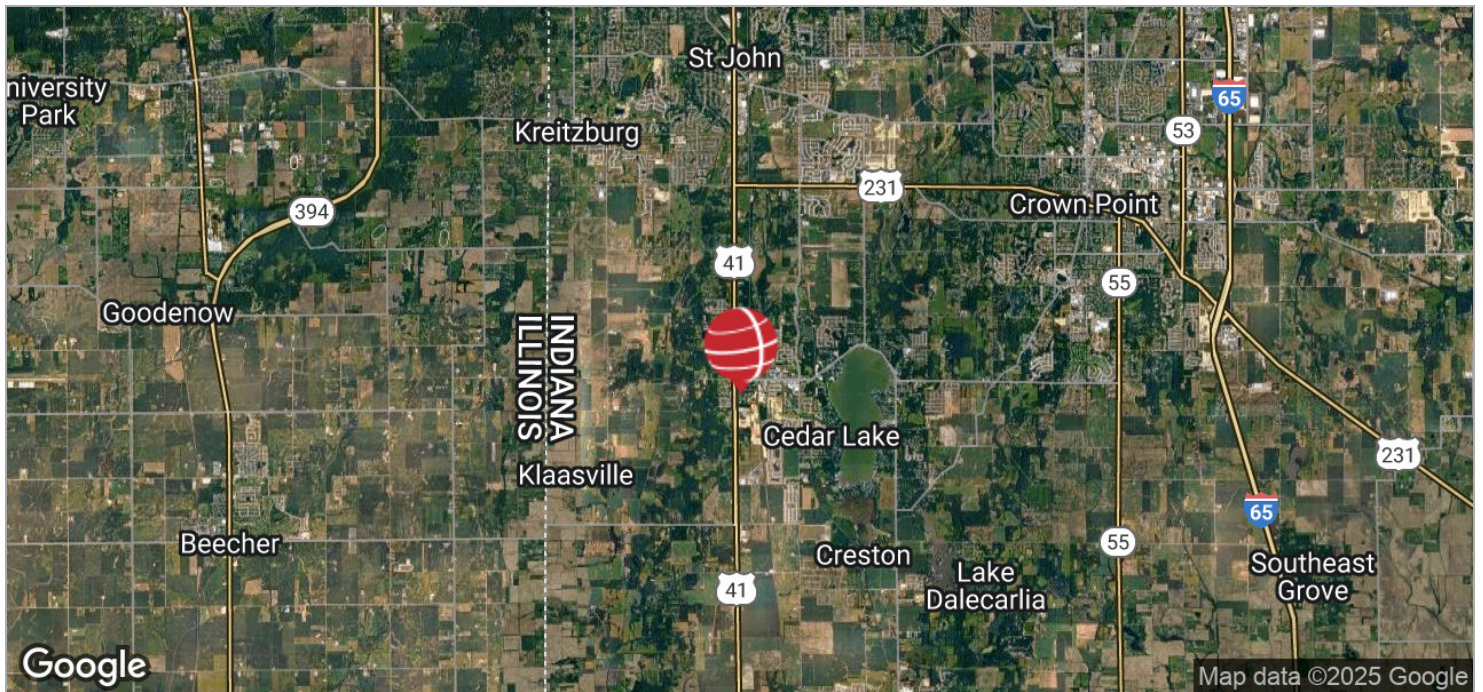
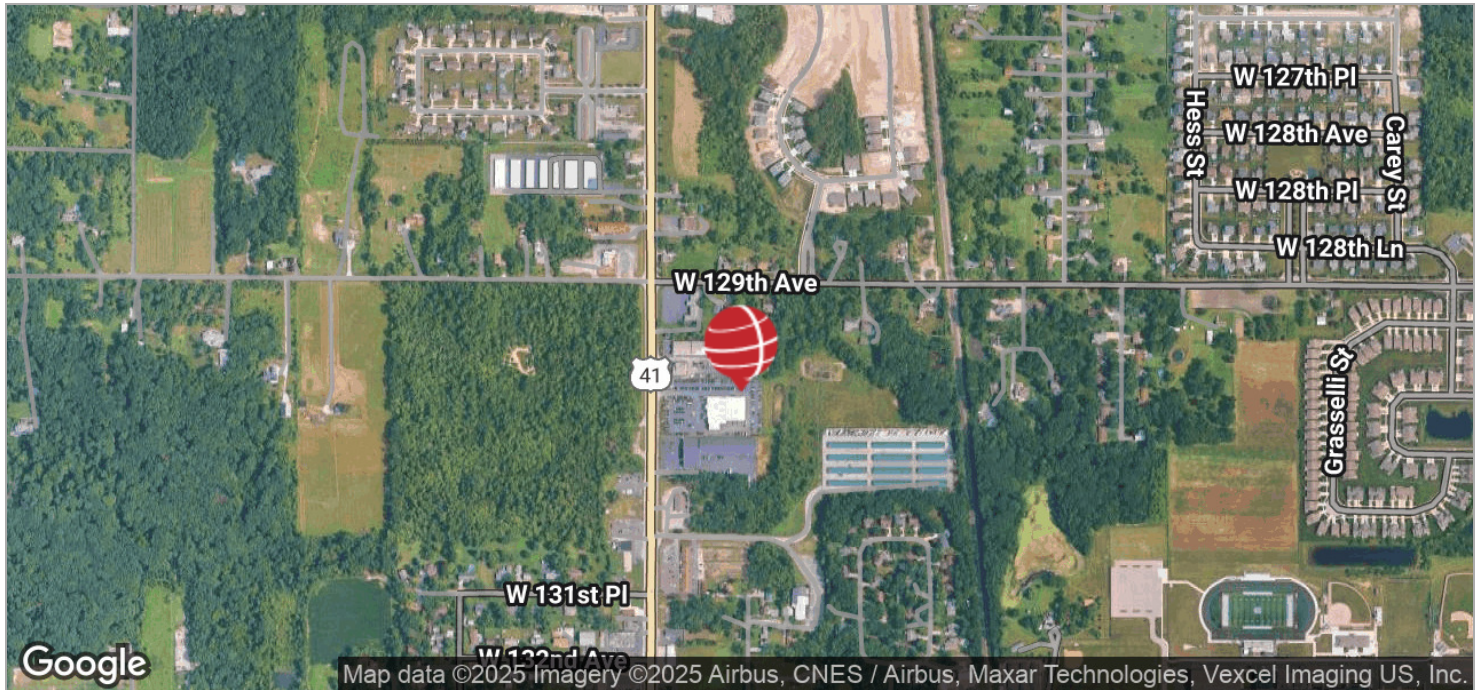


