



8528 BROADWAY MERRILLVILLE, IN 46410

OFFICE BUILDING FOR SALE





OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	+/- 8,000 SF

PROPERTY DESCRIPTION

The subject property is +/- 8,000 SF, second generation medical office condo space. This property is managed by a POA. There is 3 separate entrances which allow a variety of business needs.

Also available For Lease \$13.50 PSF/Yr (Gross)

LOCATION DESCRIPTION

Centrally located 1/4 mile South of US 30 on Broadway, 1 mile SW of I-65 interchange in the heart of the Broadway Commercial Corridor. This trade area is anchored by Methodist Hospital, Nipsco Headquarters and features a full range of businesses, shops, and services. Come be a part of this vibrant town!

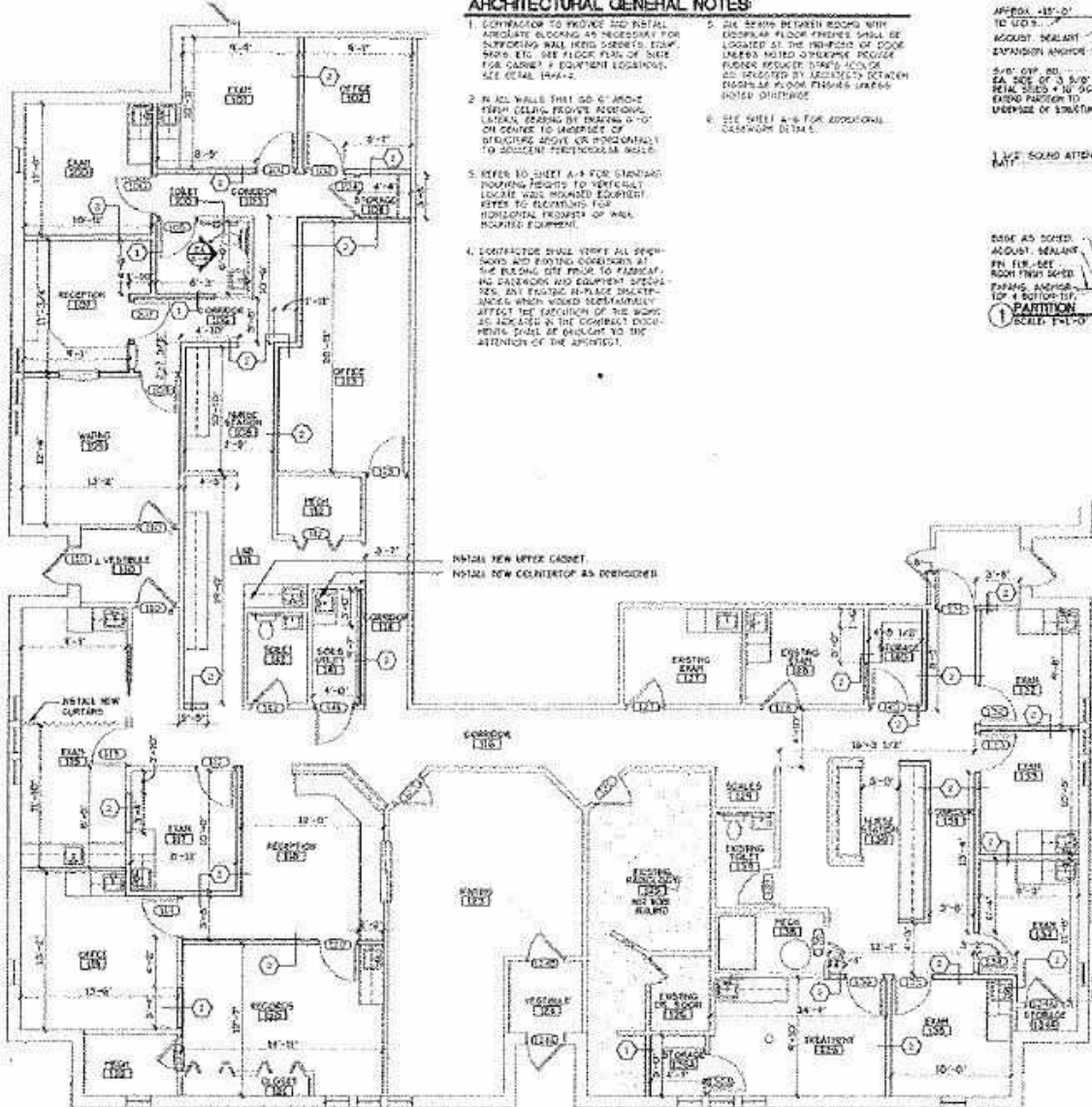
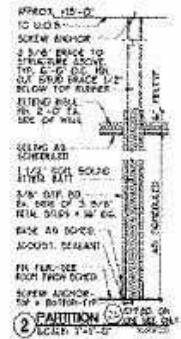
For more information, please contact Dan Rohaley at 219-769-0733 or by email at daniel.rohaley@yahoo.com



