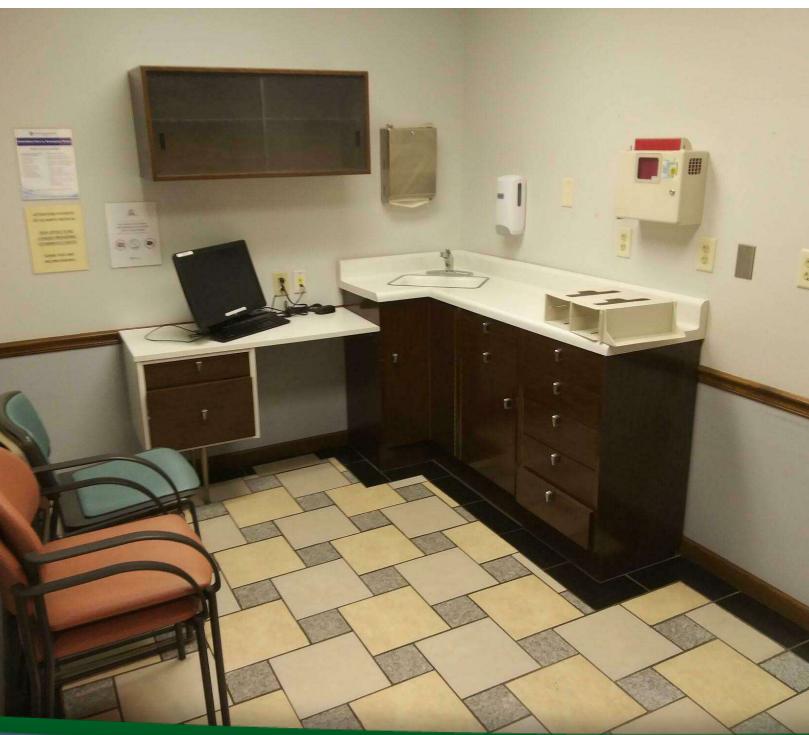


3100 45TH STREET, HIGHLAND, IN 46322



For more information, please contact:

ANTONY MIOCIC
Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL
219.864.0200
ckimmel@latitudeco.com

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



ANTONY MIOCIC

Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL

219.864.0200
ckimmel@latitudeco.com

• 2 •

LATITUDECO.COM

SALE OF ATRIUM PROFESSIONAL CENTER

3100 45th Street, Highland, IN 46322



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.