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## LOCATION MAPS



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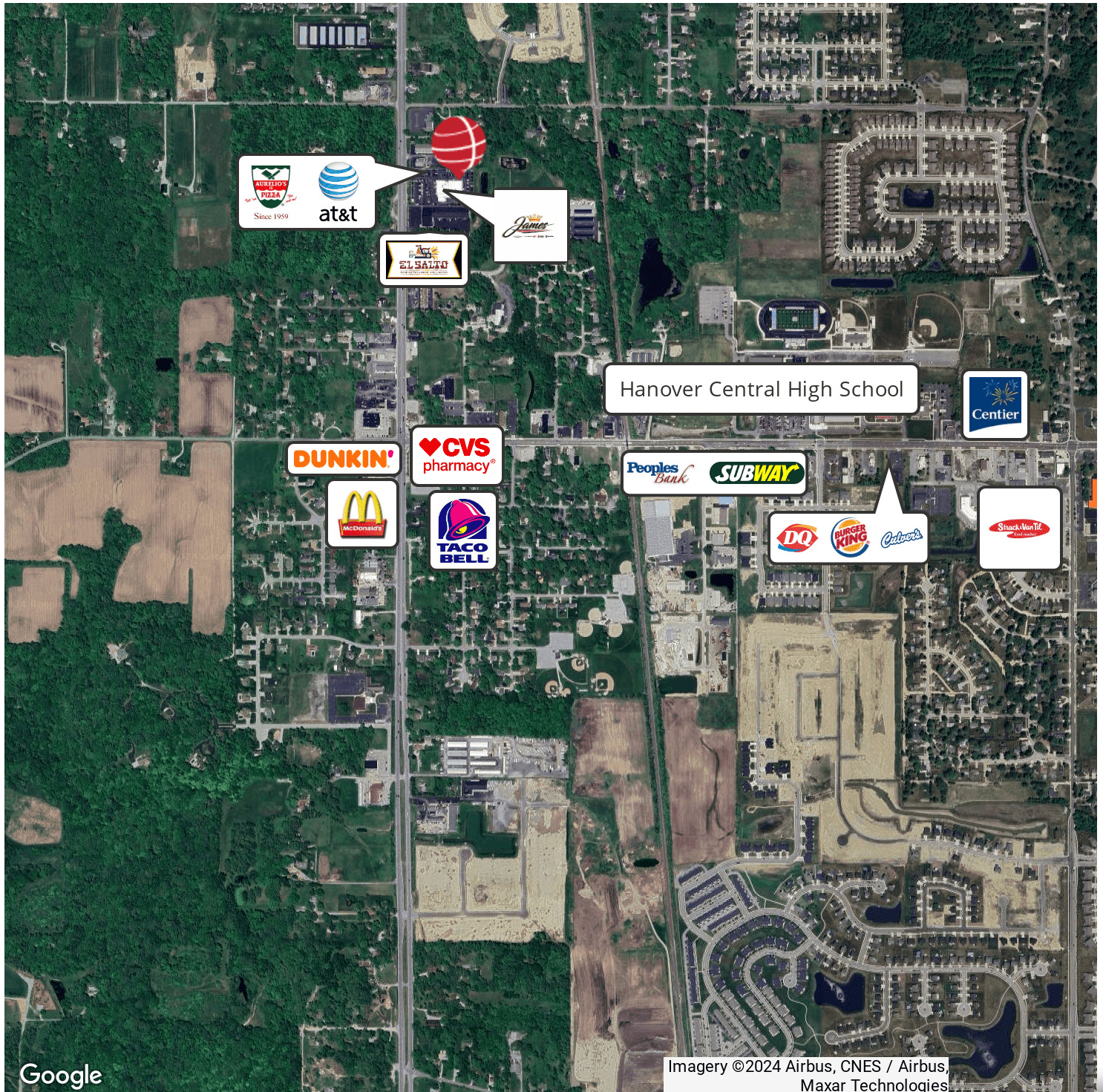