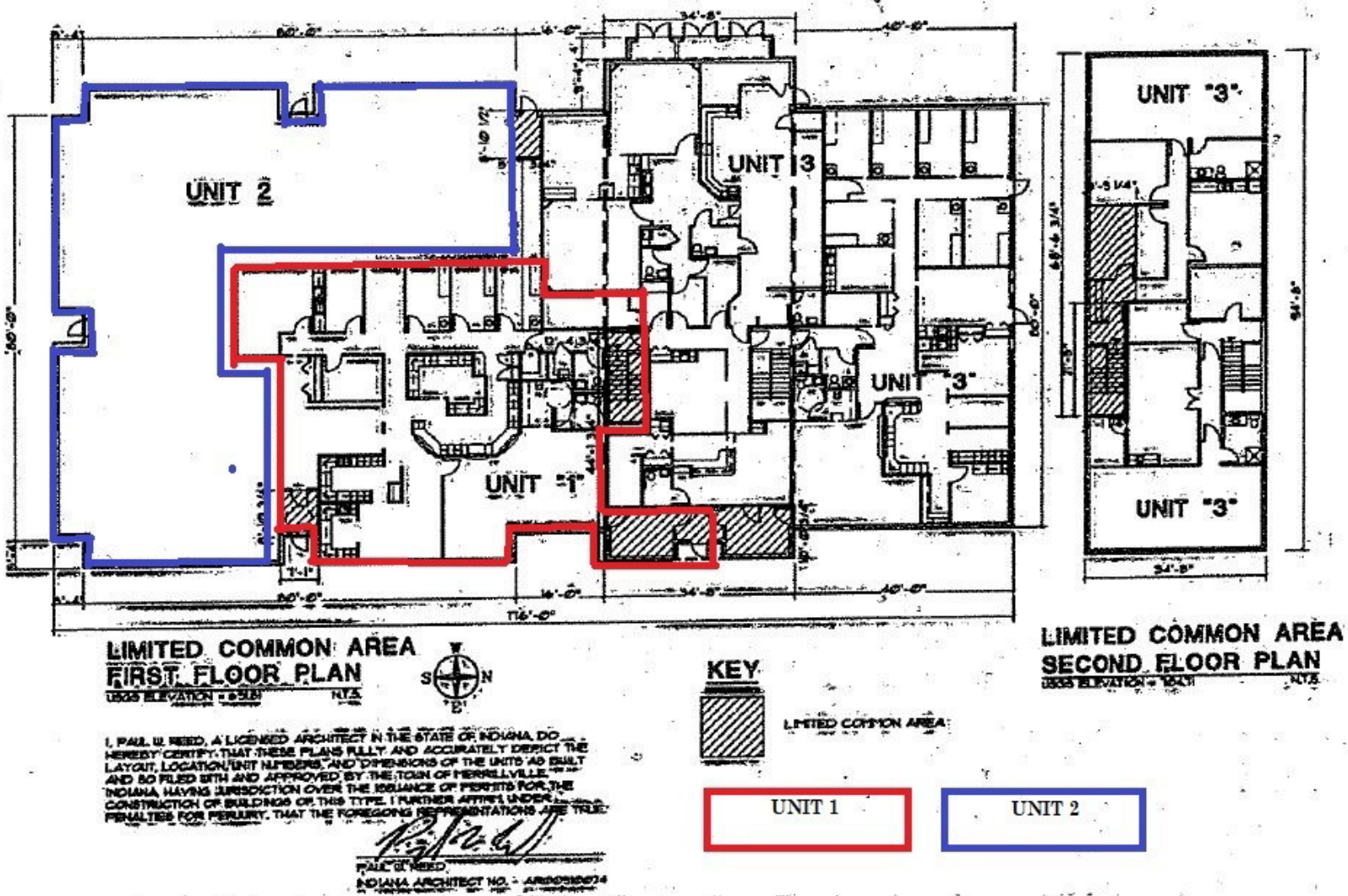
MICHAEL LUNN, CCIM, SIOR

219.769.0733
mlunn@ccim.net

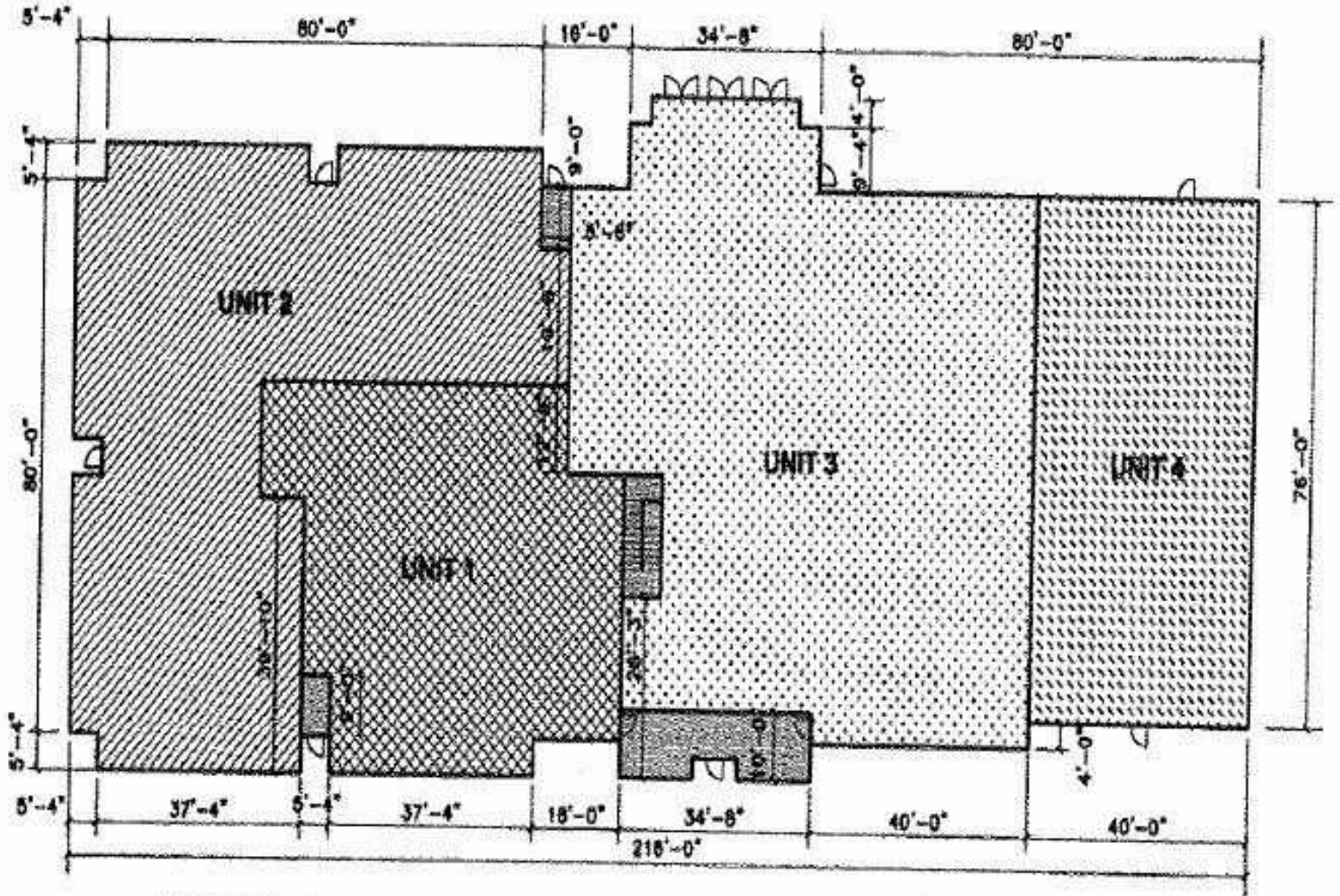
1. CONTRACTOR TO PROVIDE AND INSTALL CONNECTIONS AS REQUIRED FOR SUPPORTING WALLS HEREIN. FROM HERE, ETC. THE FLOOR PLAN OF THIS FLOOR, GARNER A FLOOR LAYOUT. SEE ATTACHED SHEET.	2. SEE DRAWING BETWEEN ROOMING WITH DISCLOSED FLOOR FINISHES SHALL BE LOCATED AT THE INTERSECTION OF ROOMING. NOTED: UNLESS OTHERWISE PROVIDED, FINISHES SHALL BE LOCATED BY DISCRETELY BETWEEN DISCLOSED FLOOR FINISHES UNLESS NOTED OTHERWISE.
3. ALL WALLS THAT ARE TO BE REMOVED SHALL BE REMOVED. ADDITIONAL, REMOVED BY FINISHING "O" OR "C" ON THE DRAWING. DISCRETELY ABOVE OR PROXIMATE TO ADJACENT FINISHING SHALL BE REMOVED.	4. SEE SHEET A-1 FOR ADDITIONAL DISCRETELY DETAILS.
5. REFER TO SHEET A-1 FOR REMOVAL OF FINISHES TO REVEAL WALLS. REFER TO EXISTING FLOOR PLAN FOR REMOVAL OF WALLS. DISCRETELY ABOVE OR PROXIMATE TO ADJACENT FINISHING SHALL BE REMOVED.	
6. CONTRACTOR SHALL VERIFY ALL REMOVALS AND EXISTING CONDITIONS. THE REMOVAL OF THE FLOOR TO REVEAL WALLS, FINISHES AND EQUIPMENT SHALL BE REMOVED. UNLESS OTHERWISE NOTED OTHERWISE, WHICH WOULD SIGNIFICANTLY AFFECT THE FINISHES OF THE WALLS. AS INDICATED IN THE CONTRACT DOCUMENTS, SHALL BE REMOVED TO THE ATTENTION OF THE ARCHITECT.	



