

300 W 89TH AVE, MERRILLVILLE, IN 46410



For more information, please contact:

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LEASING MERRILLVILLE RESIDENTIAL FACILITY

300 W 89th Ave, Merrillville, IN 46410



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 21,615 SF

Lease Rate: \$10.00 SF/yr (NNN)

Lot Size: 2.5 Acres

Year Built: 2011

Building Size: 21615 SF

Zoning: Office and Research

PROPERTY HIGHLIGHTS

- Approximately 21,615 square feet of residential facility space available in Merrillville
- Previously used as an assisted living facility
- Turnkey condition
- Approximately 30 bedrooms, kitchen and dining area, salon, courtyard, and numerous other amenities
- Outdoor generators operable by tenants



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PROPERTY DESCRIPTION

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Former assisted living facility available for lease at 300 W 89th Ave, Merrillville, IN. Boasting approximately 21,615 square feet, this turnkey property offers approximately 30 bedrooms, a fully equipped kitchen and dining area, a salon, a courtyard, and a host of other amenities. Tenants will appreciate the outdoor generators for peace of mind. With the potential to cater to a variety of residential care needs, this versatile space is ideal for creating a comfortable, inviting home for residents. NNN fees approximately \$4/sf.

LOCATION DESCRIPTION

This property is located directly off of Broadway in Merrillville. Merrillville is a town in Ross Township, Lake County, Indiana. The population was 35,246 at the 2010 census. Merrillville is in east-central Lake County, in the Chicago metropolitan area.



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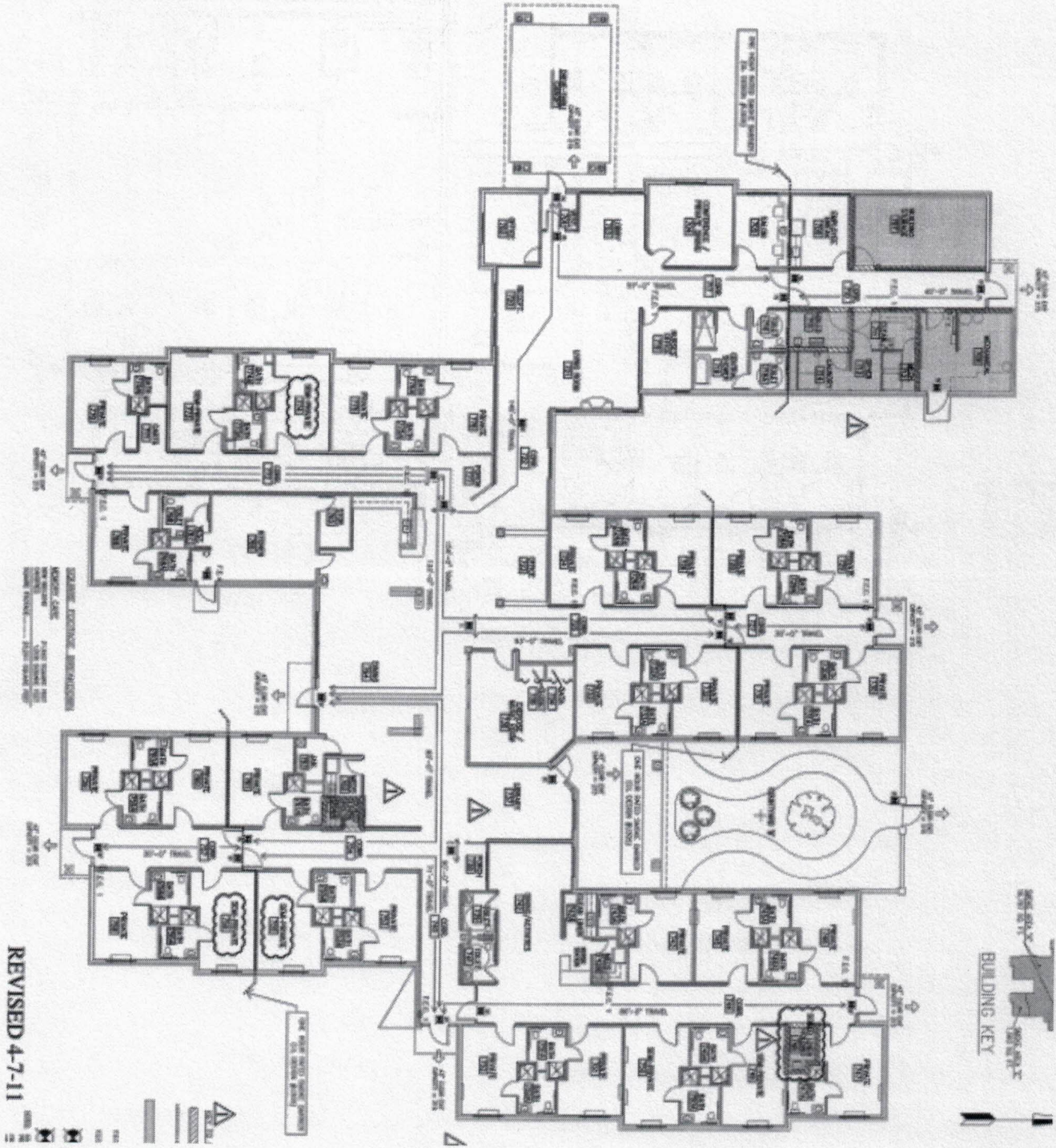
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FLOOR PLAN



