



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 are 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

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mlunn@ccim.net

ARCHITECTURAL GENERAL NOTES:

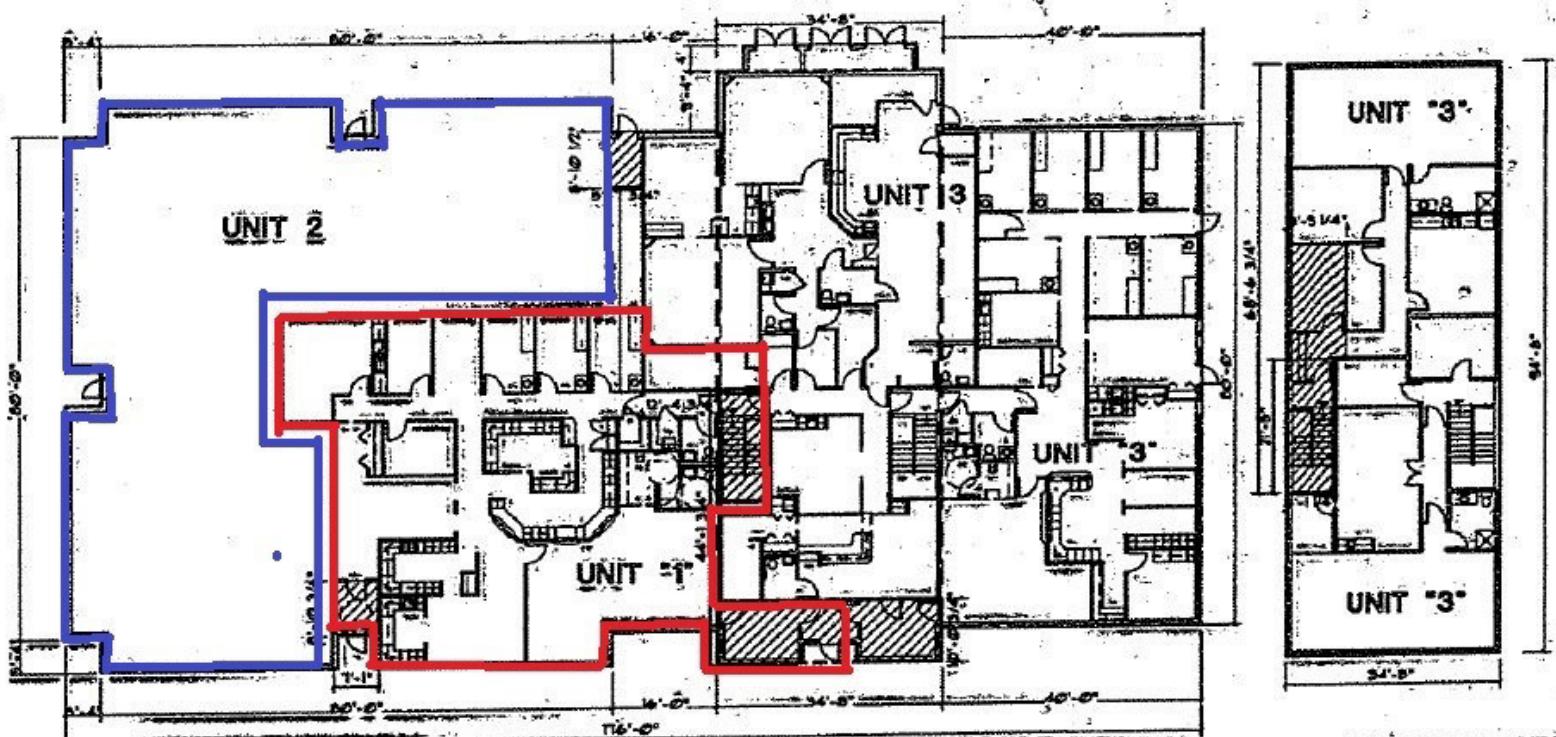
B FLOOR PLAN
2011/12-0



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LIMITED COMMON AREA
FIRST FLOOR PLAN
1000 ELEVATION - 1000 N



I, PAUL D. REED, A LICENSED ARCHITECT IN THE STATE OF INDIANA, DO HEREBY CERTIFY, THAT THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT 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.