(B) FLOOR PLAN



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mlunn@ccim.net



FIRST FLOOR PLAN

USGS ELEVATION = 891.81 1"=30'



KEY



UNIT 1



UNIT 4



UNIT 2



LIMITED
COMMON
AREA



UNIT 3

I, E. DONALD BENDEL, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THESE PLANS OF THE RAD PROFESSIONAL CONDOMINIUM, FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS REVISED, AND SO FILED WITH AND APPROVED BY THE TOWN OF MERRILLVILLE, INDIANA, HAVING JURISDICTION OVER THE ISSUANCE OF PERMITS FOR THE CONSTRUCTION OF BUILDINGS OF THIS TYPE. I FURTHER AFFIRM, UNDER PENALTIES FOR PERJURY, THAT THE FOREGOING REPRESENTATIONS ARE TRUE.

E. Donald Bendel

E. DONALD BENDEL
INDIANA LICENSE #PE 12370



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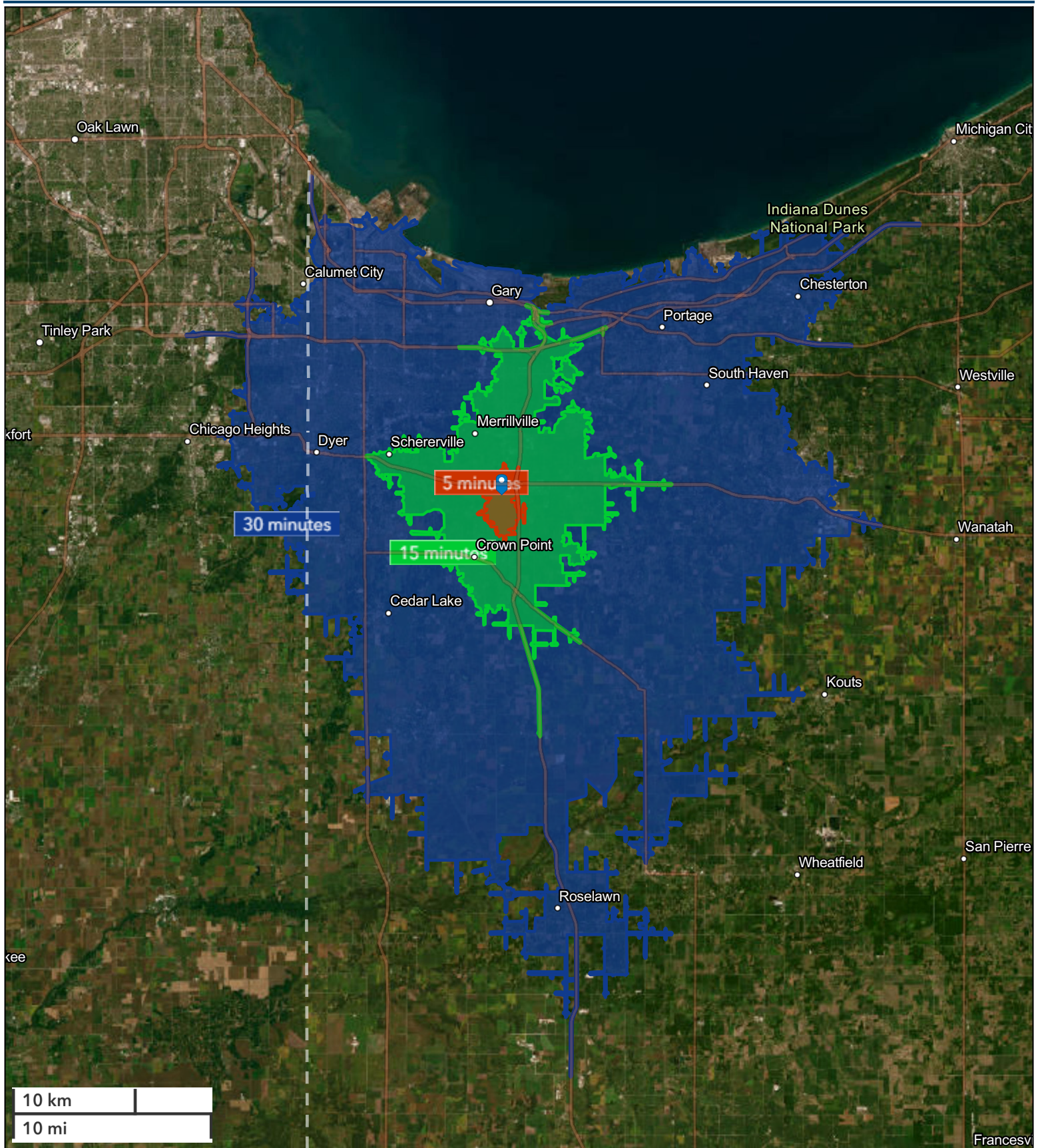


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INTERIOR PHOTOS



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Executive Summary

8528 Broadway, Merrillville, Indiana, 46410 3
 8528 Broadway, Merrillville, Indiana, 46410
 Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR
 Latitude: 41.46341
 Longitude: -87.33796

	5 minutes	15 minutes	30 minutes
Population			
2010 Population	4,915	124,644	675,219
2020 Population	5,211	125,434	683,360
2025 Population	5,217	125,962	687,272
2030 Population	5,672	126,629	690,285
2010-2020 Annual Rate	0.59%	0.06%	0.12%
2020-2025 Annual Rate	0.02%	0.08%	0.11%
2025-2030 Annual Rate	1.69%	0.11%	0.09%
2020 Male Population	44.2%	48.1%	48.3%
2020 Female Population	55.8%	51.9%	51.7%
2020 Median Age	49.6	40.1	39.6
2025 Male Population	45.1%	48.7%	49.0%
2025 Female Population	54.9%	51.3%	51.0%
2025 Median Age	50.9	41.0	40.4

