

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$900,000
<b>Price / SF:</b>	\$133.93
<b>Building Size:</b>	6,720 SF
<b>Lot Size:</b>	1.74 Acres
<b>Zoning:</b>	C-3
<b>'25 Pay '26 RE Taxes:</b>	\$9,741.98

### PROPERTY OVERVIEW

This is a 6,720 SF commercial building built in 2009. Interior features include 1,000 SF office with waiting/reception, 3 private offices and 2 bathrooms. Upper level includes approximately 600 SF with central air/heat and 400 SF storage. The 5,720 SF warehouse features four (4) 14'x14' drive-in bays, 3 floor drains, 16' clear ceiling, 120-240 Volt/400 AMP. 100' of frontage on 45th Street. The property is being sold AS IS. No personal property is included unless otherwise agreed upon.

### LOCATION OVERVIEW

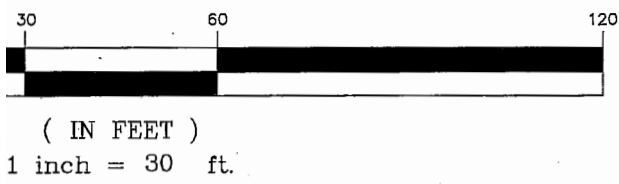
Located on Main Street on the south side of Highland on the Schererville border. 1 block east of U.S. Highway 41 (Indianapolis Blvd). It sits just 1/2 block from the Highland Grove Retail shopping area which includes: Target, Best Buy, Kohl's, Petco, and Office Depot. 1/2 block from Shoppes on Main: Whole Foods, Nordstrom Rack, DSW, White House Black Market, and Albert's Jewelers. Starbucks, Carrabba's, Old Navy, Walgreens, Meijer Olive Garden, Speedway and more are also nearby. 1 block west of Kennedy Avenue, 2 3/4 miles southwest of Ridge Road, 3 1/2 miles south of I-80/94 and 2 1/2 miles north of US Highway 30, 3 1/4 miles east of Illinois State Line.



