

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$450,000
Price / SF:	\$84.55
Building Size:	5,322 SF
Units:	4
Lease Rate:	\$13.00 SF
Lease Type:	MG
Available SF:	2,310 SF
Lot Size:	0.26 Acres
Parking:	17
Zoning:	B-1
2023 Pay 2024 RE Taxes:	\$7,837.82

PROPERTY OVERVIEW

This is a 4 unit medical office building with each unit having 1,155 SF. New owner can move in and occupy part of the building and lease the remaining. Interior features include: shared vestibule common area with water fountain and men's and women's bathrooms. Two units in lower level and two units upper level. This building is also for lease for \$13.00/SF. The roof and HVAC units are 8 years old.

LOCATION OVERVIEW

Located on the north side of 45th Street in Highland, between Cline Avenue and Kennedy Avenue. 1 3/4 miles east of Indianapolis Blvd., 2 1/2 miles south of I-80/94 via Cline Avenue and Kennedy Avenue. 1 1/2 miles east of Cline Avenue, approximately 24 miles southeast of Chicago. I-65 is 7 miles east, thus providing commuters convenient access to Chicago, Indianapolis, and other surrounding communities. Located near CVS, Strack & Van Til, Wendy's, Asada Grill and Cantina, Speedway, First Financial Bank, and numerous other conveniences.

LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,155 SF	Lease Rate:	\$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	Available	1,155 SF	Modified Gross	\$13.00 SF/yr	Space is set up as small medical office with exam rooms.
Unit B	-	1,155 SF	Modified Gross	\$13.00 SF/yr	Space is set up as small medical office with exam rooms.
Unit C	Available	1,155 SF	Modified Gross	\$13.00 SF/yr	Set up with open floor plan and private office.
Unit D	-	1,155 SF	Modified Gross	\$13.00 SF/yr	Space is set up as small medical office with exam rooms.

INTERIOR PHOTOS



Upper West Medical



3741 45th St, 46322 Highland, IN, United States

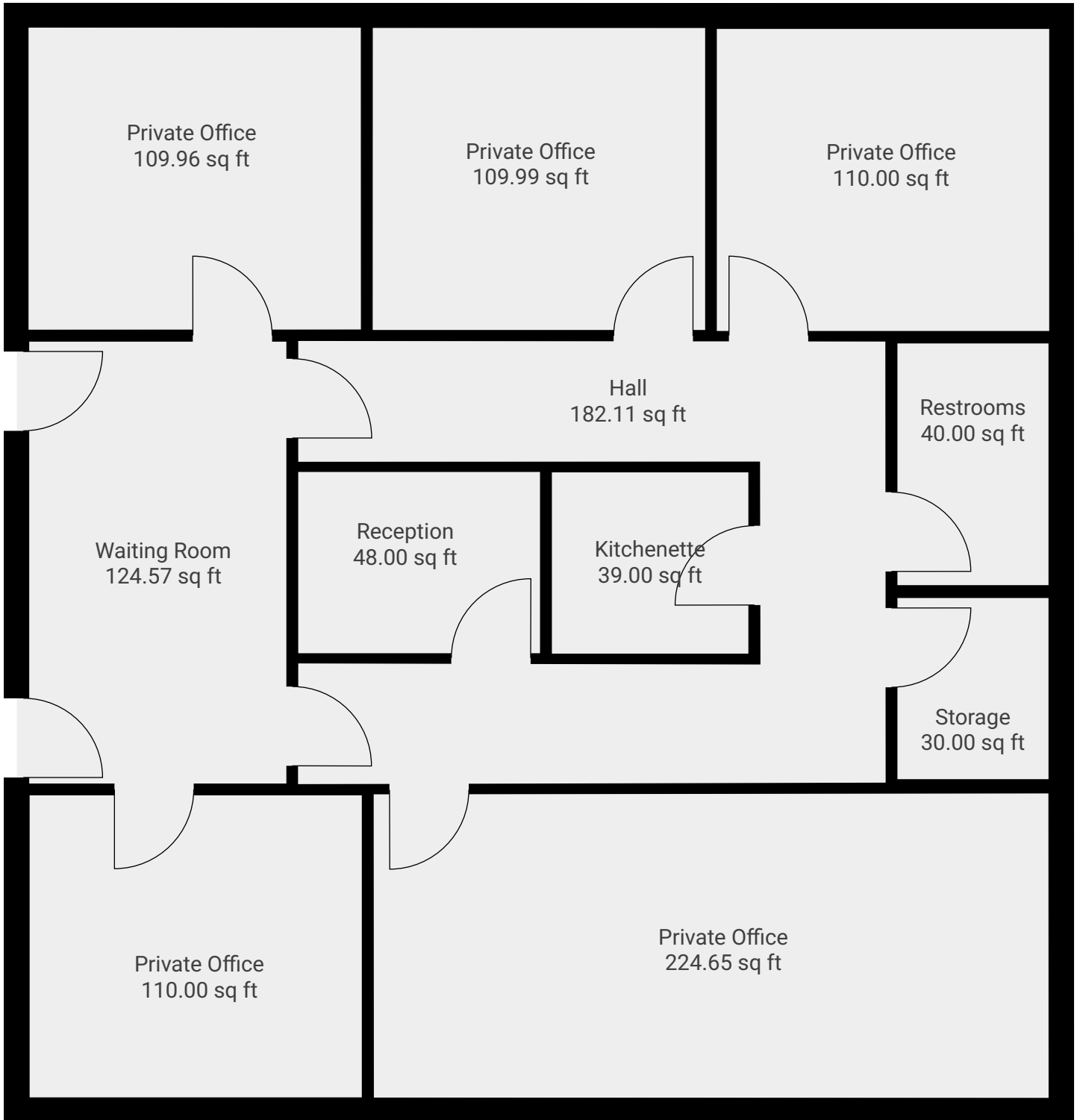
TOTAL AREA: 1127.70 sq ft • LIVING AREA: 1127.70 sq ft • FLOORS: 1 • ROOMS: 11

