

EXECUTIVE SUMMARY



OFFERING SUMMARY

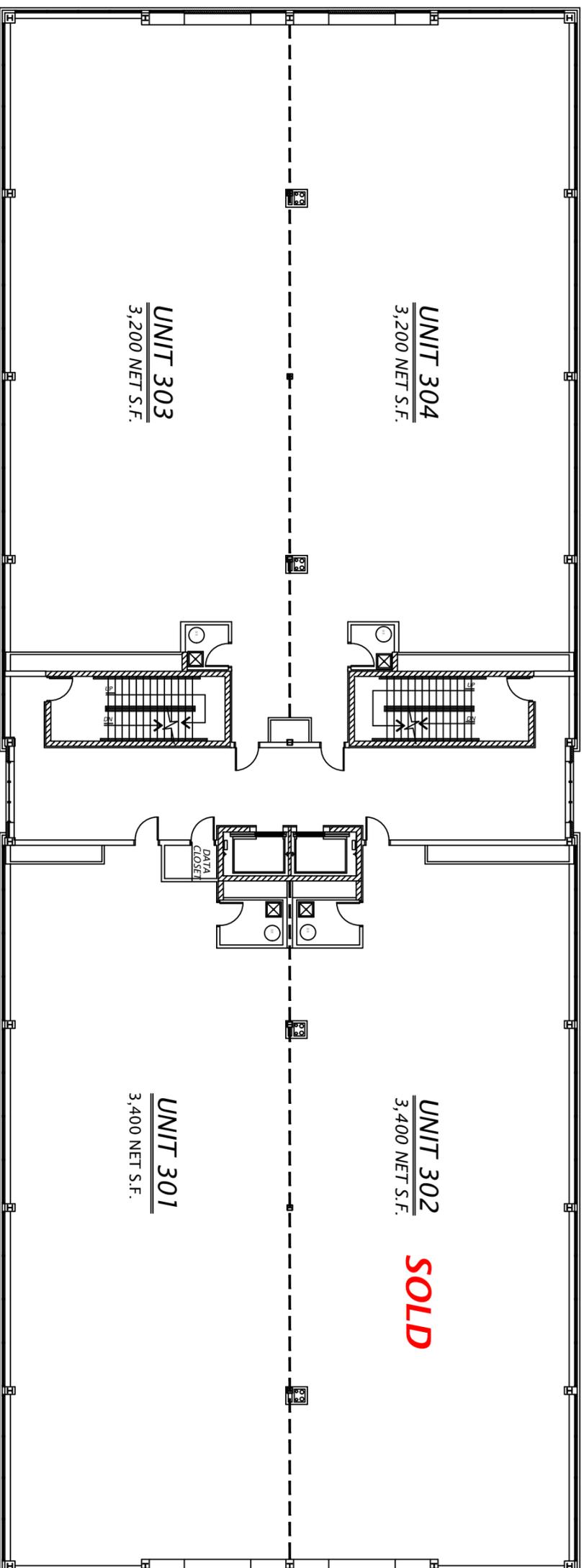
Sale Price:	\$2,450,000
Sale Price/USF:	\$250.00/USF
Condo Size:	9,800 USF 11,407 RSF
Available Space:	3,200-9,800 USF
Total Building Size:	61,500 RSF 52,500 USF
Lease Rate:	\$25.00/RSF
Lease Type:	\$7.34/RSF NNN
POA Expenses:	\$3.08/USF \$2.62/RSF
Lot Size:	0.49 Acres
Parking:	383 +/-
T.I. Allowance:	\$30.00/USF

PROPERTY OVERVIEW

Presenting a truly unique opportunity to locate and or invest in the new construction Munster Maple Leaf Crossing within the rapidly developing commercial corridor of Calumet Avenue. This commercial office condominium is ideal for medical practices and professional offices. Endless floor plan possibilities await on this 3rd floor, now available for sale or lease. The floor is designed to accommodate 1, 2, 3 or 4 tenant/owners with quarter units of 3,200 or 3,400 USF and half the floor of 6,400 USF. Come join current tenants such as Centers for Digestive Health, Dr. Mary Tilak & Associates, Vision Boutique, Zubair Cosmetic Gynecology & Med Spa, Restful Sleep Indigo Partners, Center for Vein Restoration, and Smith Sersic Attorney at Law to this truly beautiful building. 2025 Projected POA Interior Common Area and 2025 Projected POA Exterior Areas dues estimated at \$3.08/USF/\$2.62/RSF. Taxes \$5.47/USF, \$4.70/RSF +/-.