PAUL D. REED,
INDIANA ARCHITECT NO. A000500074

KEY

LIMITED COMMON AREA

UNIT 1

UNIT 2

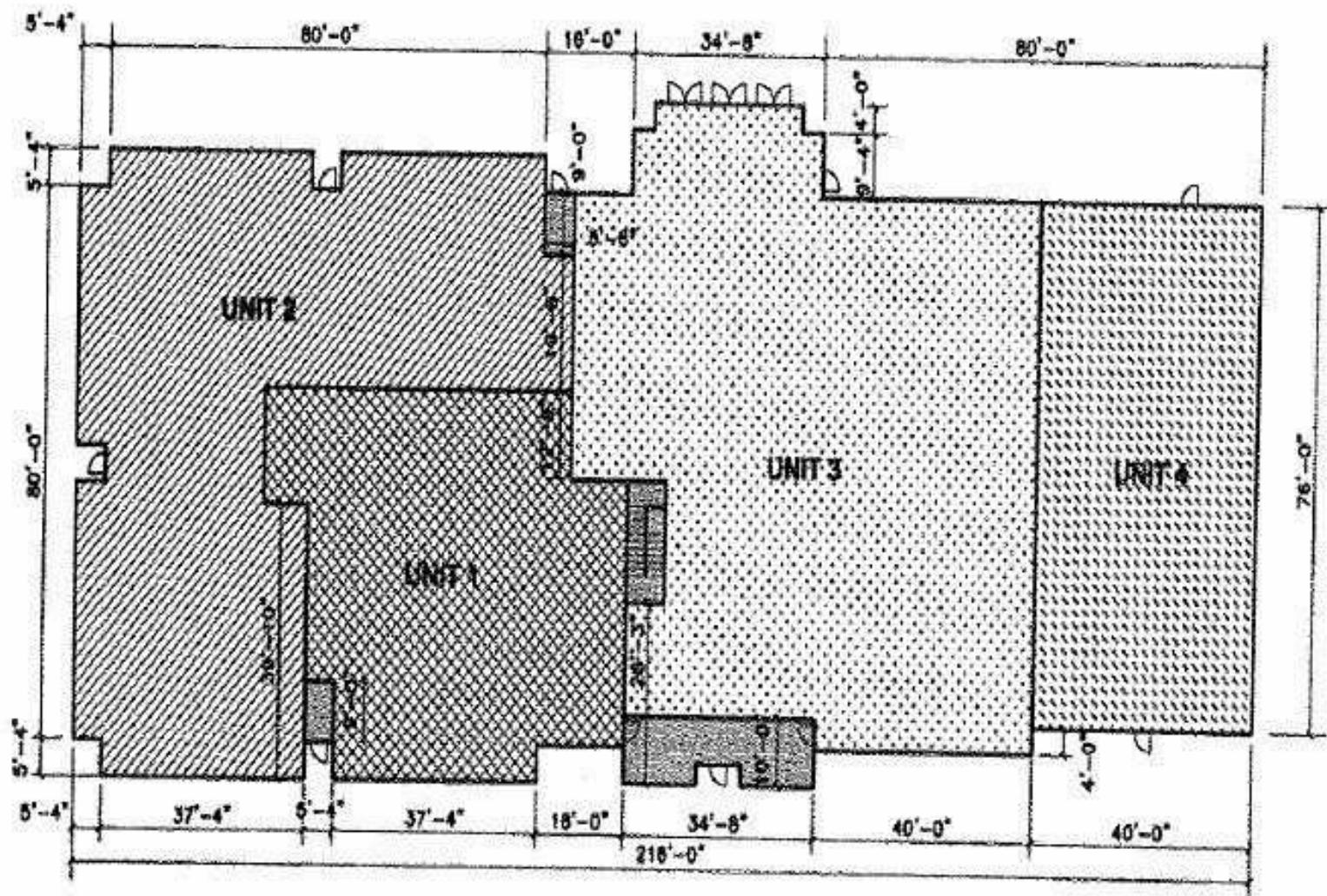
LIMITED COMMON AREA
SECOND FLOOR PLAN
1000 ELEVATION - 1000 N



