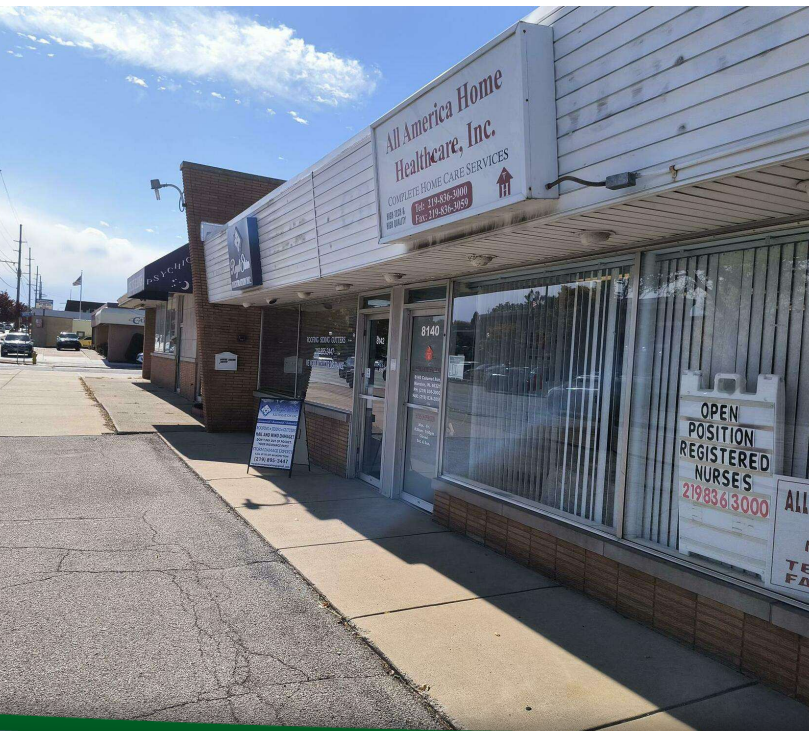


8146 CALUMET AVE, MUNSTER, IN 46321



For more information, please contact:

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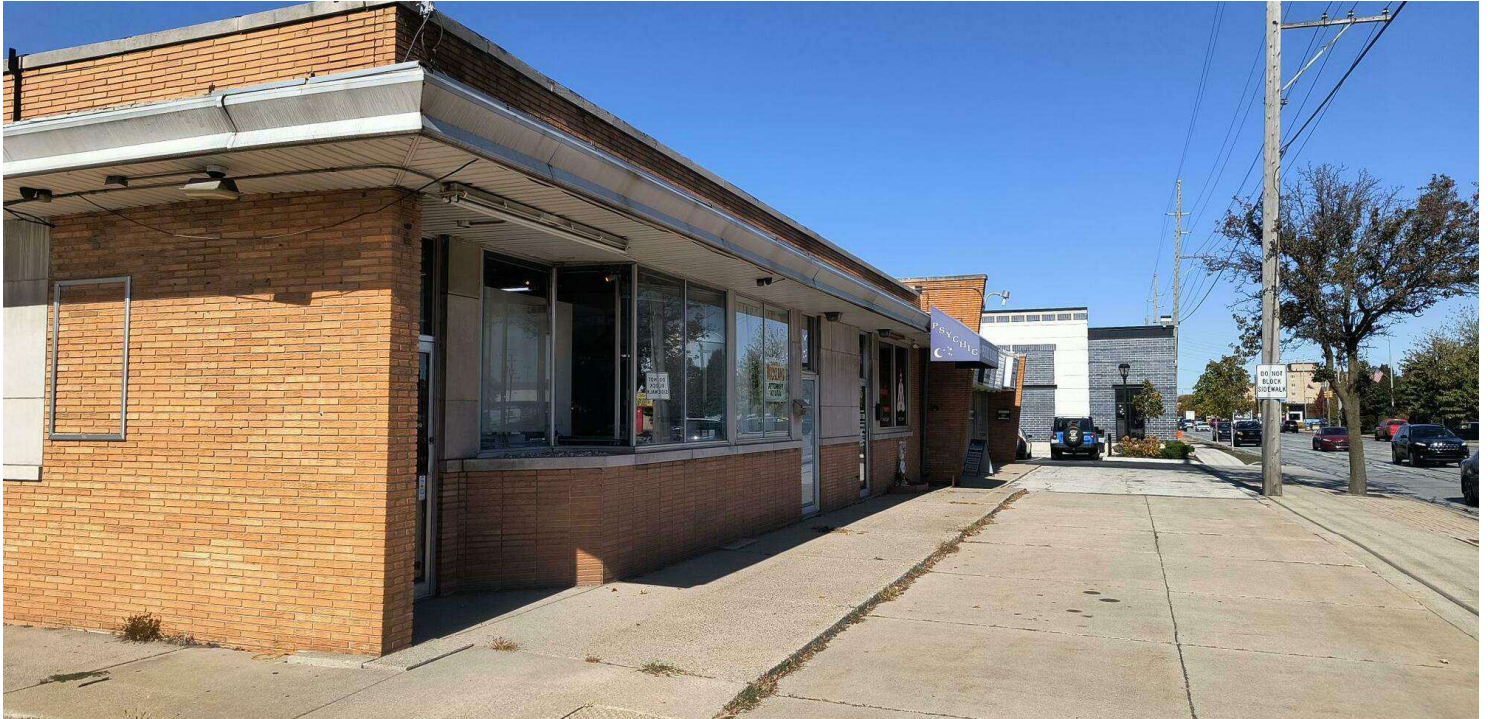
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LEASING 8146 CALUMET AVE