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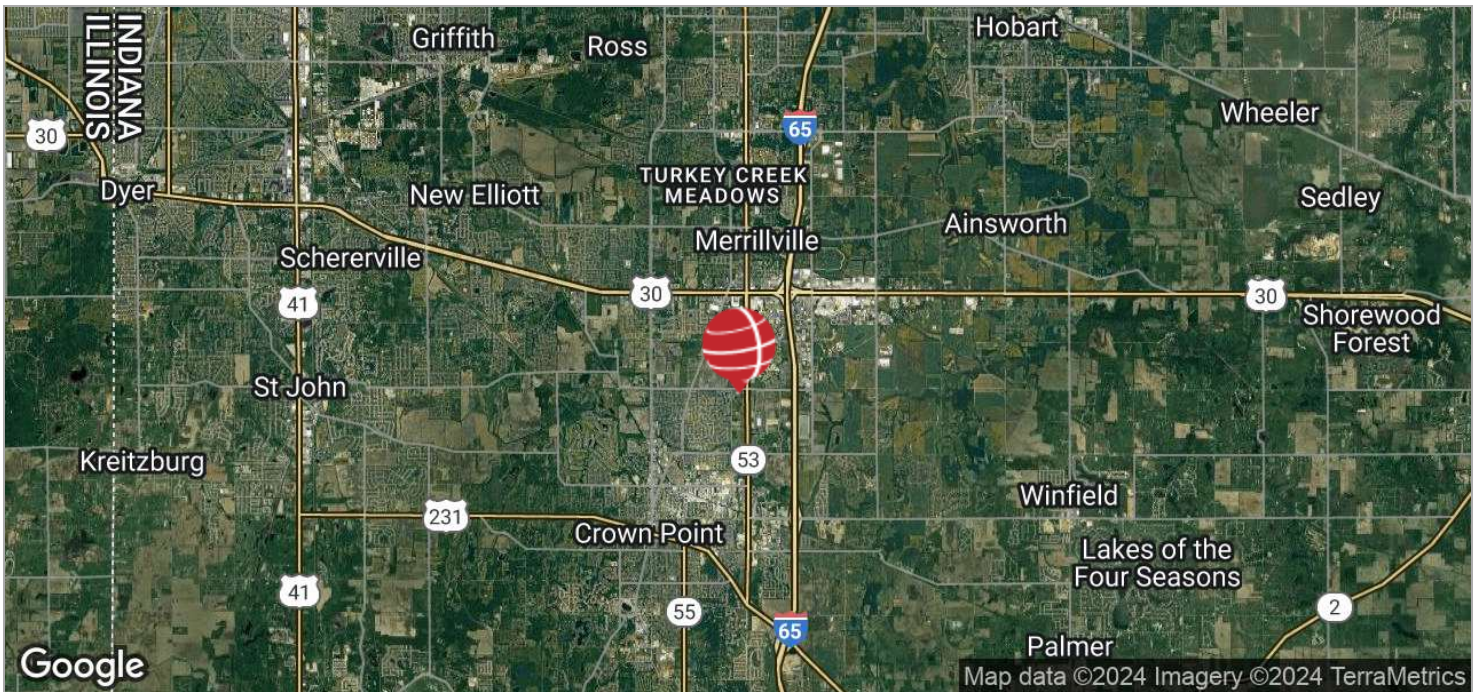
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LOCATION MAPS



