

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20.00/SF
Available SF:	2,918 - 6,671 SF
Lease Type:	Gross
Expenses:	Utilities/Janitorial
Building Size:	33,000 SF
Lot Size:	2.98 Acres
Parking:	120 spaces
Zoning:	C2

PROPERTY OVERVIEW

This is an attractive two story brick and stone mixed use retail and office building located in the heart of the booming Dyer/St. John area. Join current tenants Alternative Healing Works, Be You Med Spa, Advanced Animal Medical, The Color Room, Jagmin Dental and Dermio Dermatology. Suite 100 available on the ground floor is 2,877 +/- USF/2,918 +/- RSF, previously occupied by 219 Cross Fit Fitness. This is an open ceiling concept floor plan that can be converted and built out, however is presently ideal for many types of fitness, Pilates and physical therapy having a manager's office, reception area, large open area with a mirrored wall, 2 bathrooms, a changing room and a storage/utility room. Suite 102 is a ground floor space with 6,671 RSF/5,994 USF with 15 exam rooms, 4 private office, conference room, 2 private toilets, file area, lab, janitor closet and reception/waiting area. Building ownership will assist with space planning and construction or you can use your own vendors. There is ample parking on the north and south sides of the building, two elevators, and three stairwells. Signage is available both on the building and in the large pylon sign. Gross lease plus utilities and janitorial.

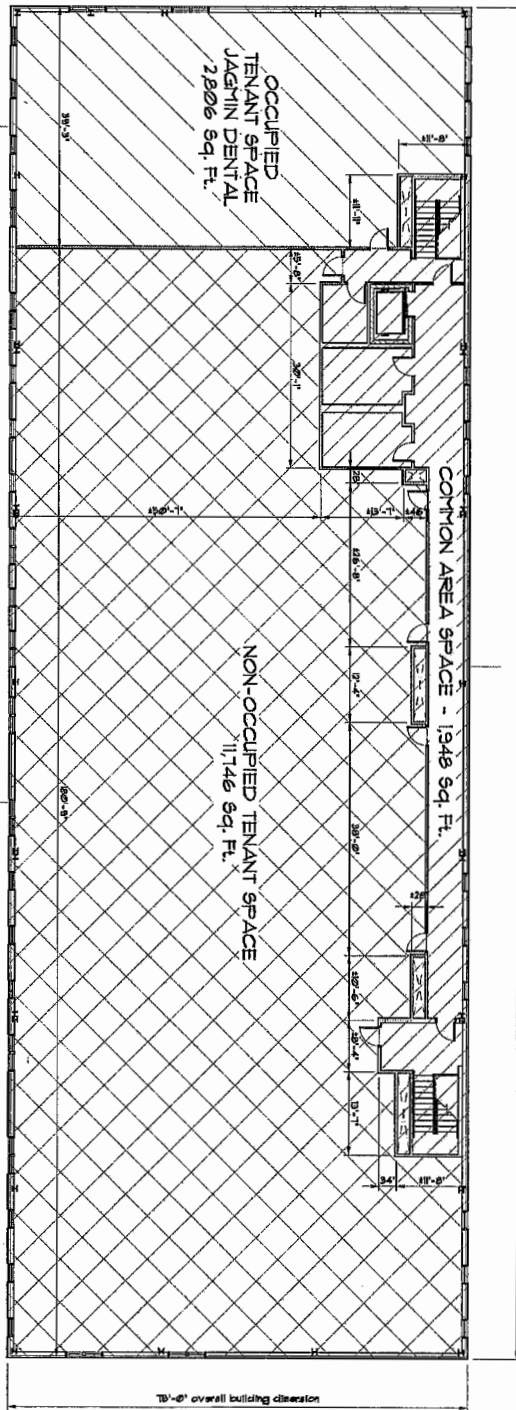
LOCATION OVERVIEW

Located in unincorporated Lake County with a Dyer mailing address adjoining the Town of St. John. Located less than a mile east of the Indiana/Illinois border, on 101st Avenue between Sheffield Avenue to the west and Calumet Avenue to the east. 3 1/2 miles south of U.S. Highway 30, 3.4 miles west of U.S. Highway 41 and 3 1/2 miles east of the I-394 Expressway. There are at least 5 new residential subdivisions in close proximity and several schools both public and private nearby. Within one mile are 5 restaurants, 2 gas stations, Anytime Fitness, Dyer Indoor Soccer, New Hope Community Church, Providence Bank and more. 2024 IDOT average traffic counts of 10,893 cars/day on 101st Avenue.