In the identified area, the current year population is 687,272. In 2020, the Census count in the area was 683,360. The rate of change since 2020 was 0.11% annually. The five-year projection for the population in the area is 690,285 representing a change of 0.09% annually from 2025 to 2030. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	43.7%	52.0%	56.4%
2025 Black Alone	39.6%	30.6%	24.0%
2025 American Indian/Alaska Native Alone	0.2%	0.5%	0.5%
2025 Asian Alone	3.4%	1.9%	1.5%
2025 Pacific Islander Alone	0.1%	0.0%	0.0%
2025 Other Race	4.0%	5.4%	7.3%
2025 Two or More Races	9.0%	9.6%	10.2%
2025 Hispanic Origin (Any Race)	13.5%	15.7%	18.9%

Persons of Hispanic origin represent 18.9% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.9 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	89	78	85
2010 Households	2,008	46,634	253,954
2020 Households	2,062	48,951	265,167
2025 Households	2,113	49,983	272,507
2030 Households	2,368	50,883	277,209
2010-2020 Annual Rate	0.27%	0.49%	0.43%
2020-2025 Annual Rate	0.47%	0.40%	0.52%
2025-2030 Annual Rate	2.30%	0.36%	0.34%
2025 Average Household Size	2.27	2.47	2.49

The household count in this area has changed from 265,167 in 2020 to 272,507 in the current year, a change of 0.52% annually. The five-year projection of households is 277,209, a change of 0.34% annually from the current year total. Average household size is currently 2.49, compared to 2.55 in the year 2020. The number of families in the current year is 176,625 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

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	5 minutes	15 minutes	30 minutes
Mortgage Income			
2025 Percent of Income for Mortgage	21.1%	21.4%	21.6%
Median Household Income			
2025 Median Household Income	\$69,932	\$75,227	\$75,329
2030 Median Household Income	\$76,850	\$85,307	\$86,160
2025-2030 Annual Rate	1.90%	2.55%	2.72%
Average Household Income			
2025 Average Household Income	\$102,635	\$96,326	\$99,288
2030 Average Household Income	\$114,170	\$107,562	\$110,763
2025-2030 Annual Rate	2.15%	2.23%	2.21%
Per Capita Income			
2025 Per Capita Income	\$43,036	\$38,552	\$39,422
2030 Per Capita Income	\$49,174	\$43,590	\$44,536
2025-2030 Annual Rate	2.70%	2.49%	2.47%
GINI Index			
2025 Gini Index	44.2	43.2	43.5
Households by Income			

Current median household income is \$75,329 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$86,160 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$99,288 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$110,763 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$39,422 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$44,536 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	108	105	103
2010 Total Housing Units	2,152	52,062	278,892
2010 Owner Occupied Housing Units	1,511	32,976	181,012
2010 Renter Occupied Housing Units	497	13,658	72,942
2010 Vacant Housing Units	144	5,428	24,938
2020 Total Housing Units	2,177	54,276	289,223
2020 Owner Occupied Housing Units	1,551	33,913	186,893
2020 Renter Occupied Housing Units	511	15,038	78,274
2020 Vacant Housing Units	103	5,172	24,045
2025 Total Housing Units	2,227	55,289	296,763
2025 Owner Occupied Housing Units	1,626	35,683	197,373
2025 Renter Occupied Housing Units	487	14,300	75,134
2025 Vacant Housing Units	114	5,306	24,256
2030 Total Housing Units	2,467	56,315	302,026
2030 Owner Occupied Housing Units	1,636	36,818	204,159
2030 Renter Occupied Housing Units	731	14,065	73,050
2030 Vacant Housing Units	99	5,432	24,817
Socioeconomic Status Index			
2025 Socioeconomic Status Index	56.0	48.3	47.8