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## RETAILER MAP



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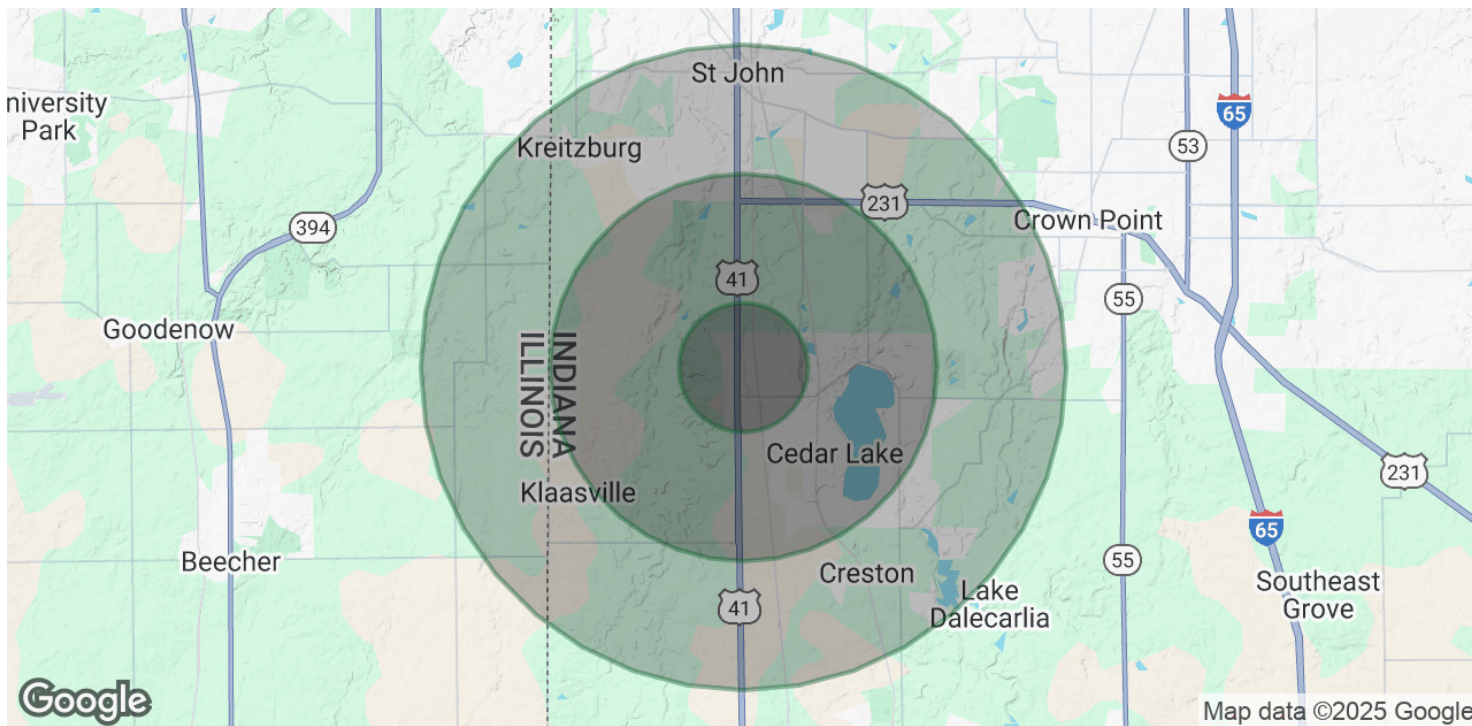


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,135	17,937	46,837
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	41	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,246	6,841	17,196
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$112,745	\$108,865	\$127,765
Average House Value	\$347,845	\$341,455	\$378,905

Demographics data derived from AlphaMap

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