For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 dlasser@commercialin-sites.com

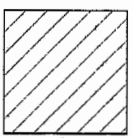
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220'-0" overall building dimension

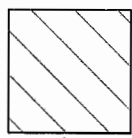


2 FLOOR PLAN
 scale: 3/32" = 1'-0"
 UPPER LEVEL LAYOUT

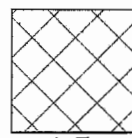
LEGEND



COMMON AREA



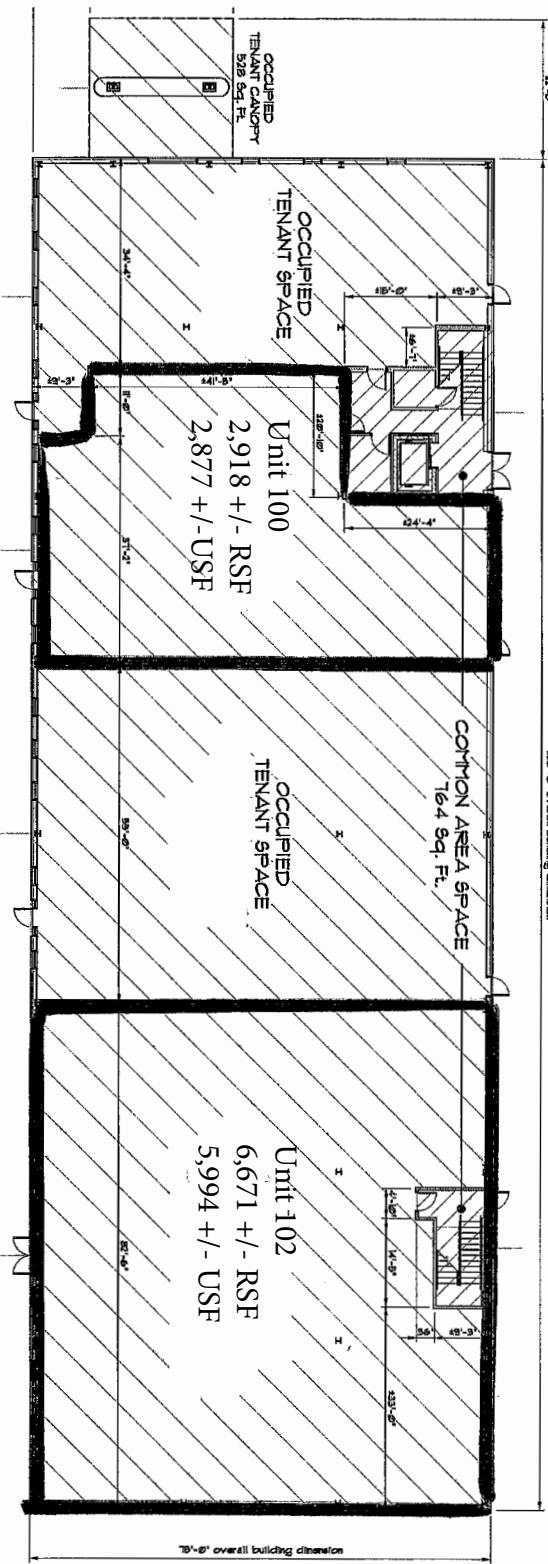
OCCUPIED/
TENANT SPACE



NON-OCCUPIED/
AVAILABLE

NOTE:
FIELD CONDITIONS/DIMENSIONS MAY VARY
SLIGHTLY.
NON-OCCUPIED/AVAILABLE SPACE CAN BE
DIVIDED INTO MULTIPLE TENANTS

