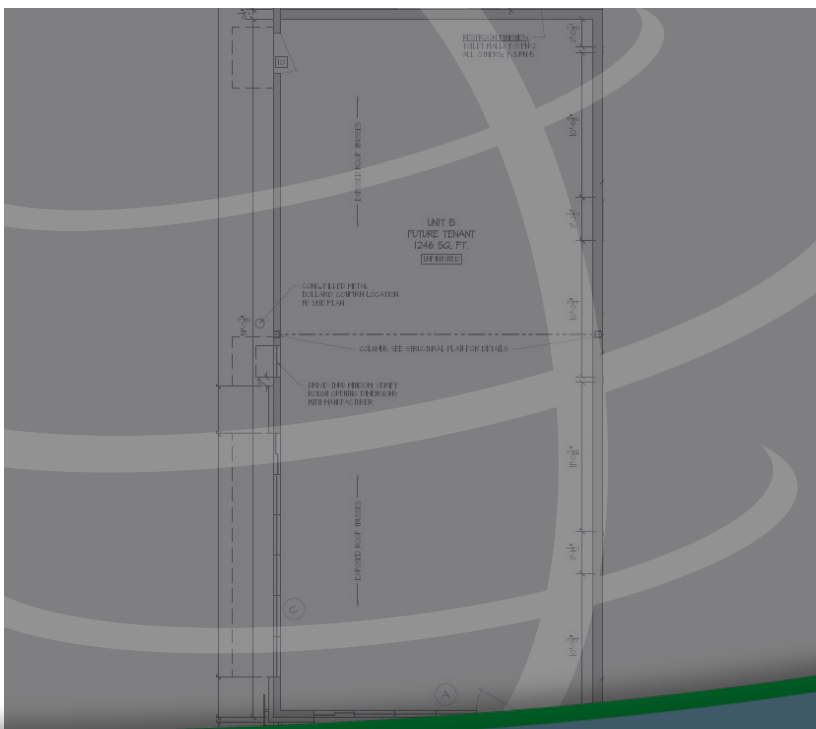


10107 MONDORF STREET, DYER, IN 46311



For more information, please contact:

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10107 MONDORF STREET

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,246 SF

Lease Rate: \$28.00 SF/yr (NNN)

Lot Size: 0.76 Acres

Year Built: 2024

Building Size: 7650 SF

PROPERTY HIGHLIGHTS

- 1,246 SF quick service restaurant unit
- Pick up window option available
- Join neighboring tenant (Anytime Fitness)
- Proximity to new retail center with approximately 8,000 SF
- Excellent visibility and exposure off 101st Avenue
- Close proximity to IL and the surrounding NWI market
- Rapidly growing area with low Indiana taxes



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Prime Quick Service Restaurant (QSR) new construction available for lease in Dyer, IN, just off 101st Avenue near the Illinois border. Benefit from high visibility and accessibility in a rapidly growing community with thriving residential and commercial developments. With cross-border appeal and a burgeoning market, this strategic location promises success for your QSR venture with immediate delivery.

LOCATION DESCRIPTION

This property is located in Dyer, IN near the Indiana/Illinois border. Dyer is a town in St. John Township, Lake County, Indiana, United States. Dyer placed 97th on the "100 Best Places to Live in the US" by CNN and Money Magazine in 2005. As of 2009, the median income for a household in the town was \$76,599 while the mean income for a household in the town was \$93,308. The median income for a family was \$87,127 and the mean income for a family was \$103,563.

