

# 5150 E 81ST AVE, MERRILLVILLE, IN 46410-SUITE J



For more information, please contact:

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 900 SF

**Lease Rate:** \$15.00 SF/yr (NNN)

**Lot Size:** 1.34 Acres

**Year Built:** 2007

**Building Size:** 18456 SF

**Zoning:** B3

### PROPERTY HIGHLIGHTS

- 900 SF warehouse/flex space located just off US 30-Suite J
- Includes overhead door and built-out office area
- Trailer/truck parking available at the rear of the property
- Two dedicated parking spaces for customers or employees
- Monument signage (4'x4' or 2'x8') with direct visibility on US 30



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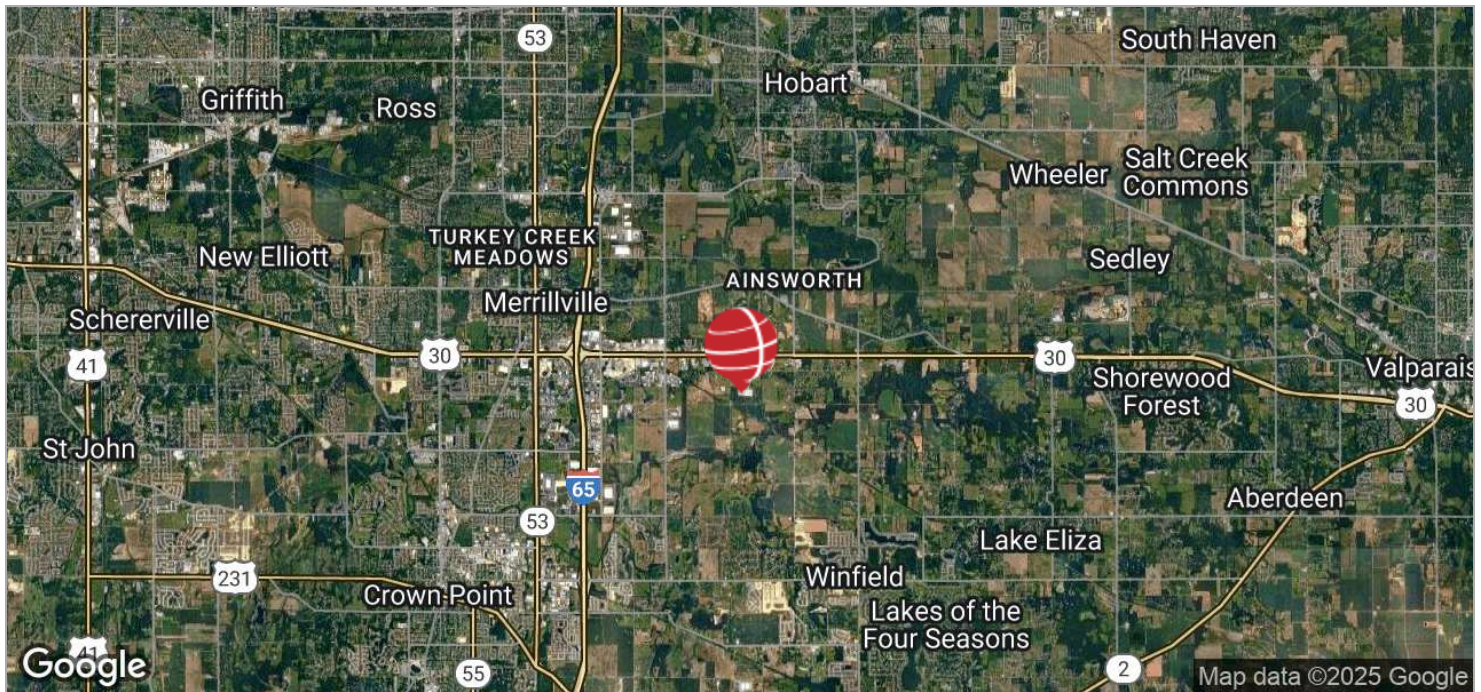
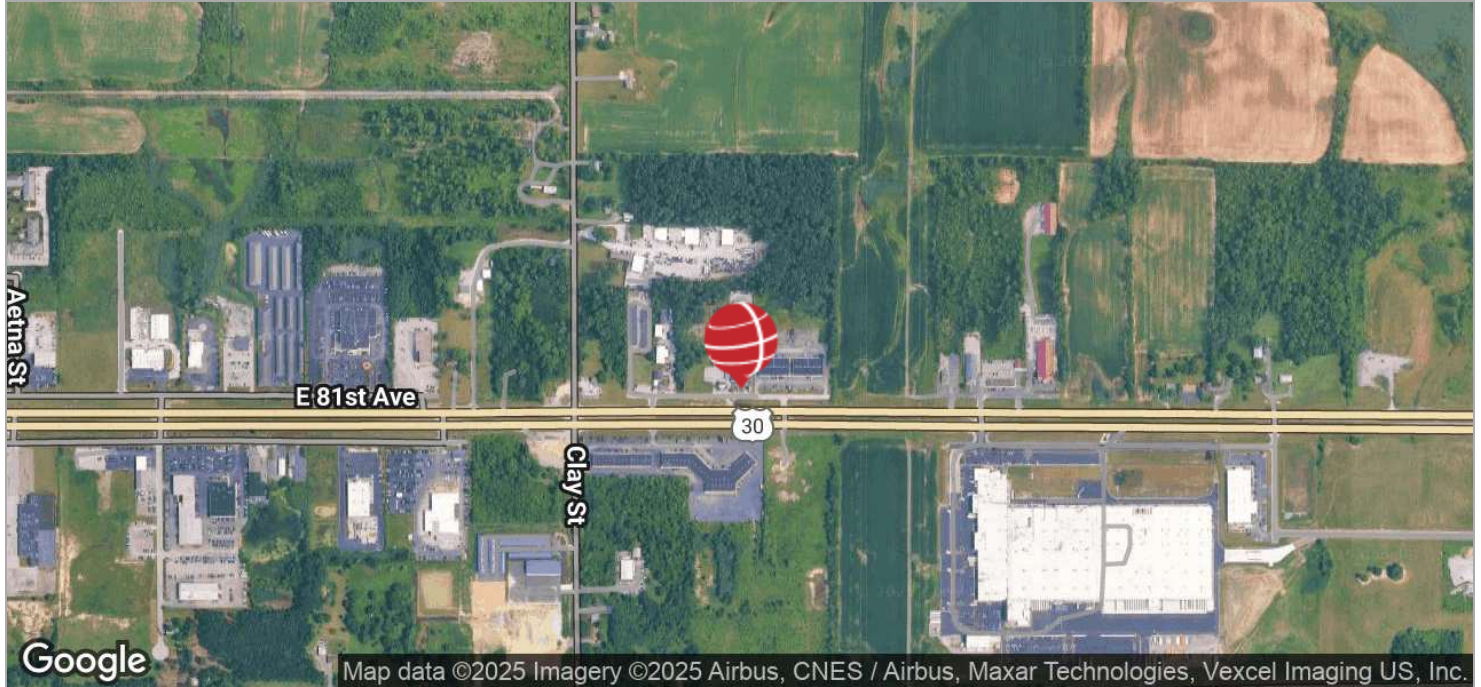