LOCATION OVERVIEW

Located on the west side of Calumet Avenue, ½ mile south of Community hospital, 2 miles south of I-80/94. This property is centrally located for any tenant in the medical and professional industry. 1/4 mile north of the Centennial Village which is a mix of high-end retail and office space. 28 miles from Chicago. INDOT 2025 traffic count on Calumet Ave 30,297/day.



THIRD FLOOR PLAN
SCALE: N.T.S.

15,364 S.F.

4 COMMON AREAS



TENANT DIRECTORY

9410 Calumet Ave Professional Building	
1	Dr. Mary Tilak & Associates Suite 101
	Dr. Mary Tilak & Associates Suite 102
	Vision Boutique Suite 103
	Zubair Cosmetic Gynecology & Medspa Suite 104
2	Restful Sleep Indigo Partners Suite 201
	Center for Vein Restoration Suite 202
	Smith Sersic Attorneys at Law Suite 203
	Suite 204
3	Suite 301
	Suite 302
	Suite 303
	Suite 304
4	Centers For Digestive Health Suite 401
	Centers For Digestive Health Suite 402
	GFI Wealth Partners Suite 403
	Little Calumet River Basin Suite 404

Packaged Rooftop Units, Heat Pumps, & Outdoor Air Handling Units – RN-011 11 Ton, 4 units per floor.