## ADDITIONAL PHOTOS

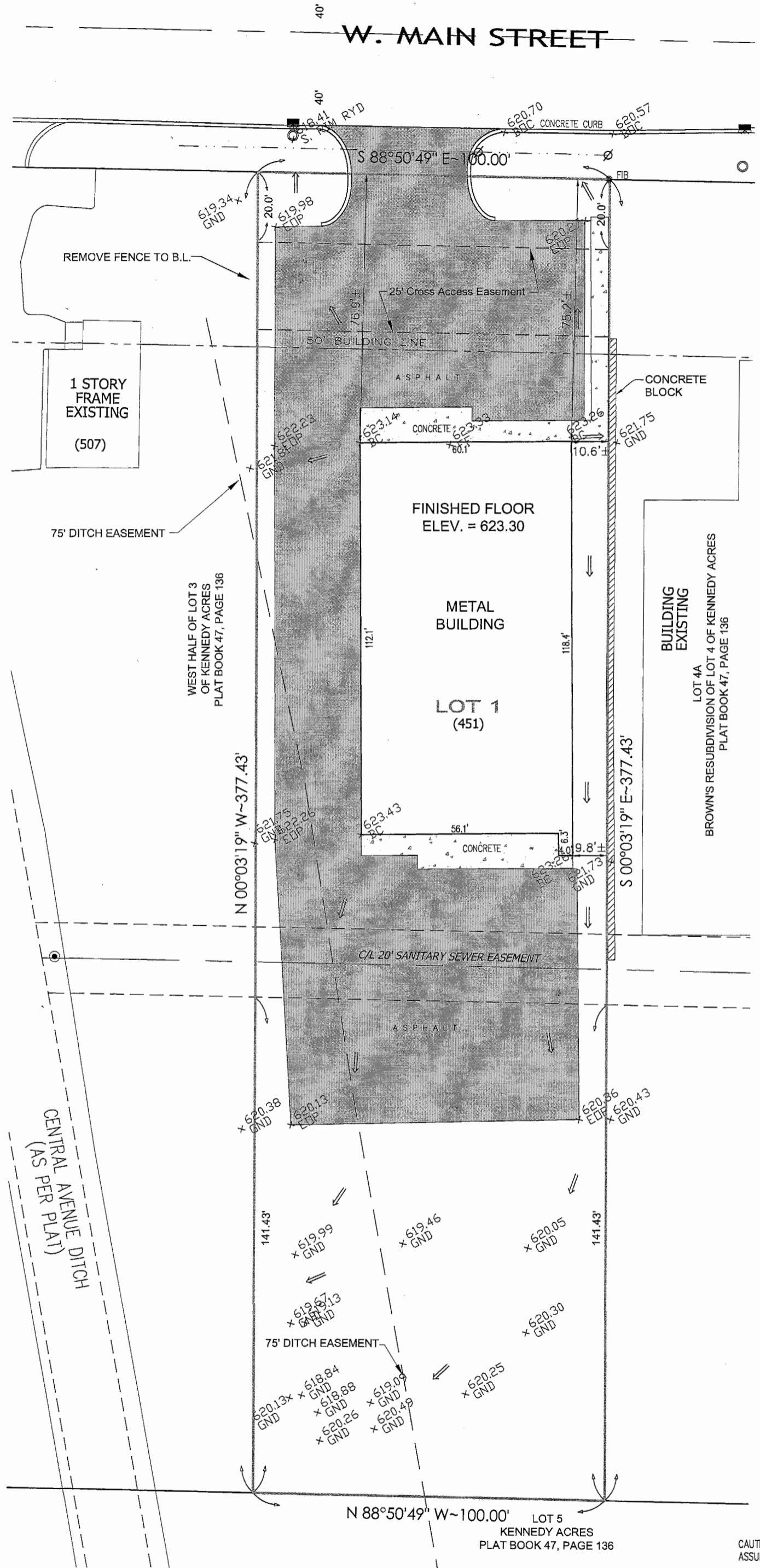


**NORTH**  
GRAPHIC SCALE



**LEGEND:**

- POWER POLE
- CATCH BASIN/INLET
- CURB DRAIN
- OVERHEAD LINES
- FOUND IRON BAR
- DRAINAGE FLOW



IN FLOOD ZONE "A1", AREAS OF  
D ELEVATIONS AND FLOOD HAZARD  
AYS AND FLOODWAY FRINGES ON THIS  
URANCE RATE MAP (FIRM) DATED MAY 1,  
T LOMR EFFECTIVE DATE JANUARY 8,  
UMBER 180142 0005 B.

10 ELEVATION=619.99 (NGVD)-A CUT  
THE SOUTH HEADWALL OF THE GRAND  
DGE OVER SPRING STREET DITCH.

621.00

CAUTION: THIS RE  
ASSUMED FOR TH

DATE: APRIL 6, 2008

**AS BUILTS**  
**LOT 1 ATLAS ADDITION**  
451 W. MAIN STREET  
SCHERERVILLE, INDIANA

**TOI**

## AERIAL PHOTOS



For Information Contact:

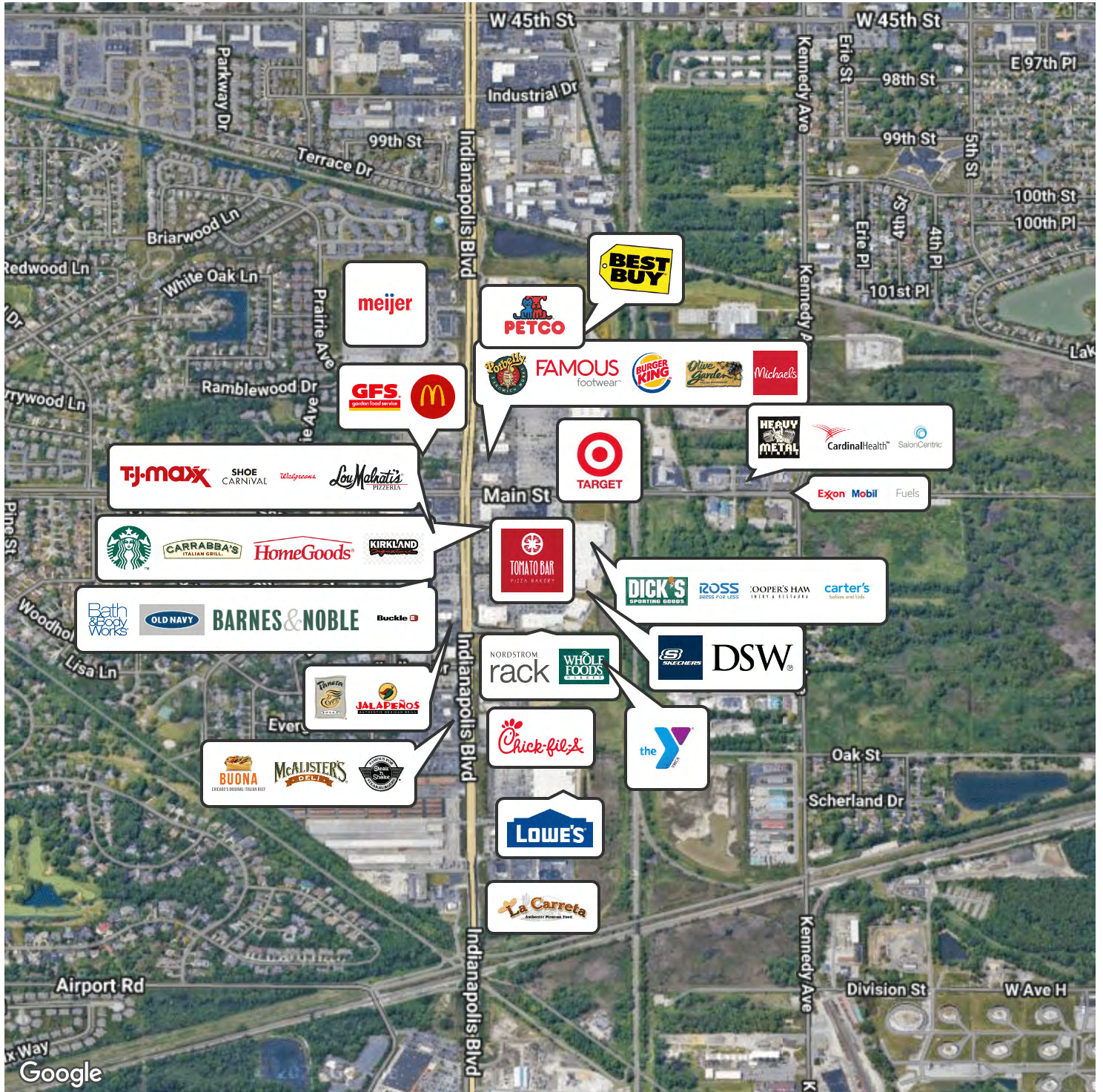
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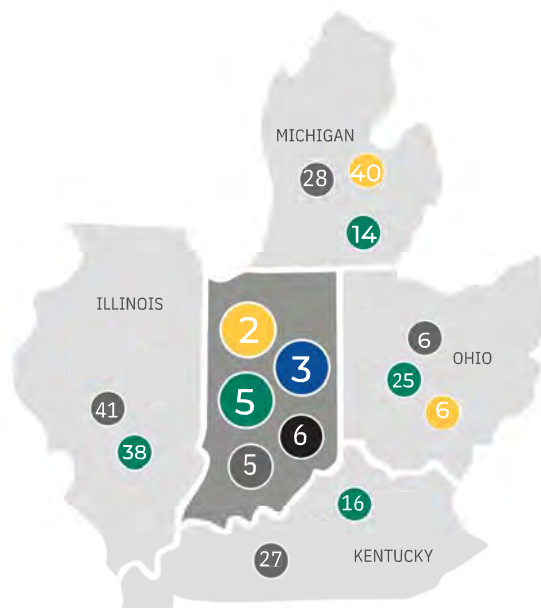
**RETAILER MAP**



# INDIANA BUSINESS CLIMATE

## AN ECOSYSTEM OF INNOVATION

Indiana 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 your business objectives.



- 2** BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3** COST OF DOING BUSINESS (CNBC, 2025)
- 5** STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5** PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6** BEST STATES FOR BUSINESS (Chief Executive, 2025)



# ADVANTAGE INDIANA

## 4.9% CORPORATE INCOME TAX

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

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

## 2.95% INDIVIDUAL INCOME TAX RATE

**MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%**

## AAA INDIANA BOND RATING

**MI: AA+ | OH: AAA | KY: AA | IL: A-**

(Fitch, 2024)