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## LOCATION MAPS



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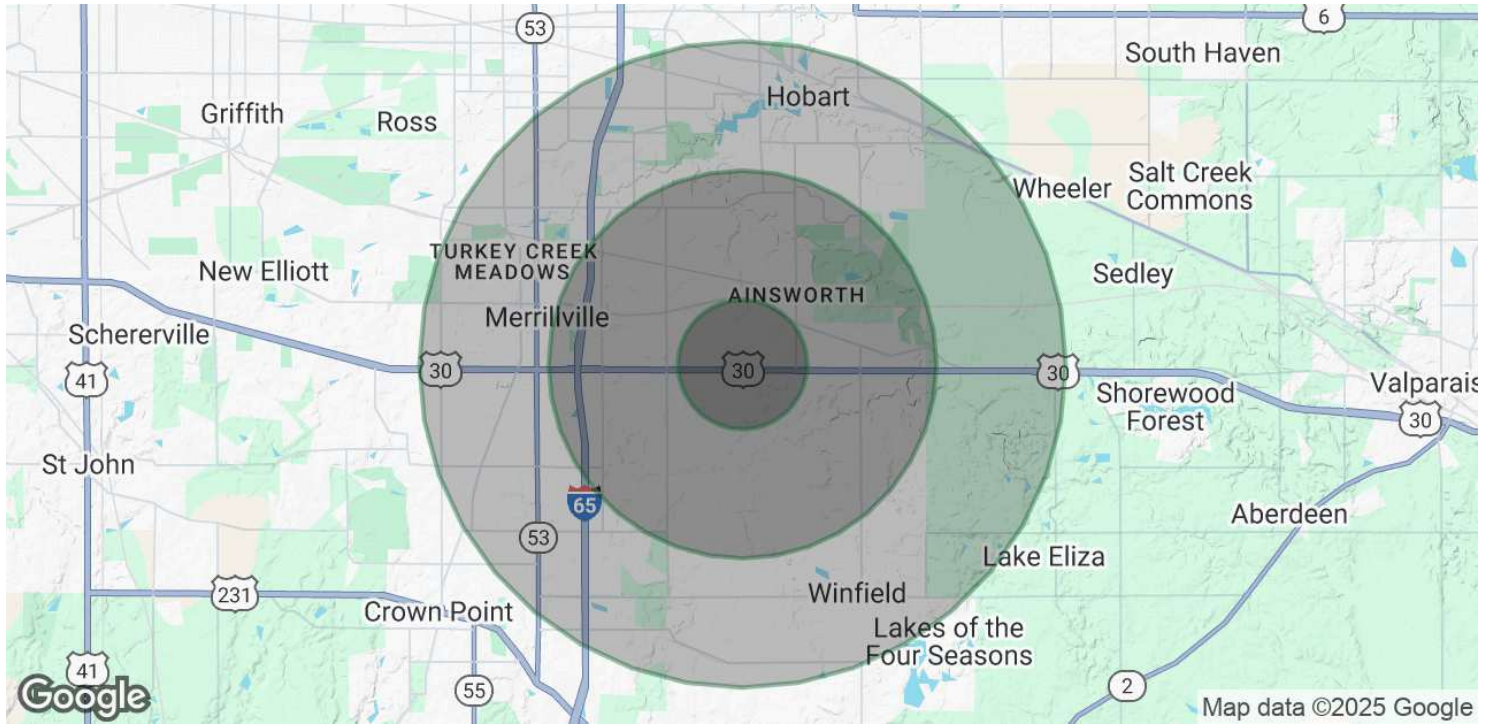


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	503	9,369	70,489
Average Age	46	43	42
Average Age (Male)	45	42	40
Average Age (Female)	47	45	43

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	206	3,885	28,141
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$99,272	\$97,038	\$93,110
Average House Value	\$277,446	\$281,346	\$255,204

Demographics data derived from AlphaMap

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