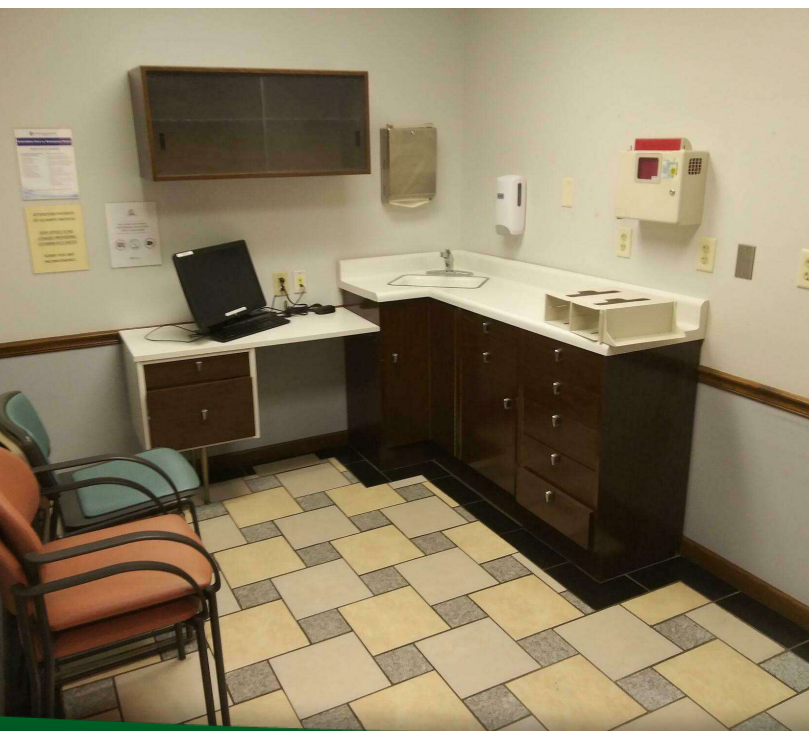


# 3100 45TH STREET, HIGHLAND, IN 46322



For more information, please contact:

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# SALE OF ATRIUM PROFESSIONAL CENTER

3100 45th Street, Highland, IN 46322



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$1,650,000

**Price / SF:** \$89.27

**Lot Size:** 1.34 Acres

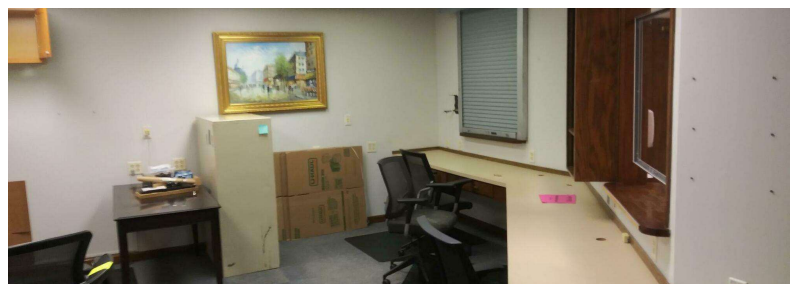
**Year Built:** 1996

**Building Size:** 18484 SF

**Zoning:** B3

### PROPERTY HIGHLIGHTS

- - 18,484sf office building for sale
- - 8 total suites varying in size, 4 medical offices and 4 professional offices
- - Prime location at a corner intersection
- - Spacious parking lot to accommodate employees and clients/patients
- - Proximity to major roadways and local amenities for convenience



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## PROPERTY DESCRIPTION

### PROPERTY DESCRIPTION

Introducing a prime opportunity for office/medical investors and owner users: a well-maintained 18,484 SF building in Highland, IN. This modern facility is equipped with 8 total suites, comprising 4 medical offices and 4 professional offices. Its corner intersection location offers high visibility and accessibility, with a spacious parking lot to accommodate employees and clients/patients. Boasting proximity to major roadways and local amenities, this property ensures convenience for both staff and visitors. With a versatile layout and the potential for signage, this property presents an ideal environment for a range of office or medical uses.