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FIRST FLOOR PLAN

USGS ELEVATION = 891.81 1'-30"



KEY

| | | | |
|--|--------|--|---------------------|
| | UNIT 1 | | UNIT 4 |
| | UNIT 2 | | LIMITED COMMON AREA |
| | UNIT 3 | | |

I, E. DONALD BENZEL, 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 BENZEL
INDIANA LICENSE #PE 12370



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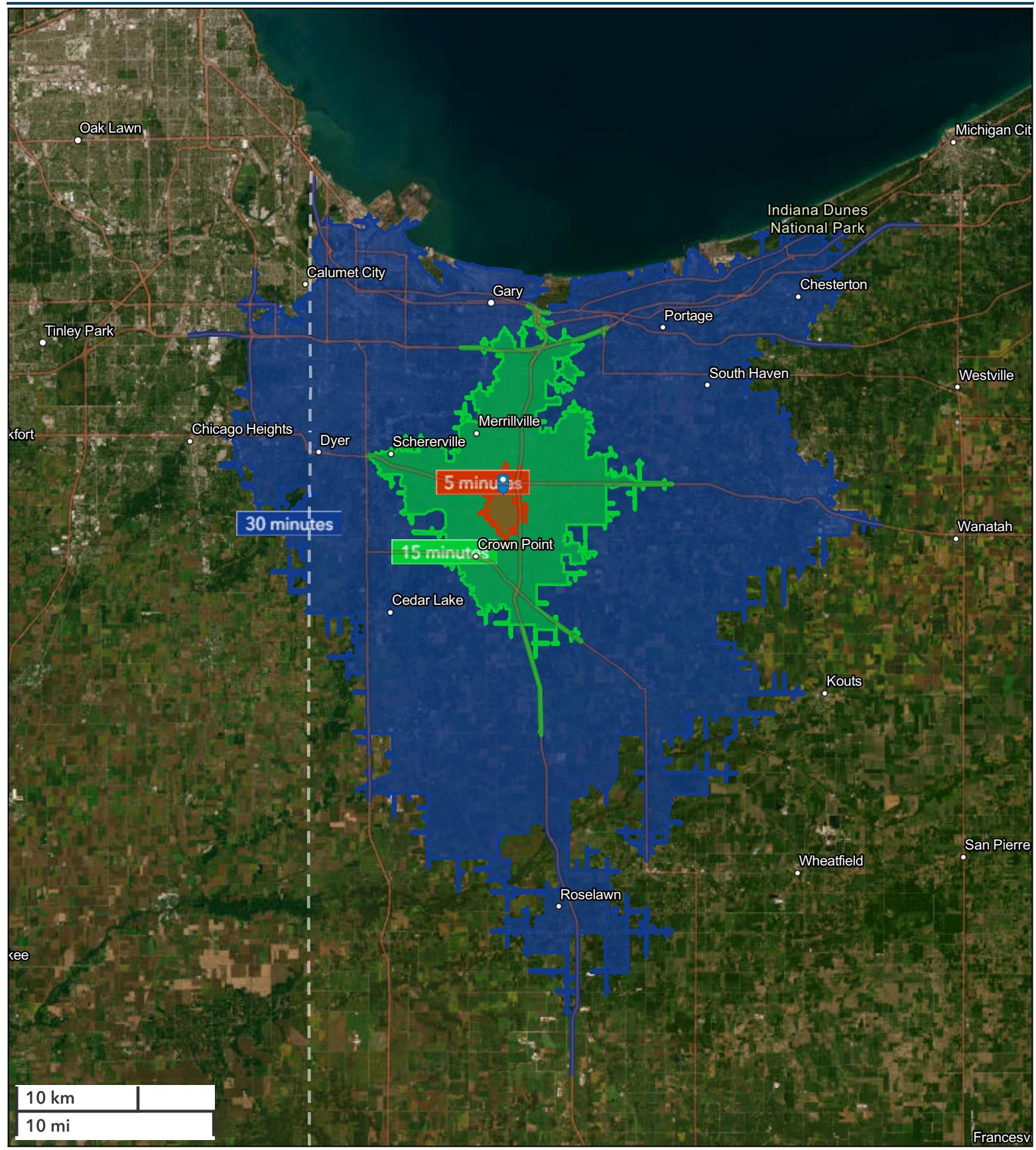
INTERIOR PHOTOS