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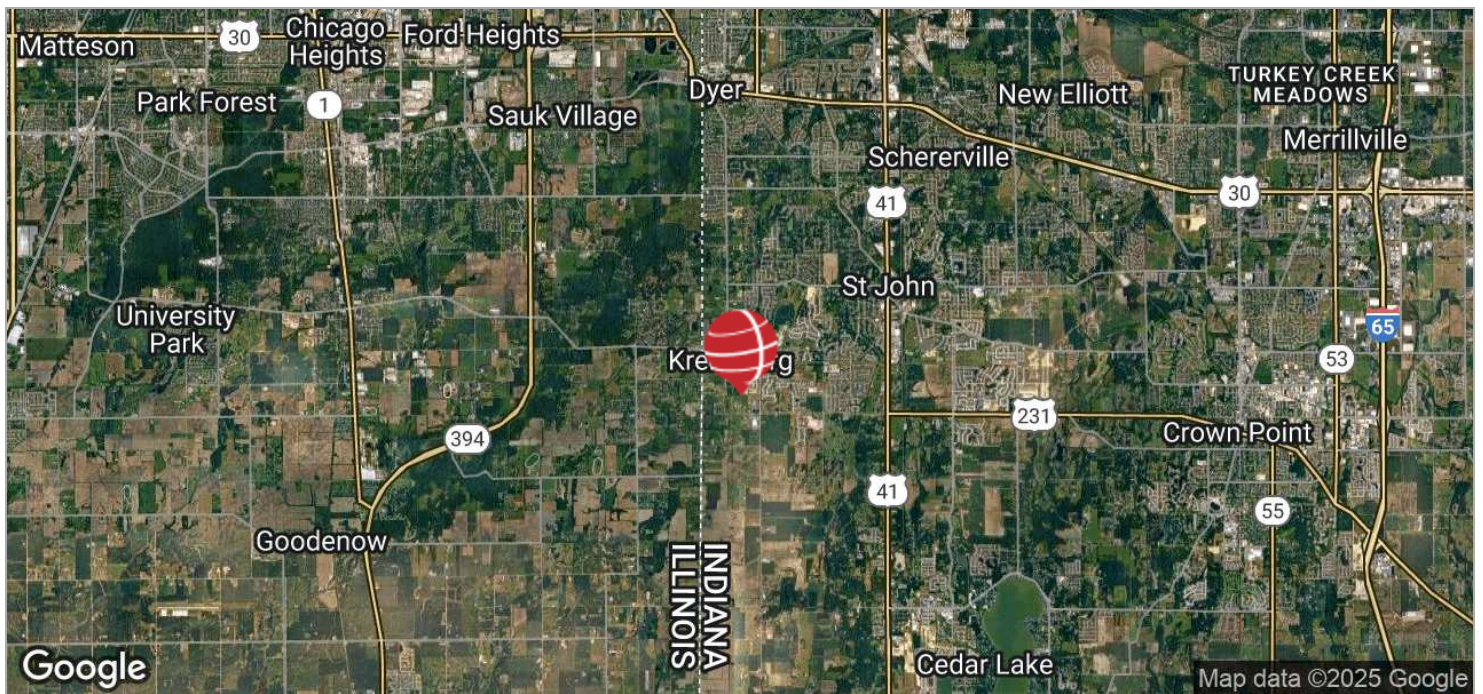
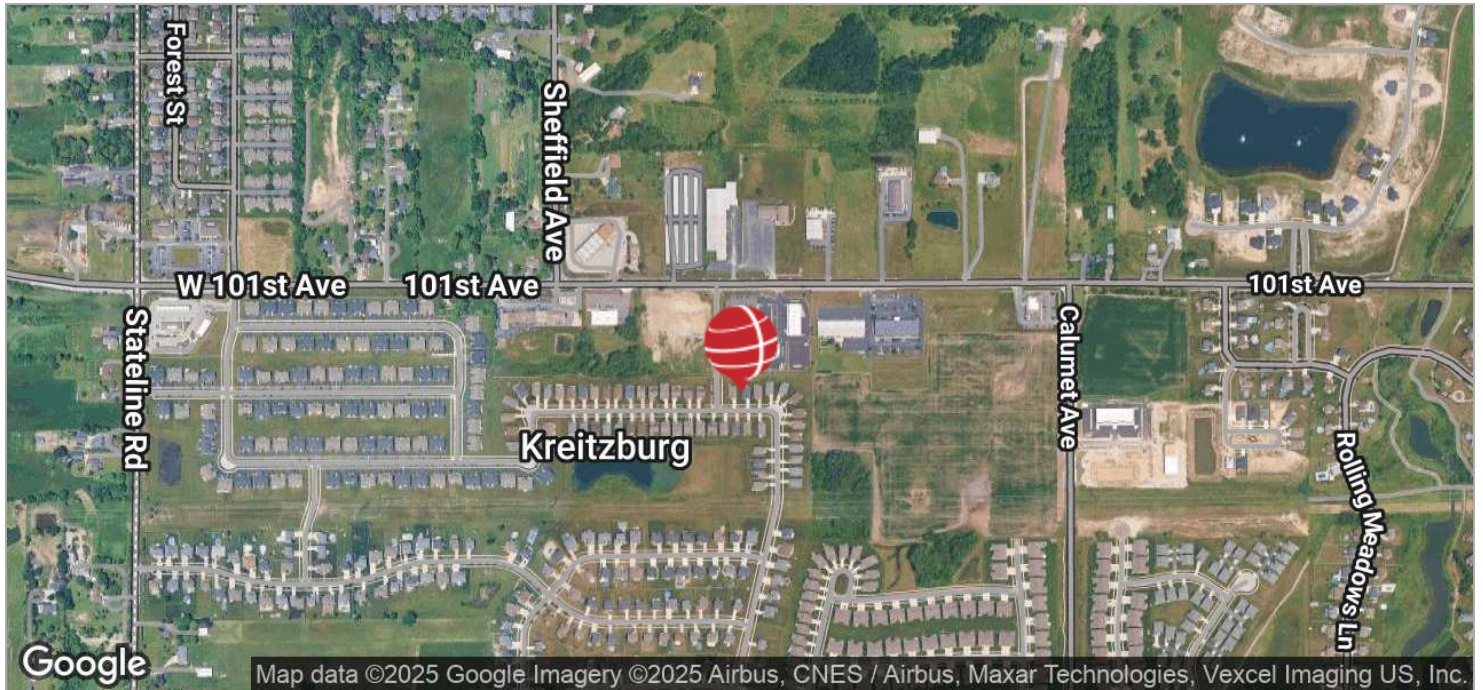
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LOCATION MAPS