### LOCATION DESCRIPTION

This property is located on the southeast corner of 45th Street and Delaware Avenue in Highland, Indiana. Highland is a town in Lake County, Indiana. The population was 23,984 at the 2020 census. The town was incorporated on April 4, 1910. It is a part of the Chicago metropolitan area and North Township, and is surrounded by Hammond to the north, Munster to the west, Schererville to the south and Griffith to the east.



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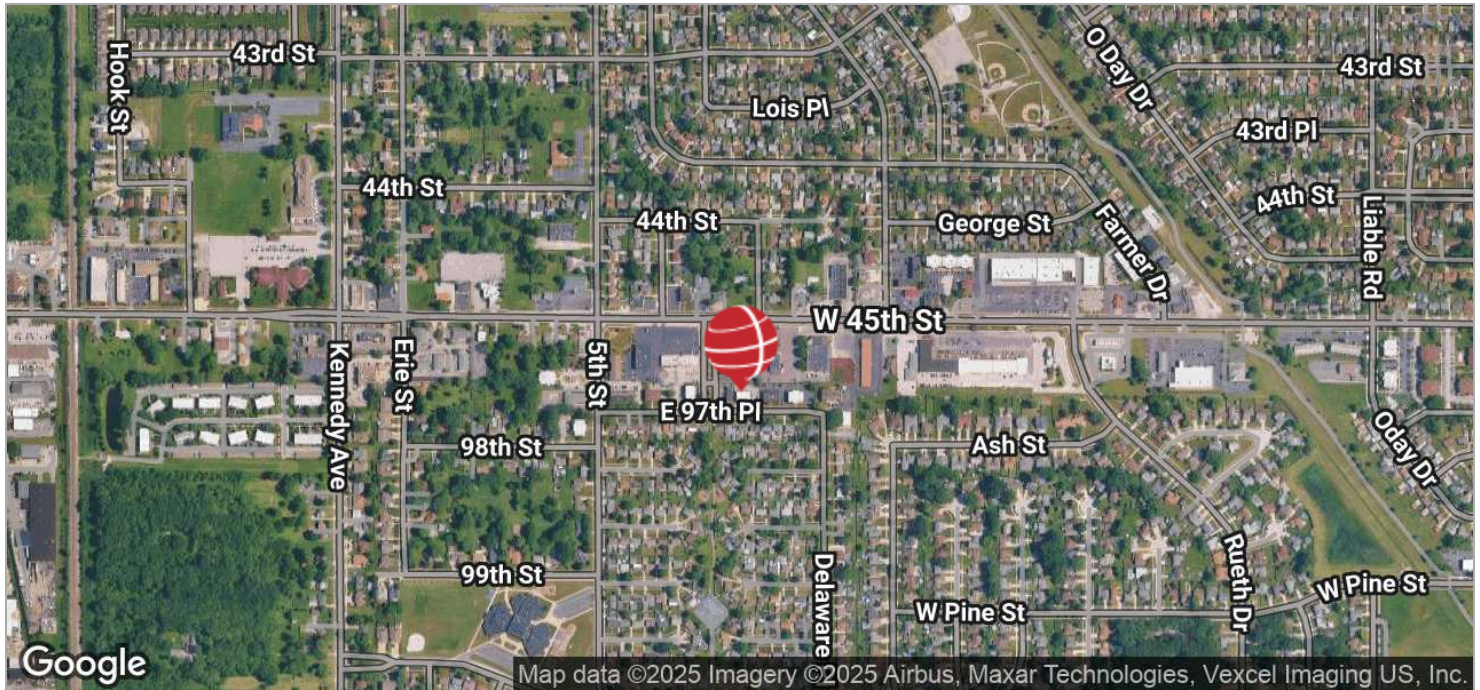