CURRENT SHELL SPACE



PLANNED DEVELOPMENT



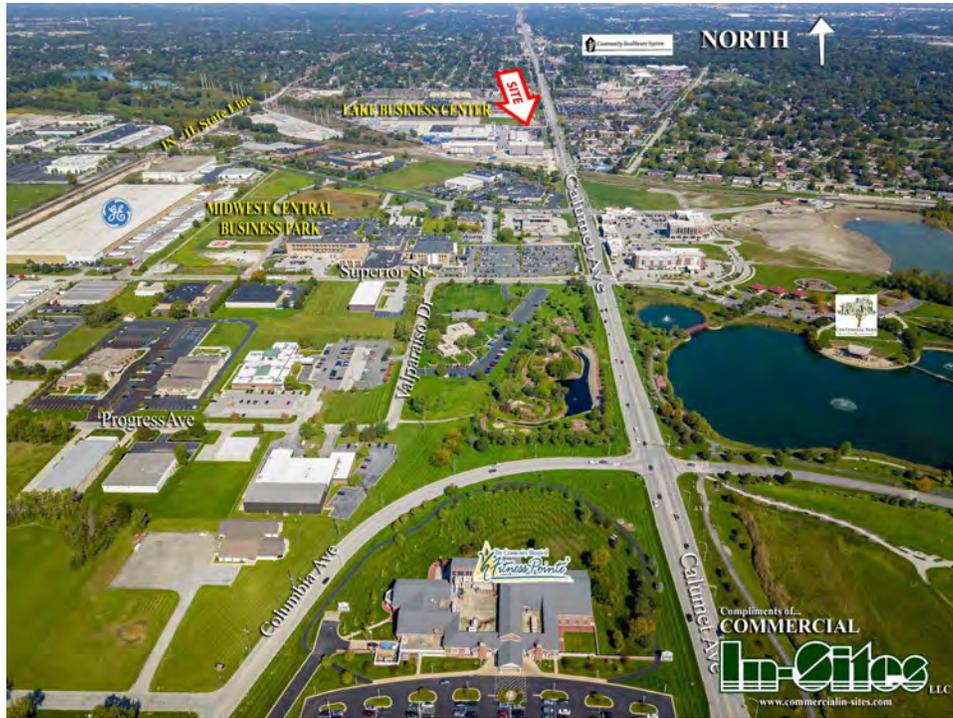
NEARBY RESTAURANTS



EXTERIOR PHOTOS



AERIAL PHOTOS

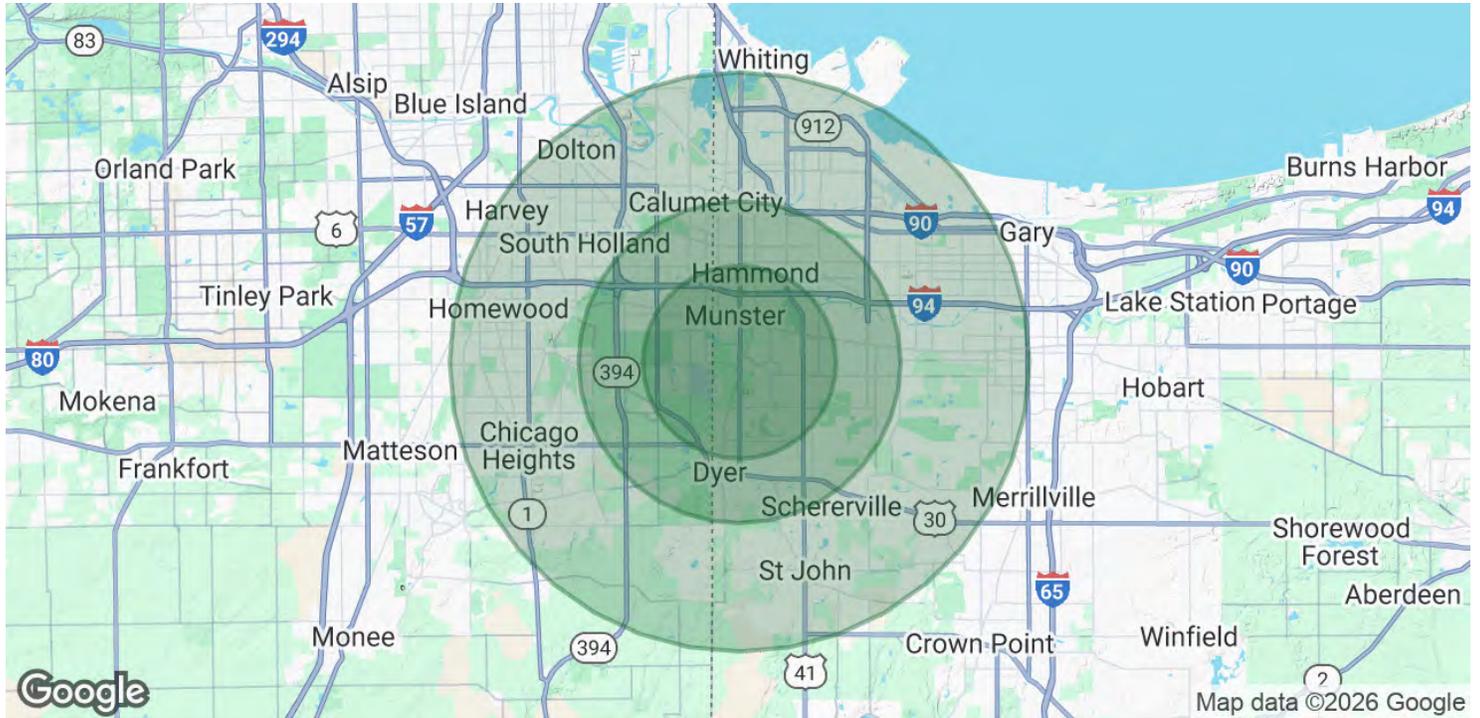


RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	9 MILES
Total Population	90,622	219,521	555,288
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	9 MILES
Total Households	36,434	87,027	215,516
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$102,595	\$90,598	\$83,765
Average House Value	\$270,652	\$236,326	\$213,896

Demographics data derived from AlphaMap