220'-0" overall building dimension



1 FLOOR PLAN
 scale: 3/32" = 1'-0"
 MAIN LEVEL LAYOUT

LEASE SPACES



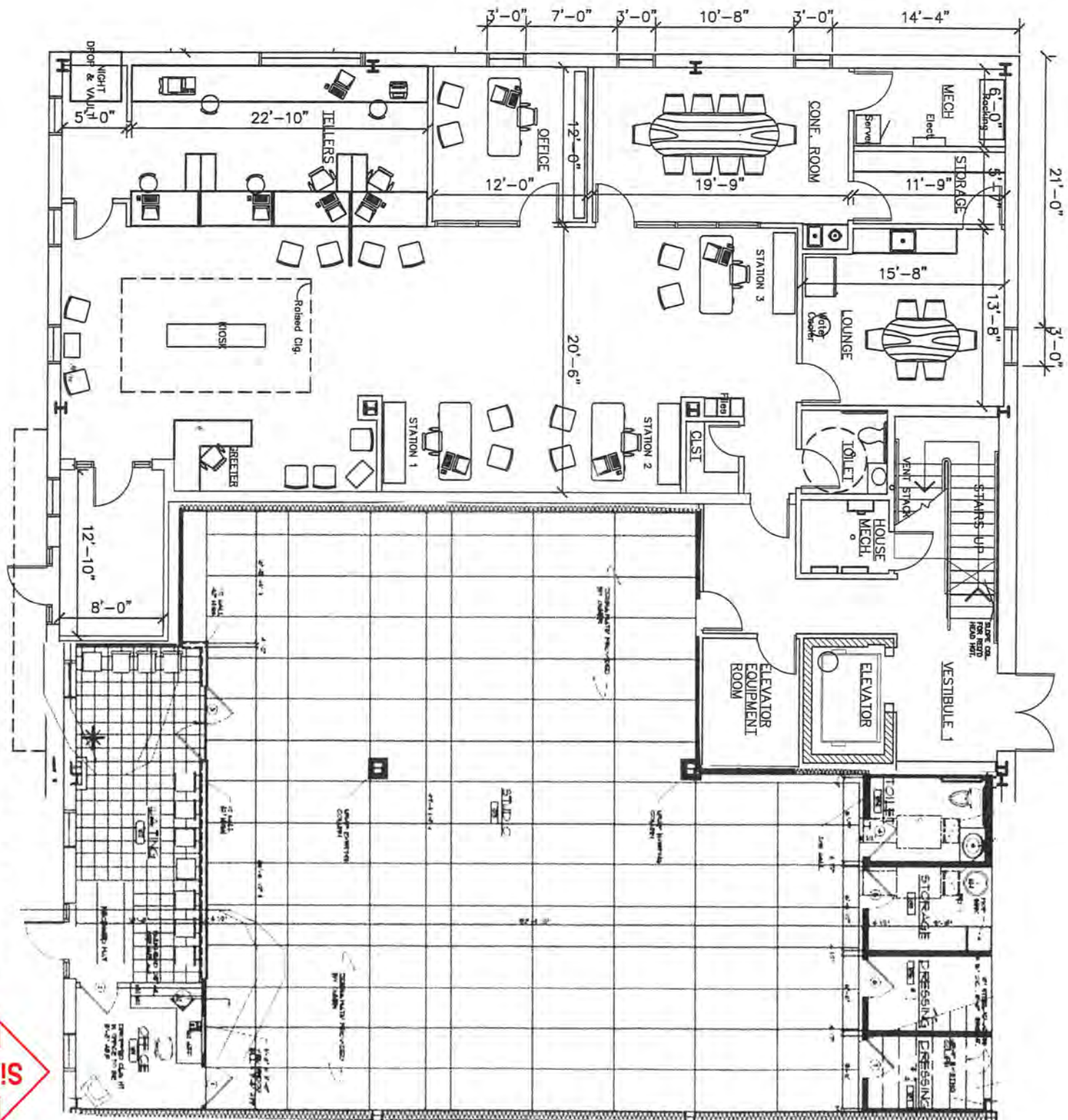
LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	2,918 - 6,671 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	2,918 SF	Gross	\$20.00 SF/yr	2,918 +/- RSF/2,877 +/- USF, Tenant to pay utilities and janitorial.
102	Available	6,671 SF	Gross	\$20.00 SF/yr	6,671 +/- RSF/5,994 +/- USF, Tenant to pay utilities and janitorial.

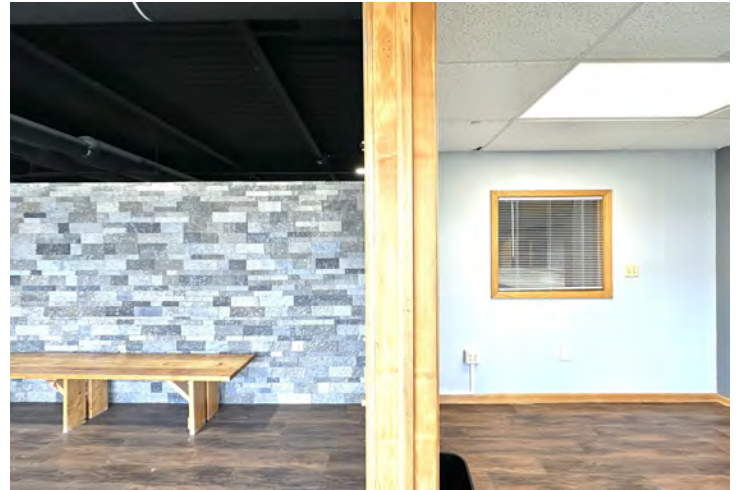
Hanover II
14785 101st Avenue
St. John, IN 46375