ANTONY MIOCIC

Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL

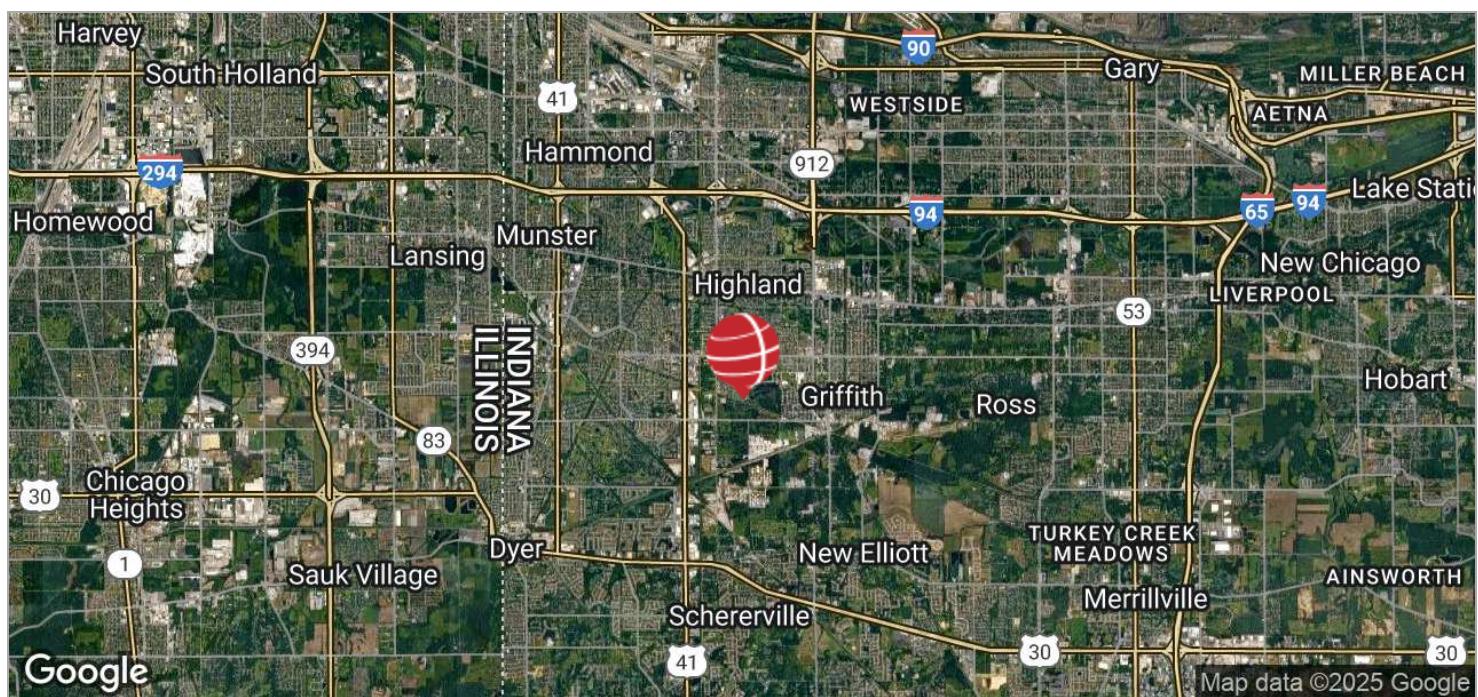
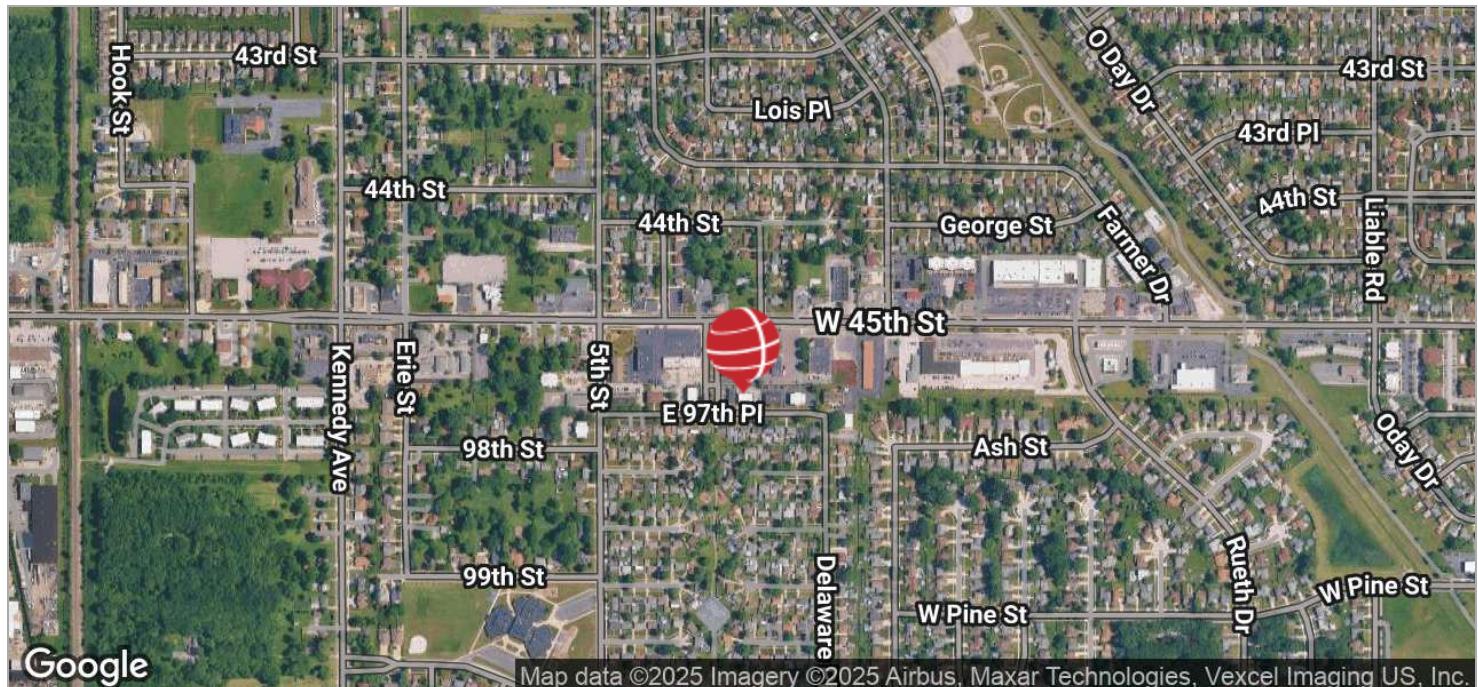
219.864.0200
ckimmel@latitudeco.com

