

INVESTMENT OPPORTUNITY - OFFICE

2457 RIDGE ROAD, LANSING, IL 60438

LM
Lagestee-Mulder
Commercial Real Estate

OFFICE BUILDING FOR SALE



PROPERTY DESCRIPTION

Fully leased medical office building available for sale with excellent exposure on busy Ridge Road and off-street parking.

PROPERTY HIGHLIGHTS

- Fully leased to two tenants
- Located on busy Ridge Road
- Easy access to I-80 and Torrence Ave.
- Easy access to Munster Community Hospital
- Off-street parking along side and rear of building

OFFERING SUMMARY

Sale Price:	\$699,000
Building Size:	5,000 SF
Occupancy:	100%
Parking:	Off-Street

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,637	29,058	85,731
Total Population	11,639	73,883	228,826
Average HH Income	\$59,749	\$60,758	\$61,015

MARTHA WINTER

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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Charlie Berberich represent(s) the Seller only, and not the Buyer.

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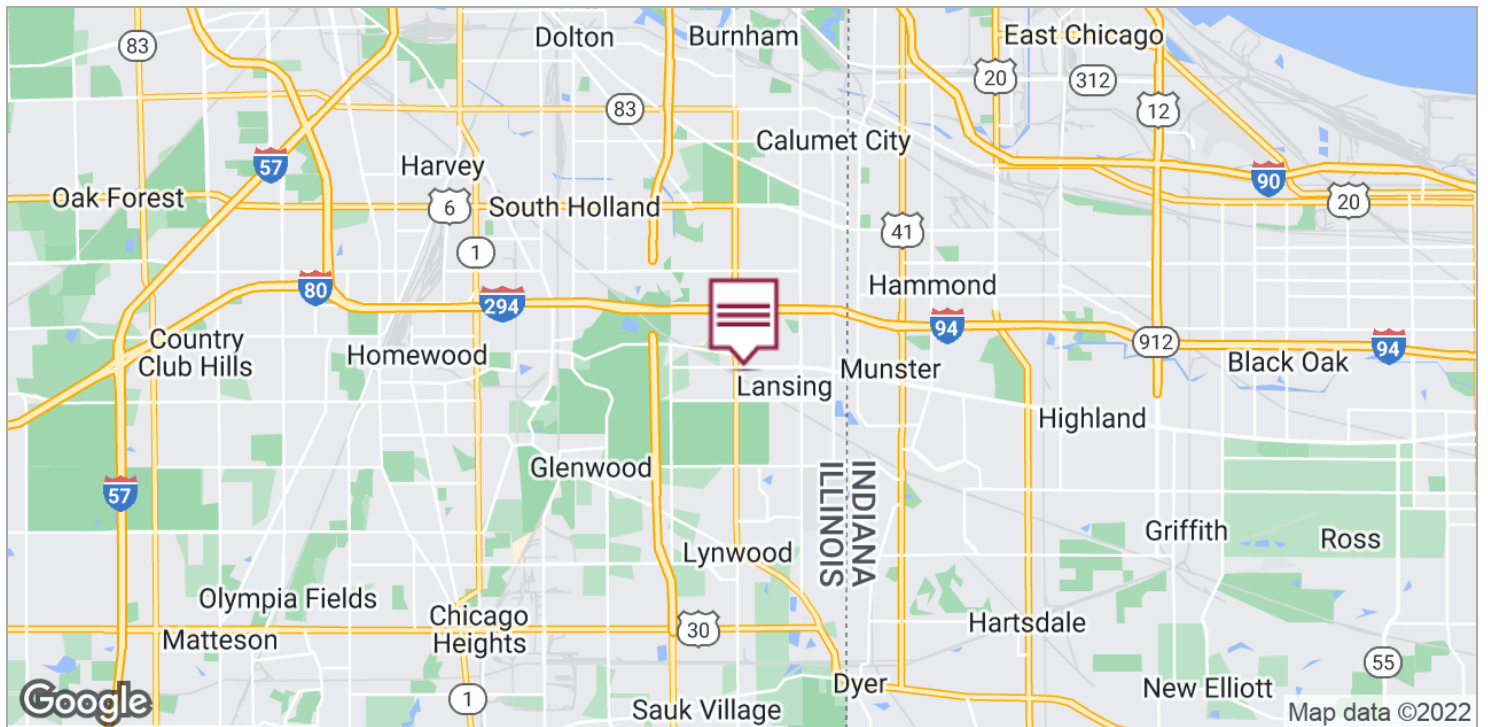
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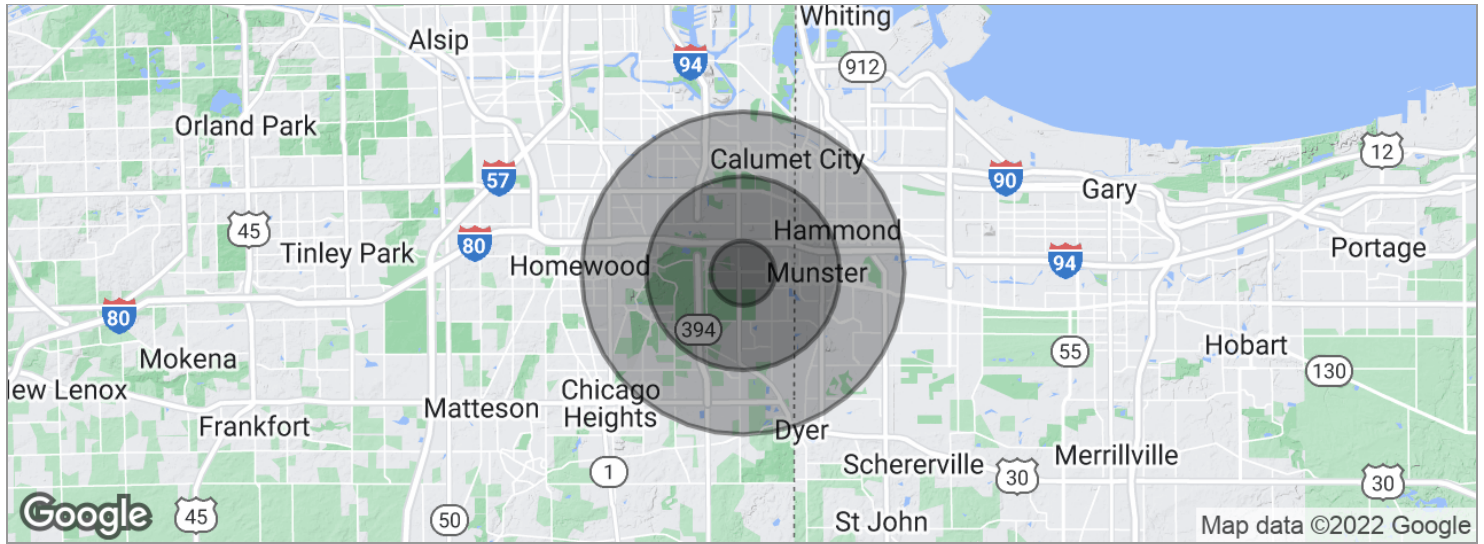
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OFFICE BUILDING FOR SALE AND LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,639	73,883	228,826
Median age	37.2	38.6	37.1
Median age (male)	34.5	36.5	34.9
Median age (Female)	39.3	40.3	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,637	29,058	85,731
# of persons per HH	2.5	2.5	2.7
Average HH income	\$59,749	\$60,758	\$61,015
Average house value	\$174,589	\$152,803	\$162,458

* Demographic data derived from 2010 US Census

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