## 2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except 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.

## \$238 UI TAX FOR NEW EMPLOYERS

## 7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

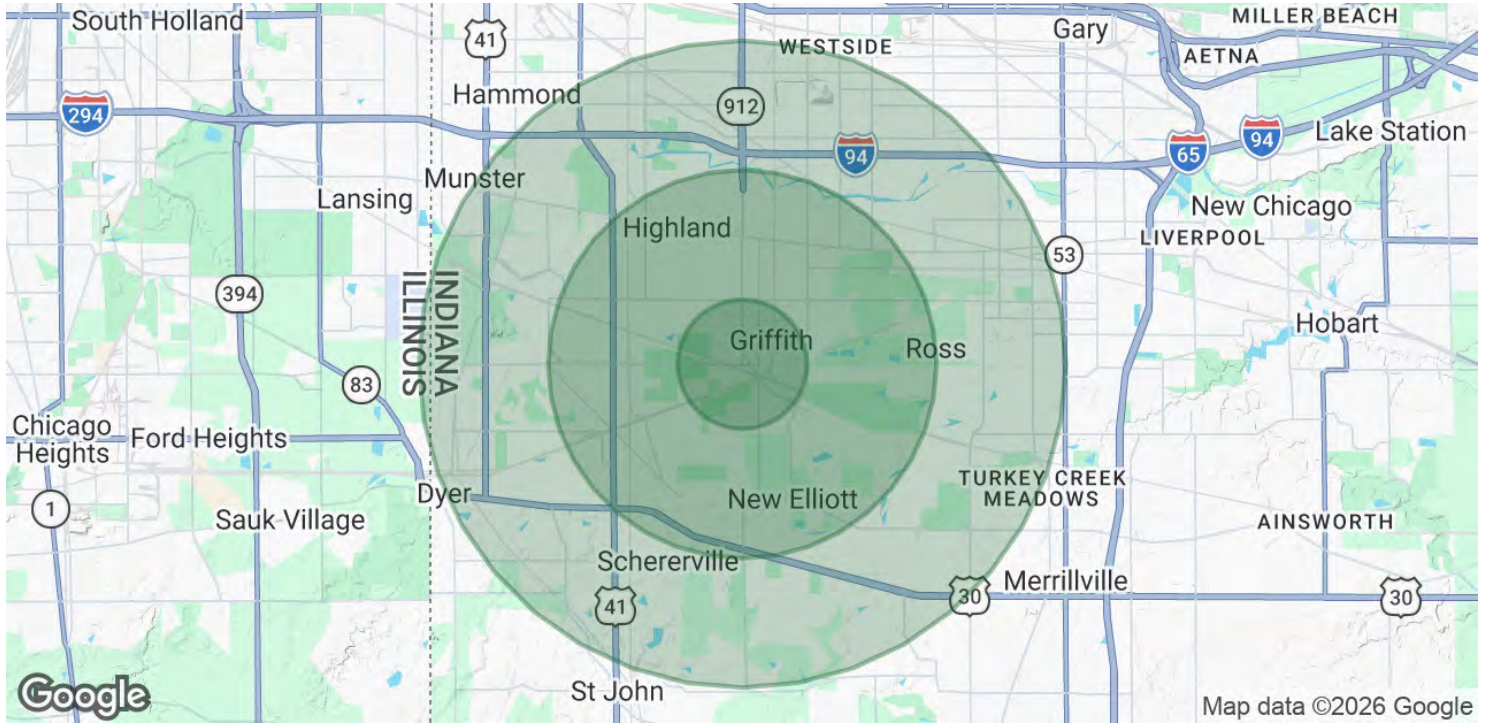
**MI: 16th | OH: 5th | KY: 11th | IL: 39th**

## BUILT FOR BUSINESS RIGHT TO WORK STATE

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

**MI: No | OH: No | KY: Yes | IL: No**

## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,045	58,309	175,319
Average Age	40.4	43.0	41.9
Average Age (Male)	42.4	42.2	40.2
Average Age (Female)	40.1	44.8	43.5

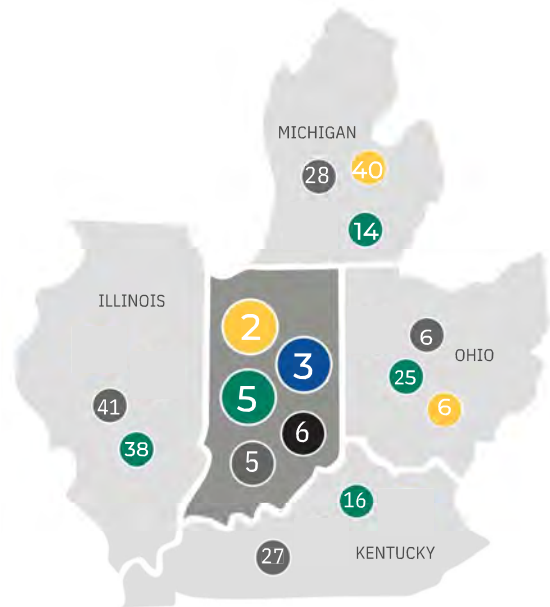
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,888	24,596	69,481
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$97,026	\$99,760	\$98,570
Average House Value	\$213,436	\$242,705	\$249,609

2023 American Community Survey (ACS)

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