

1211-1231 CUMBERLAND CROSSING DRIVE, VALPARAISO, IN 46383



For more information, please contact:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,005 SF

Lease Rate: \$28.00 SF/yr (NNN)

Lot Size: 0.47 Acres

Year Built: 2008

Building Size: 12104 SF

PROPERTY HIGHLIGHTS

- University of Chicago Coming Soon!
- Cumberland Crossing retail/medical space for lease in Valparaiso, IN
- Located just off Calumet Avenue and highly visible
- Within view of many nationals in a difficult to enter market
- Previously used as Medical space
- Last space available at 2,005 SF



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PROPERTY DESCRIPTION



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Join University of Chicago coming soon! Now leasing Cumberland Crossing located on Cumberland Crossing Drive in Valparaiso, IN. The subject property is an approximately 12,000 SF building in one of the strongest markets in Northwest, IN. The building sits on an outlot to the YMCA and within view of multiple national tenants including Starbucks, Chipotle, 7 Brew, Anytime Fitness, Dollar General and numerous more. The property is just off and highly visible from heavily traveled Calumet Avenue. Last space available in a very difficult to enter market

LOCATION DESCRIPTION

The subject property is located on Calumet Avenue in Valparaiso, Indiana. Valparaiso is a city and the county seat of Porter County, IN. The population was 31,730 at the 2010 census. The city is situated at the junctions of U.S. Route 30, State Road 2, and State Road 49. The city is the site of multiple colleges and universities. Purdue University Northwest has a satellite campus in Valparaiso, and one of Ivy Tech's 23 regional campuses is located in the city. Valparaiso is also home to namesake Valparaiso University, occupying 310 acres on the south side of the city near downtown.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,005 SF	Lease Rate:	\$28.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1211-1231 Cumberland Crossing Drive	Available	2,005 SF	NNN	\$28.00 SF/yr	-