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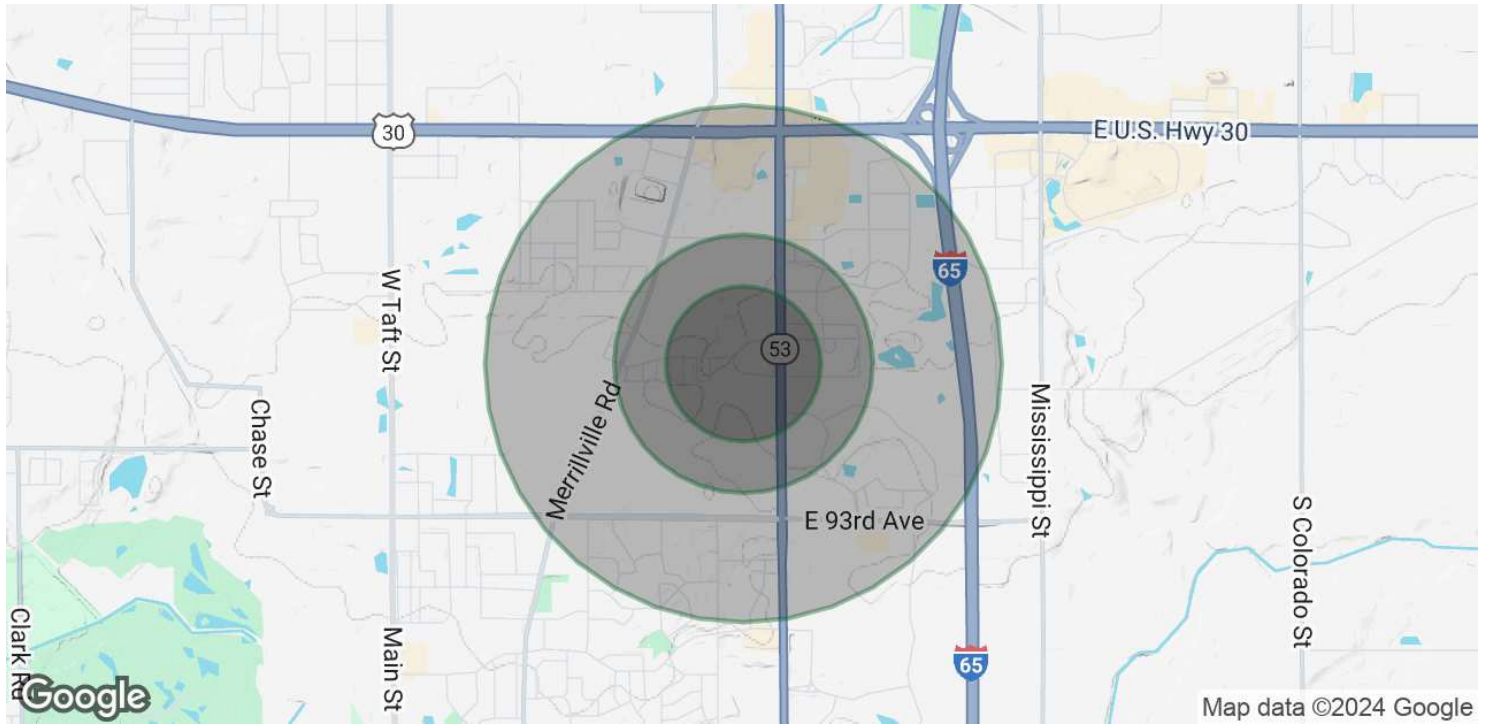
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	219	717	4,174
Average Age	60	56	49
Average Age (Male)	54	51	46
Average Age (Female)	64	59	52

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	82	286	1,845
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$65,009	\$70,225	\$88,701
Average House Value	\$309,418	\$284,193	\$247,139

Demographics data derived from AlphaMap

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