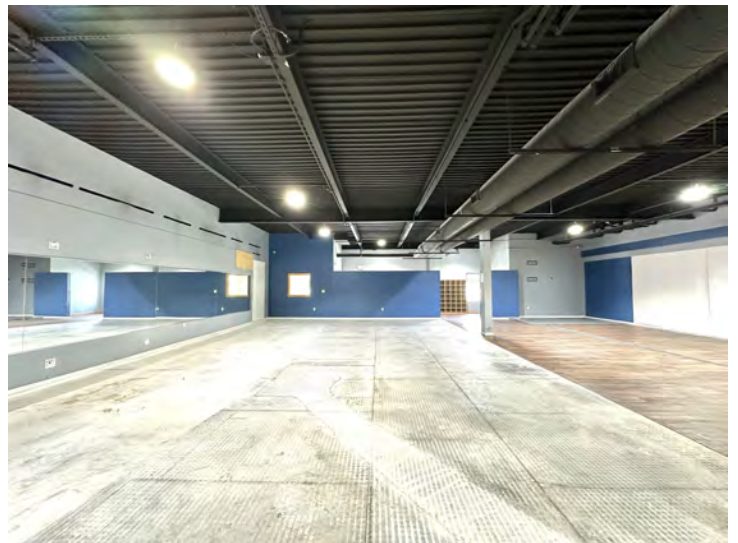
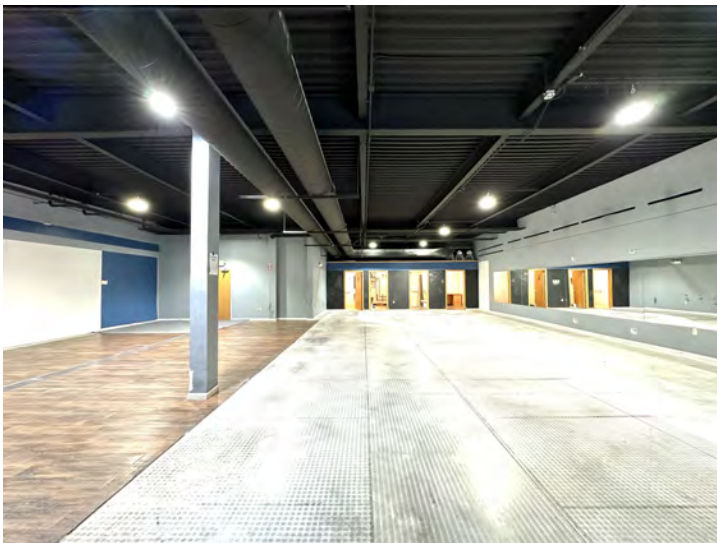
Suite 100 2,918 +/-2 RSF



SUITE 100



SUITE 100



SUITE 102



SUITE 102 PHOTOS



COMMON AREAS



SUBJECT PROPERTY

KREITZBURG

ST JOHN

Heron Lake
Lake Central
High School

Lake Hills
Park

GUACAMOLE PLAZA
 GUACAMOLE
 FARM & GARDEN
 ELEMENTS
 Mobil
 CITGO

RECHARGE
 ANYTIME FITNESS
 SHEPPDOG
 DOLLAR GENERAL

MODA BEAUTY
 BACHELOR
 Midwest
 ZOOKEYZ

STRETCH LAB
 The Shrine OF CHRIST'S PASSION
 FRANCISCAN HEALTH

Arby's
 Rosati's
 Valvoline

ALDI
 TRACTOR SUPPLY CO
 TARGET
 JEWEL OSCO

ILLIANA CHRISTIAN HIGH SCHOOL

CALUMET AVE
W-109TH AVE

Palmitra Golf & Country Club

LINCOLN ELEMENTARY SCHOOL

W-109TH AVE

41

231

COYNE
First Merchants

Circle K
 Sprinkles
 Minute Medical Group

PROVINCENCE BANK & TRUST
 Fieldt Park

Emgenburg
 Starbucks
 Wendy's

Culver's
 Craw CARWASH
 J&M Golf
 WELCH'S

Center Bank
 St. John The Evangelist School
 The Continental
 South Shore Smiles

Triple M Motors
 Schaepp's
 Dunkin'
 DD
 Tropicana

TACO BELL
 Schillings
 South Shore Smiles
 The Continental
 ST. JOHN THE EVANGELIST SCHOOL
 WELCH'S