SUBMITTED BY Jeffrey Brennan

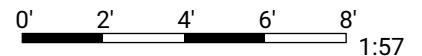
jeffbrennan@commercialinsites.com • 1 (312) 543-6505

▼ 1st Floor

TOTAL AREA: 1127.70 sq ft • LIVING AREA: 1127.70 sq ft • ROOMS: 11



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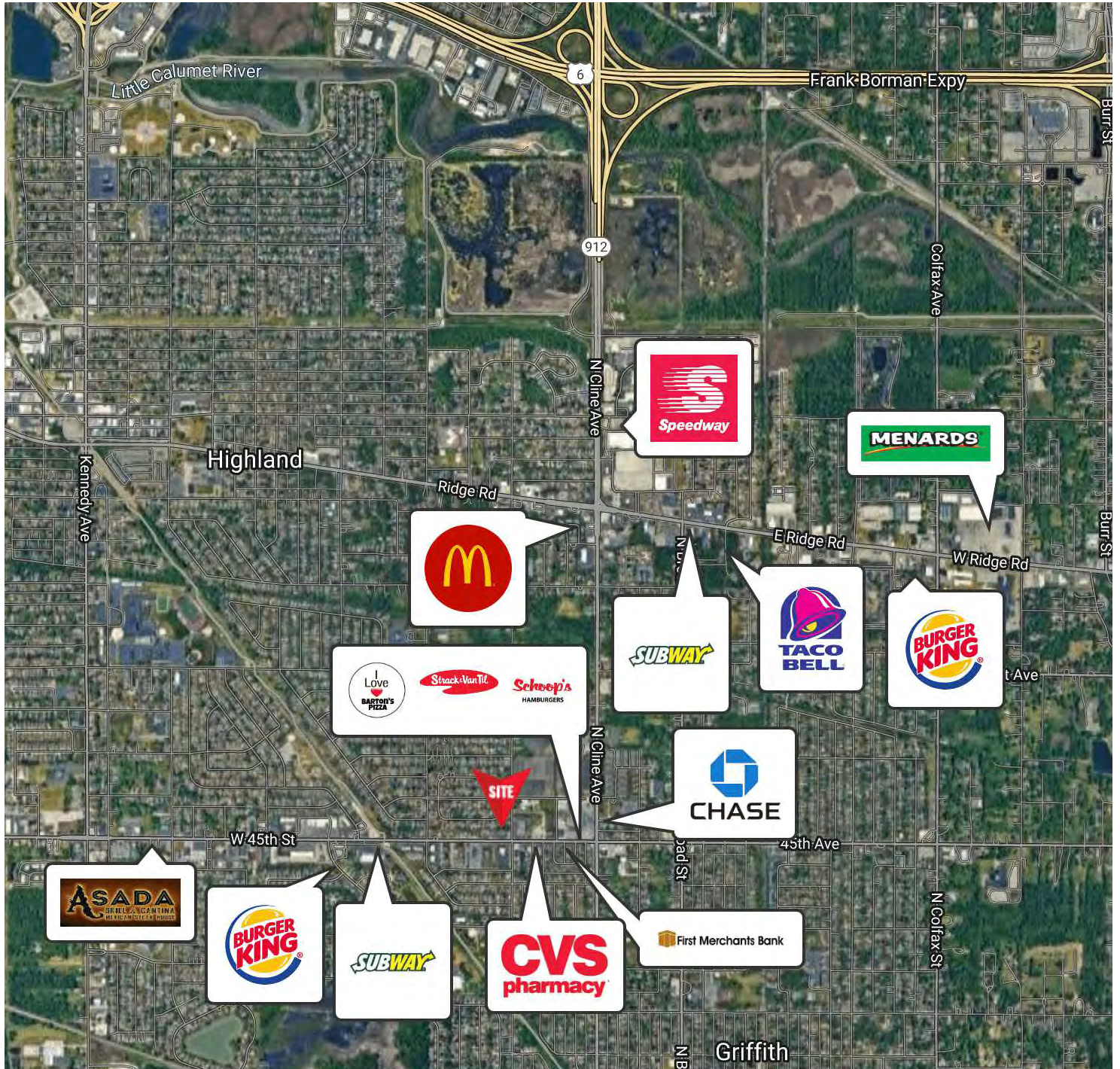
INTERIOR PHOTOS