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ADDITIONAL PHOTOS



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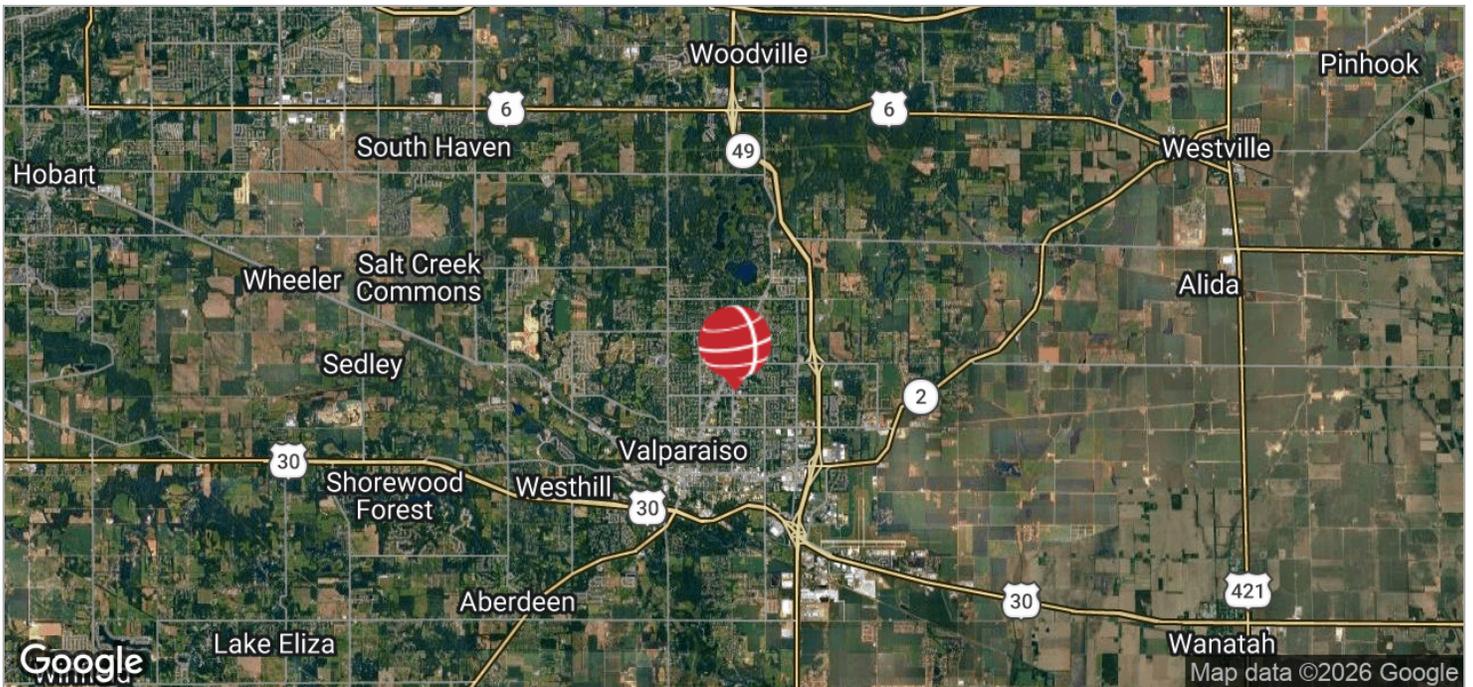
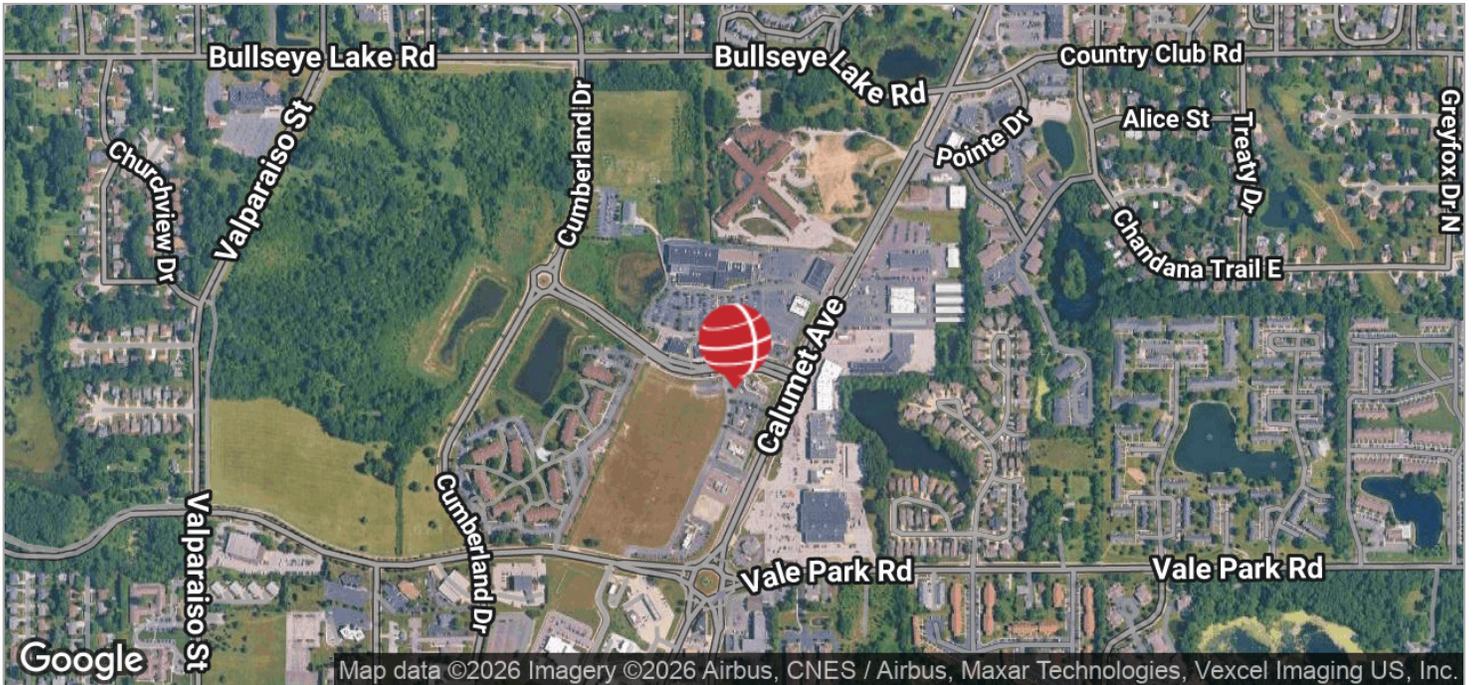
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LOCATION MAPS