Arby's
 Rosati's
 Valvoline
 Center Bank
 J&M Golf
 WELCH'S

Triple M Motors
 Schaepp's
 Dunkin'
 DD
 Tropicana
 Jewel Osco

SMOOTHIE KING

AERIAL PHOTO



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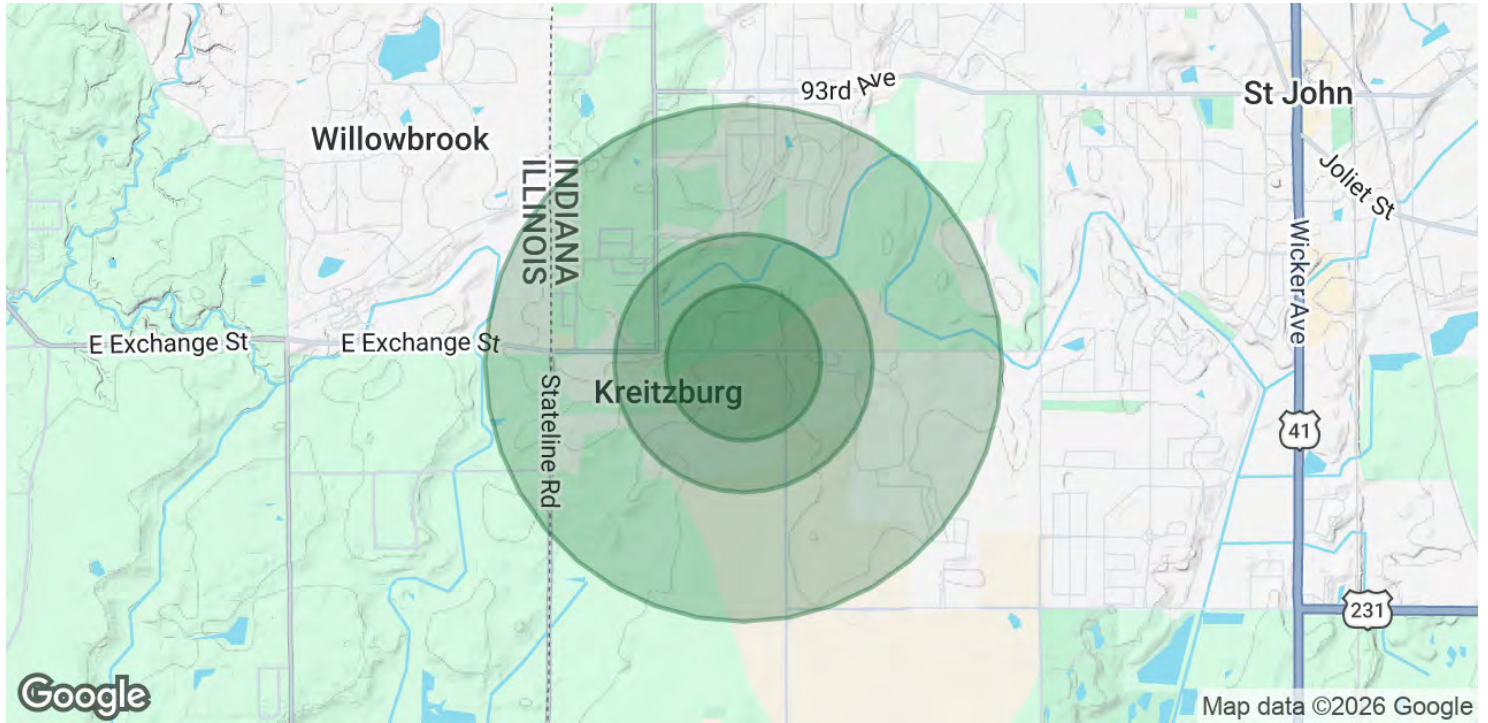
dlasser@commercialin-sites.com

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ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	526	1,355	3,069
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	194	498	1,121
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$150,931	\$151,362	\$149,579
Average House Value	\$421,557	\$420,209	\$411,271

Demographics data derived from AlphaMap