EXTERIOR PHOTOS

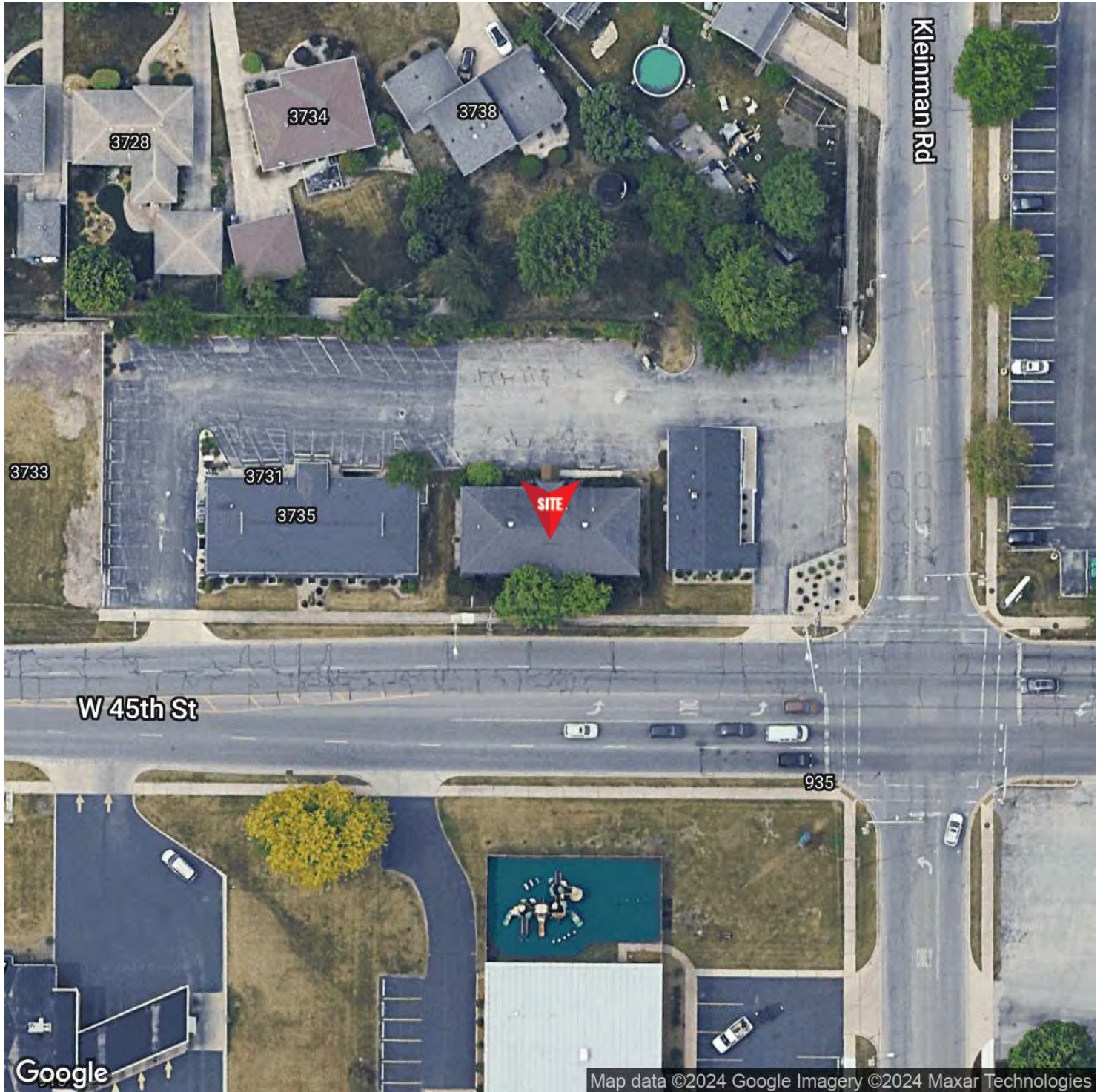


RETAILER MAP



Map Data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

LOCATION MAP



For Information Contact:

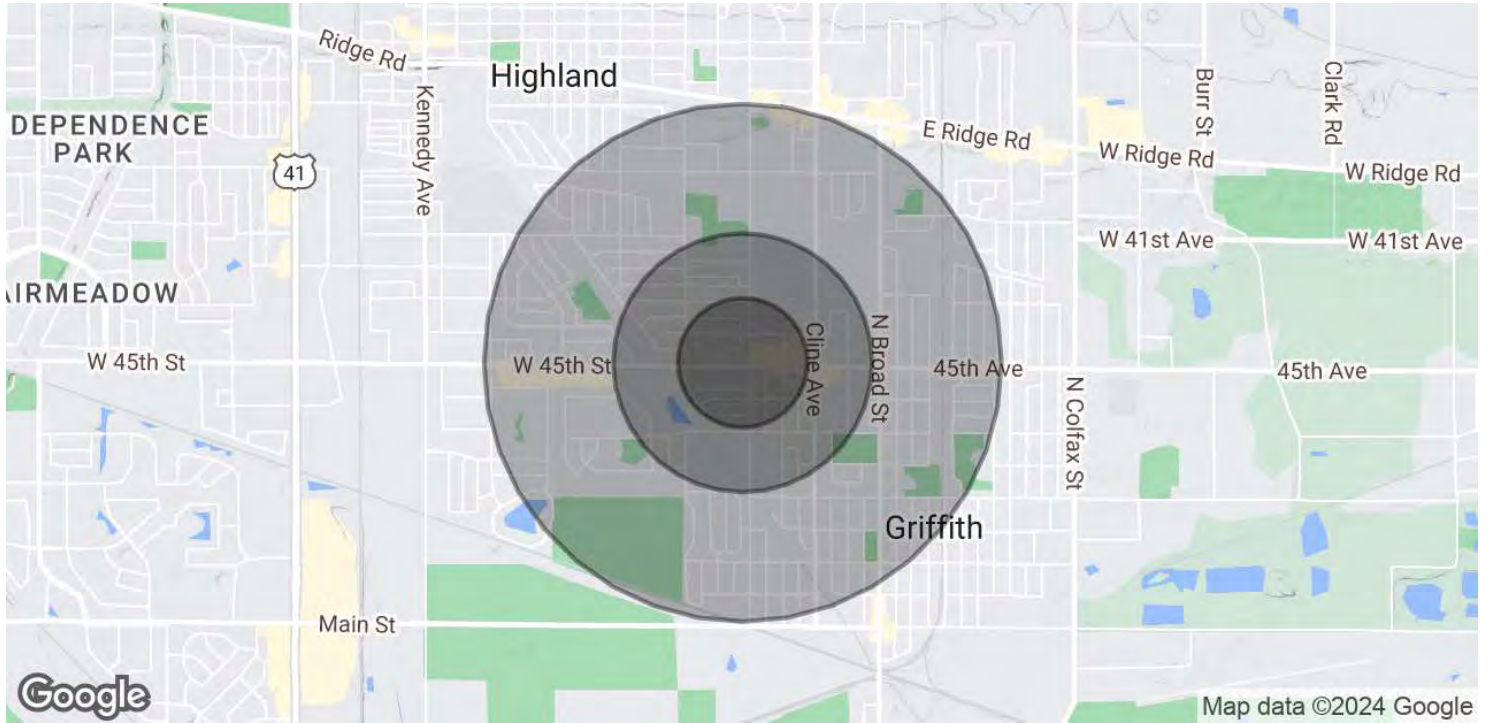
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	927	3,070	11,441
Average Age	39.8	40.9	41.6
Average Age (Male)	38.3	39.5	40.1
Average Age (Female)	40.3	42.3	44.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	369	1,212	4,645
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$76,574	\$80,017	\$80,344
Average House Value	\$178,255	\$174,395	\$166,563

2020 American Community Survey (ACS)