SALE OF ATRIUM PROFESSIONAL CENTER

3100 45th Street, Highland, IN 46322



LOCATION MAPS



ANTONY MIOCIC

Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL

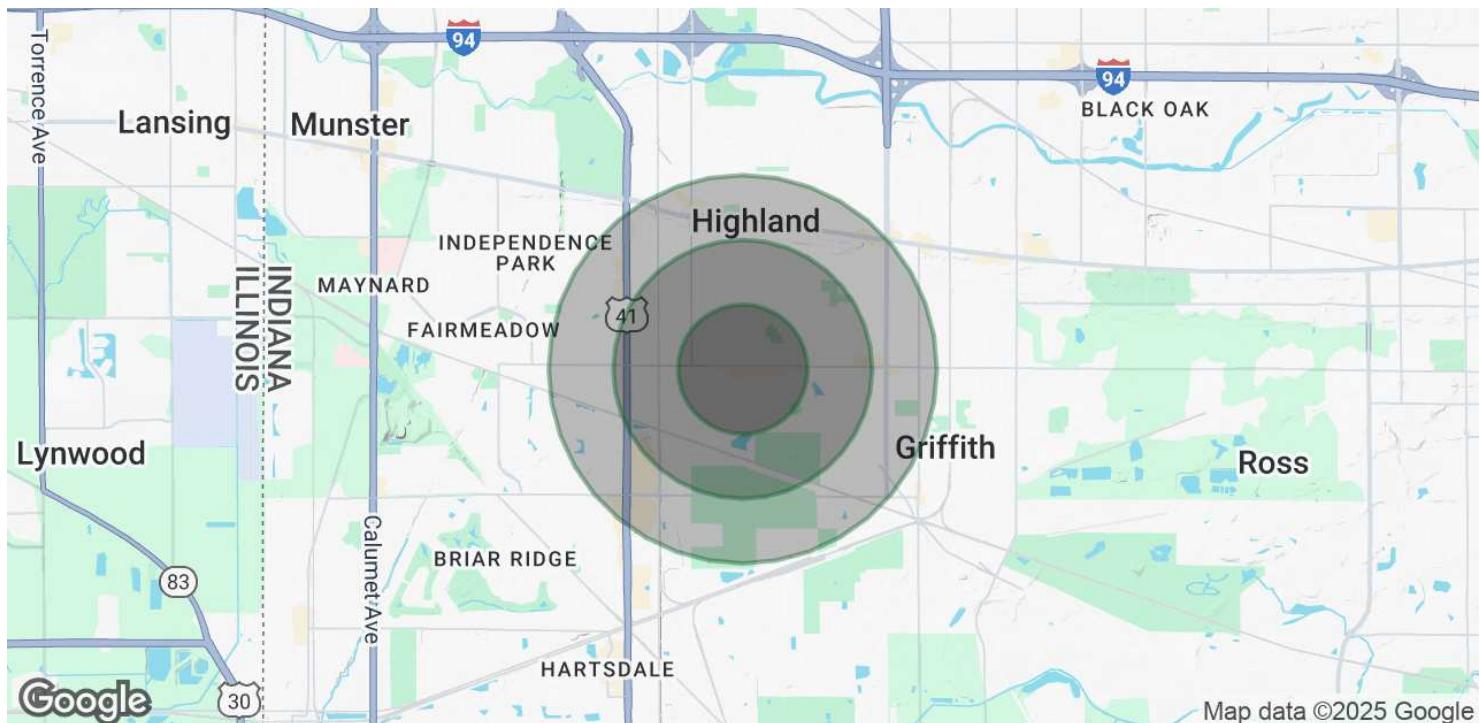
219.864.0200
ckimmel@latitudeco.com

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)

ANTONY MIOCIC

Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL

219.864.0200
ckimmel@latitudeco.com