Currently, 66.5% of the 296,763 housing units in the area are owner occupied; 25.3%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 289,223 housing units in the area and 8.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.49%. Median home value in the area is \$260,240, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.88% annually to \$314,734.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

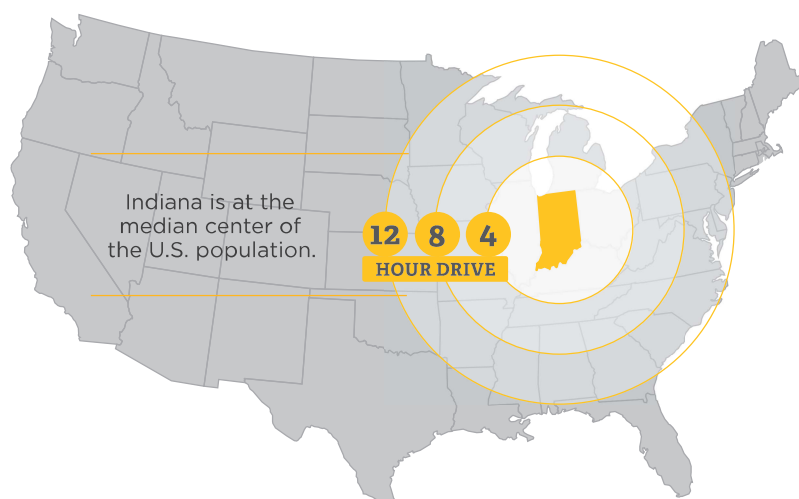
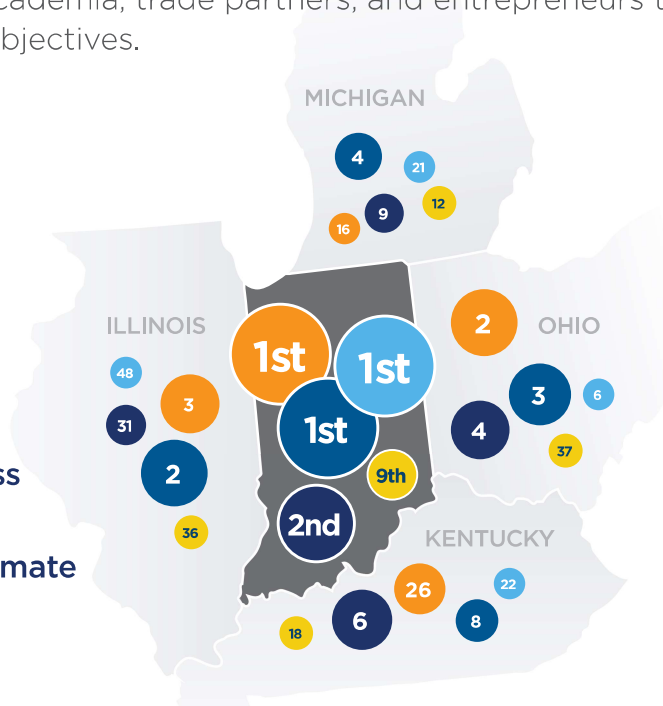
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 21, 2025

INDIANA Business Climate

Indiana is more than the Crossroads of America — it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1 State Infrastructure**
(CNBC, 2022)
- 1 Property Tax**
(Tax Foundation, 2022)
- 1 Regional Workforce Development**
(Site Selection Magazine, 2022)
- 2 Cost of Doing Business**
(America's Top States for Business, CNBC, 2022)
- 9 State Business Tax Climate Index Score**
(Overall Rank, 2023)





Advantage Indiana

CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are capped at 3% in Indiana.