MICHAEL LUNN, CCIM, SIOR

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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.

October 21, 2025

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 |
|---|-----------|------------|------------|
| 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.

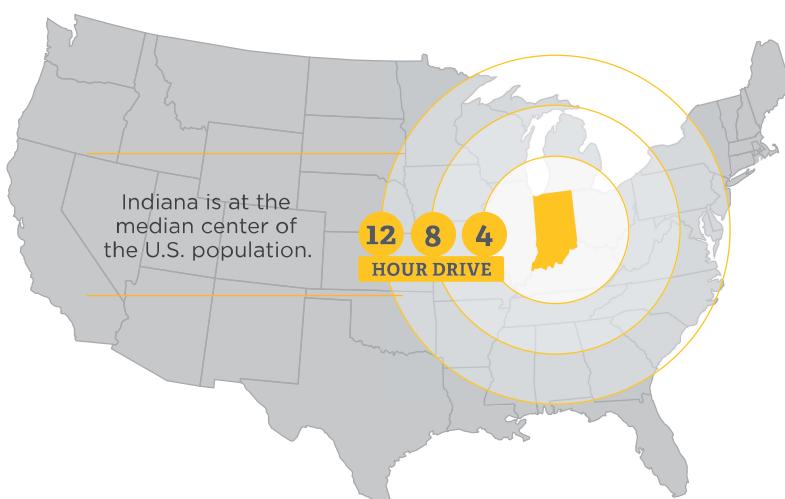
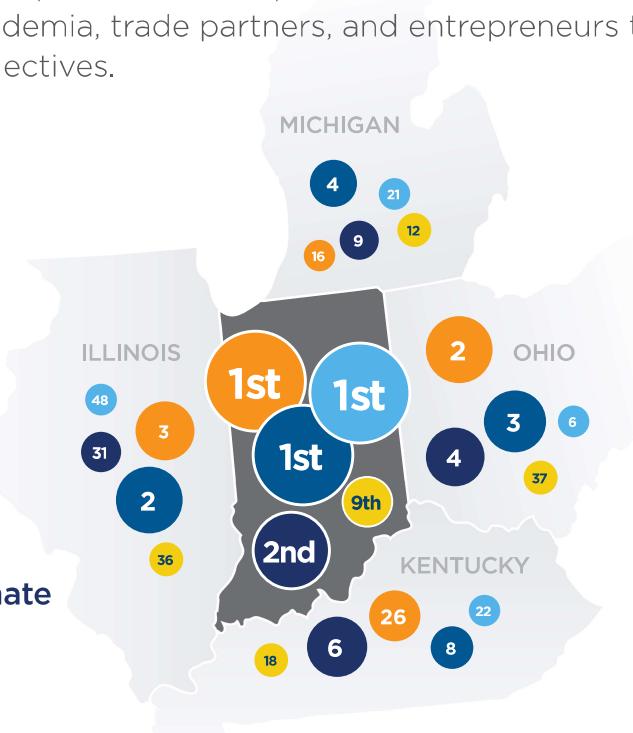
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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