8146 Calumet Ave, Munster, IN 46321



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: \$16.00 SF/yr (NNN)

Lot Size: 0.21 Acres

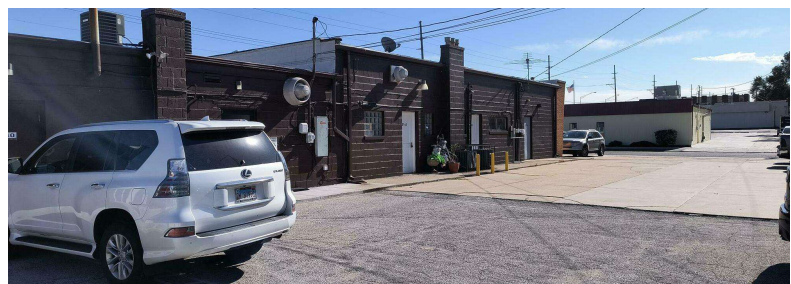
Year Built: 1958

Building Size: 3567 SF

Zoning: Office Building

PROPERTY HIGHLIGHTS

- 1200sf of office space available on Calumet Avenue
- Previous tenant was a law firm
- Located immediately south of a new development which includes Smoothie King, Parlor Doughnuts, and Nautical Bowls
- Window signage available on Calumet Avenue
- Aggressively priced and located minutes from I-80/94



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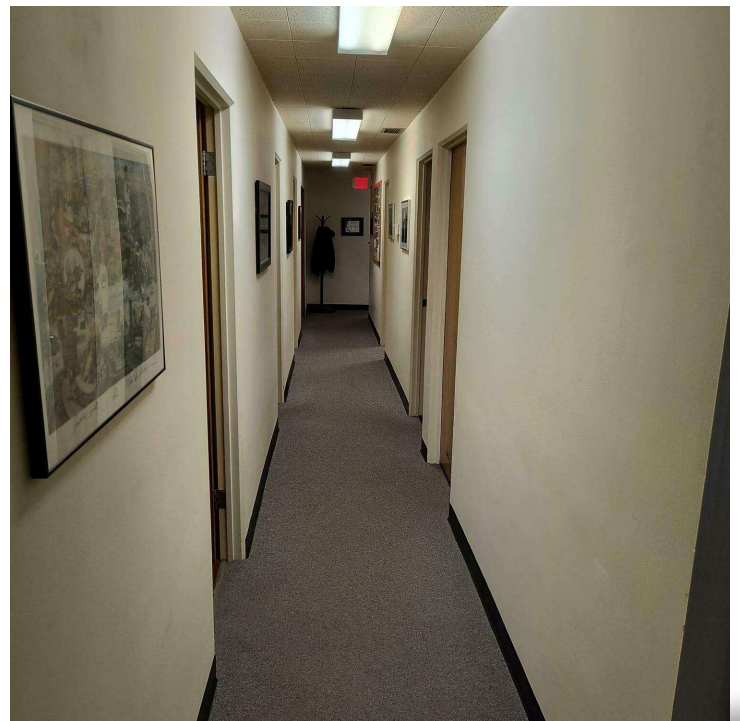
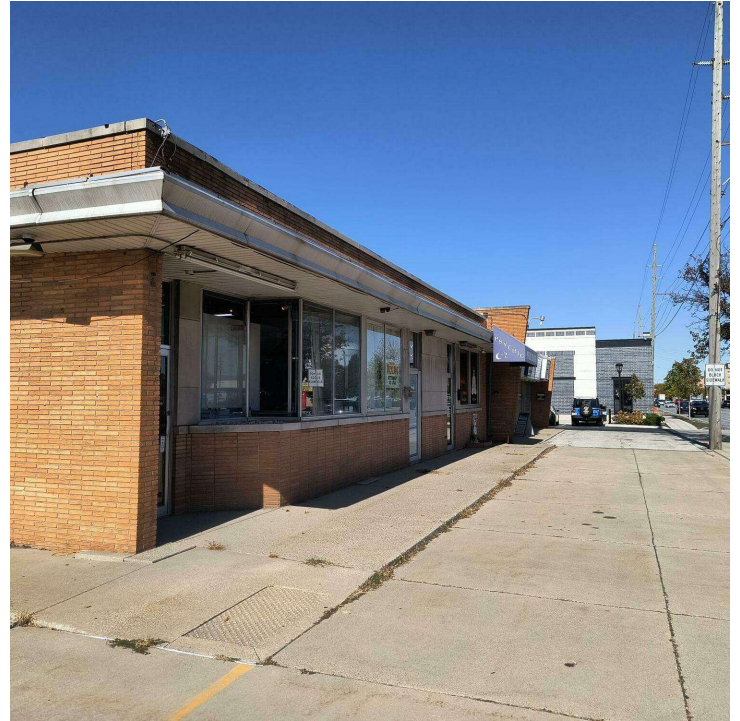
PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Office space available for lease on Calumet Avenue in Munster. This suite, previously occupied by a law firm for over 25 years, is located minutes south of I-80/94. A new development, featuring Smoothie King, Parlor Doughnuts, and Nautical Bowl, is located directly north of this building. Window signage along Calumet Avenue is available. Ample parking surrounds the property. Aggressively price with NNN's currently estimated at \$5/sf.