Individual Income Tax Rate: 3.23%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Property Tax Index Rank: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

AAA Indiana
Bond Rating

Michigan: AA+ | Ohio: AAA | Kentucky: A+ | Illinois: BBB+
(Fitch, 2022)

UI RATES: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: \$238

MI: \$257 | OH: \$243 | KY: \$300 | IL: \$525

WORKER'S COMPENSATION PREMIUM RATE RANK: 3

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 15 | OH: 12 | KY: 14 | IL: 28

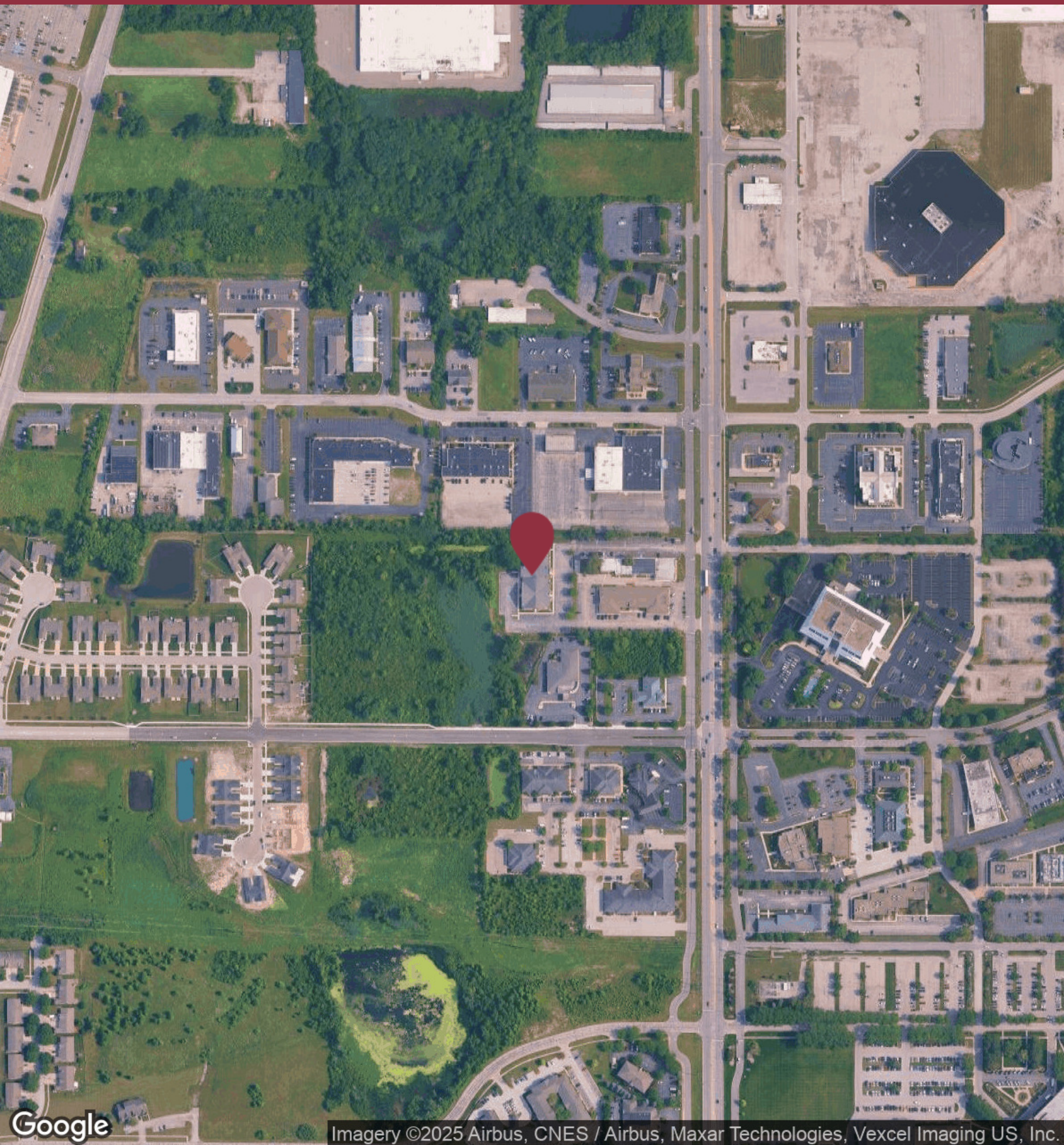
RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: YES | OH: YES | KY: NO | IL: NO

Indiana
Economic Development Corp[®]

LOCATION MAP



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



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