# SALE OF ATRIUM PROFESSIONAL CENTER

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## LOCATION MAPS



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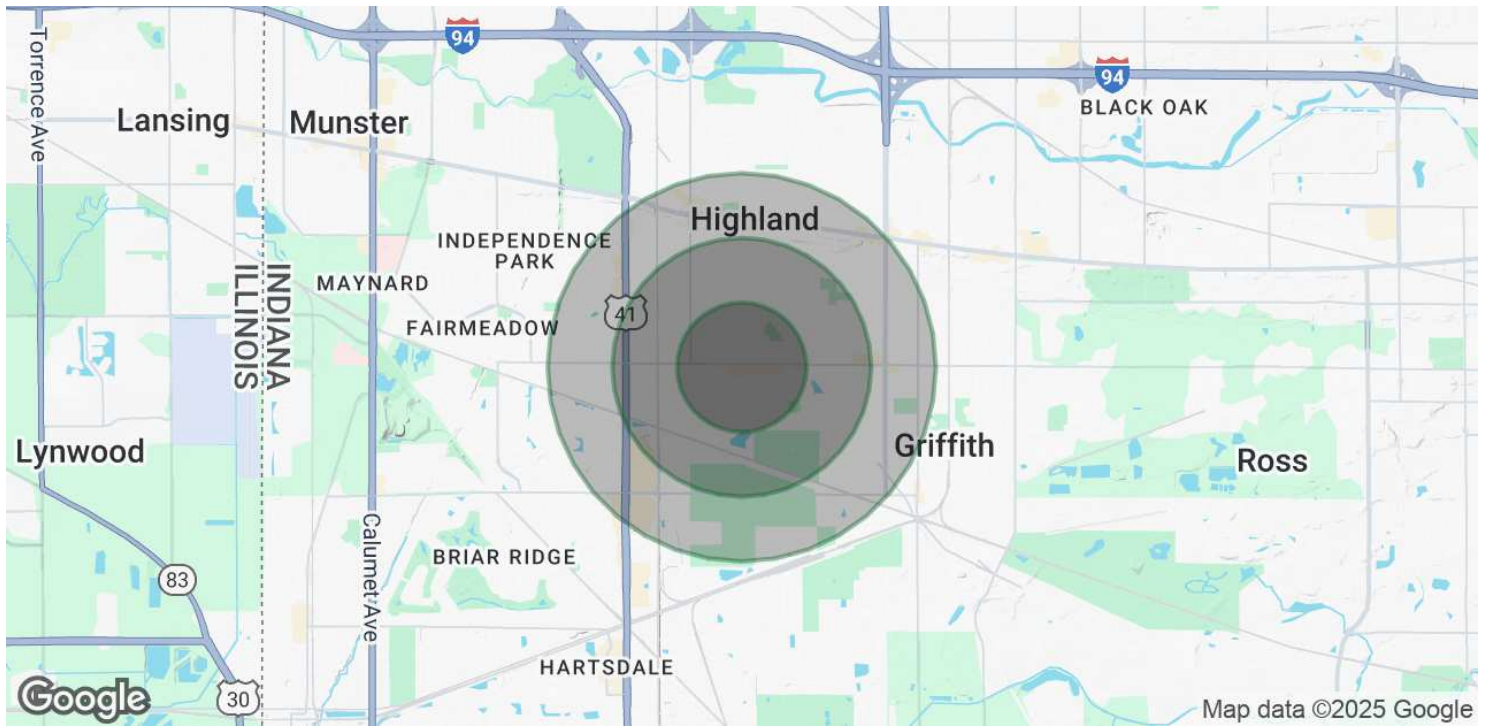


# SALE OF ATRIUM PROFESSIONAL CENTER

3100 45th Street, Highland, IN 46322



## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,755	10,277	21,782
Average Age	44.0	42.3	42.6
Average Age (Male)	41.4	39.5	40.4
Average Age (Female)	50.8	47.2	45.9

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,127	4,396	9,549
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$80,409	\$73,251	\$75,356
Average House Value	\$171,079	\$164,593	\$166,364

2020 American Community Survey (ACS)

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