LOCATION DESCRIPTION

This property is located on Calumet Avenue in Munster, minutes south of the expressway. Munster is a suburban town in Lake County, Indiana. It is in the Chicago metropolitan area, approximately 30 miles southeast of the Chicago Loop, and shares municipal boundaries with Hammond to the north, Highland to the east, Dyer and Schererville to the south, and Lansing and Lynwood directly west over the Illinois border. Munster's population was 23,894 at the 2020 US Census.



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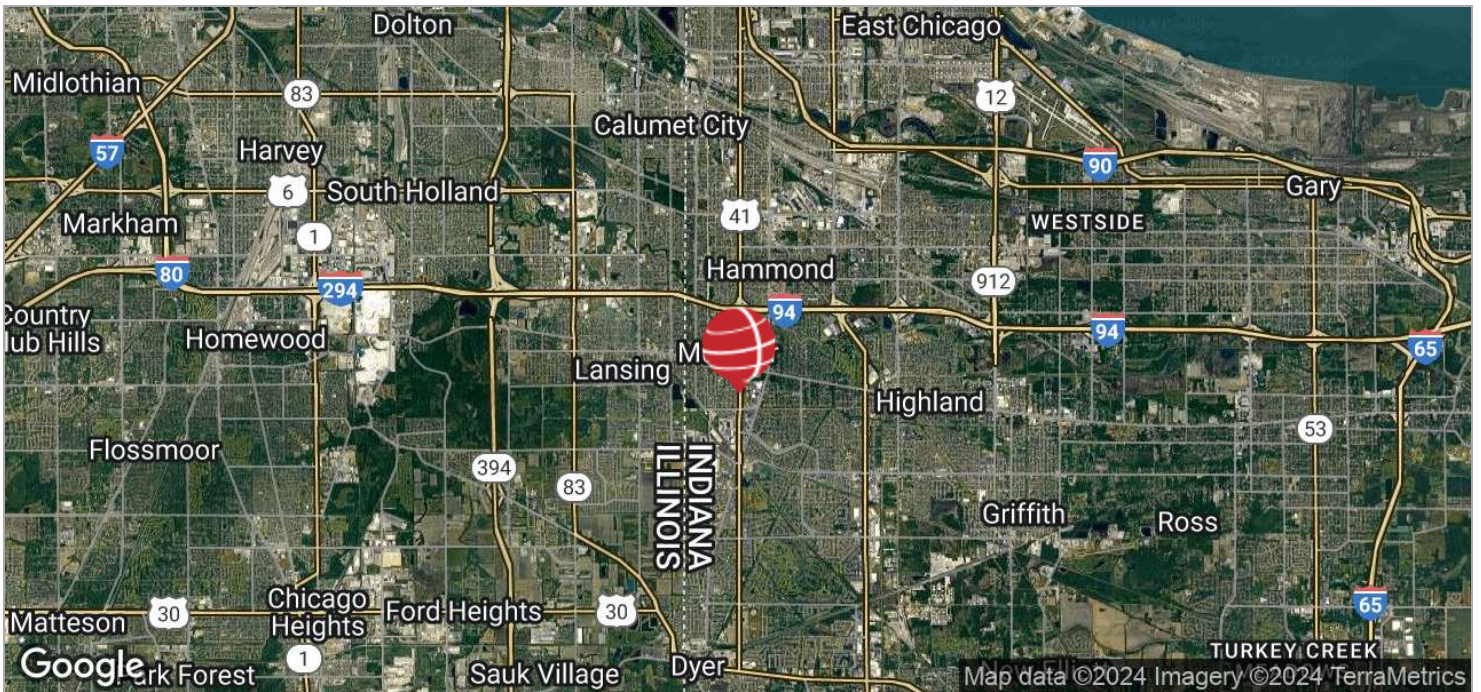
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	886	2,978	13,045
Average Age	45	45	42
Average Age (Male)	42	42	41
Average Age (Female)	47	47	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	324	1,104	5,134
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$100,125	\$98,369	\$93,192
Average House Value	\$286,009	\$283,525	\$255,530

Demographics data derived from AlphaMap

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