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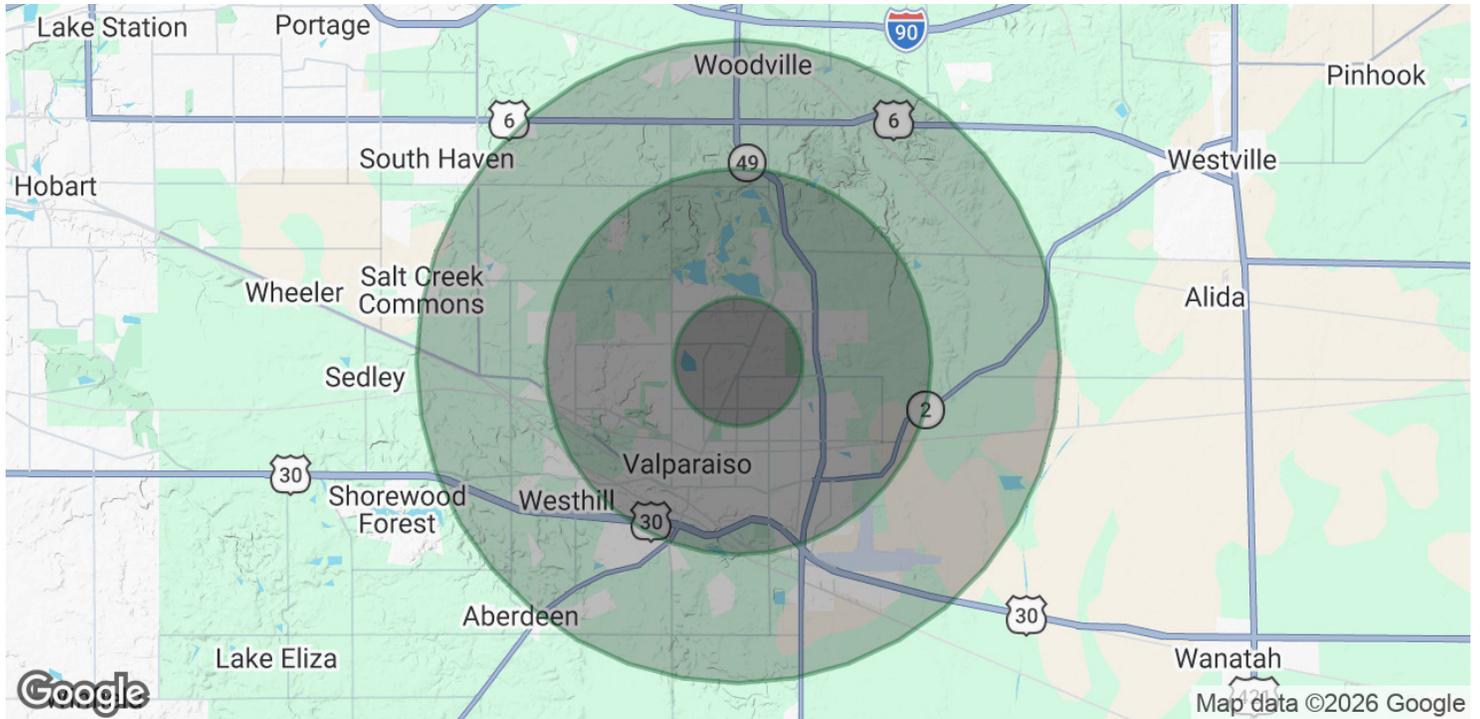
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,647	41,229	60,275
Average Age	43	41	41
Average Age (Male)	40	39	40
Average Age (Female)	46	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,296	16,956	23,948
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$84,210	\$96,994	\$106,284
Average House Value	\$313,257	\$313,793	\$330,523

Demographics data derived from AlphaMap

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