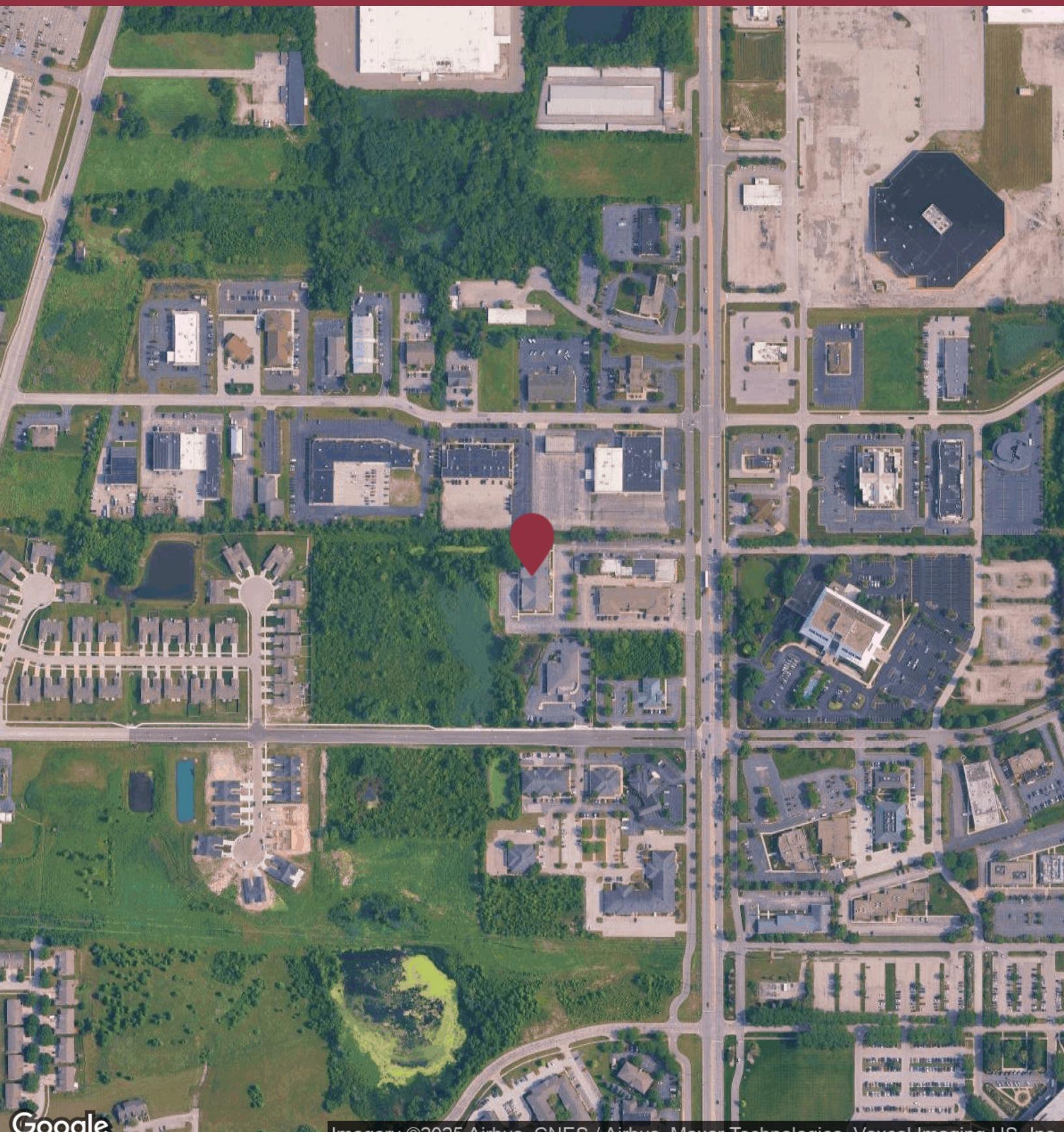
RIGHT TO WORK: **YES**

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



Google

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