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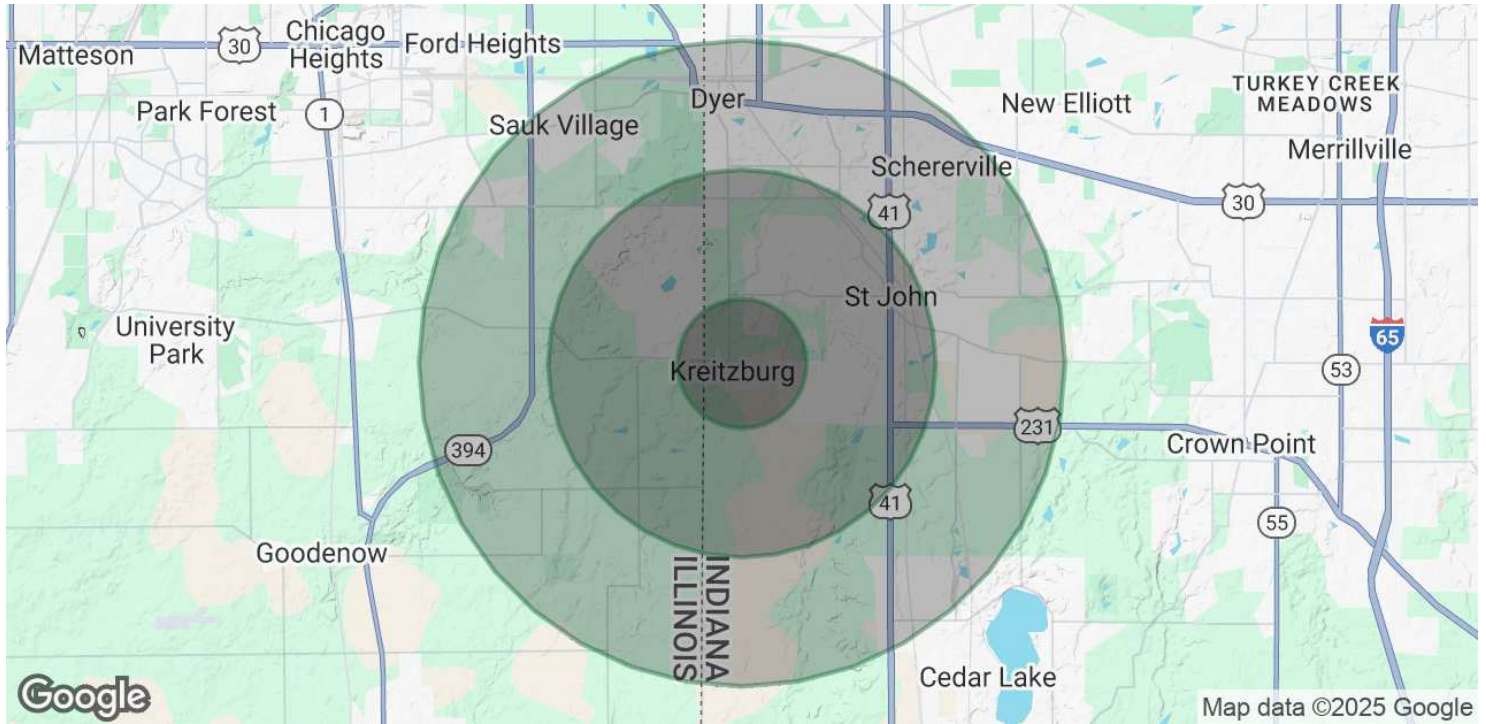
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,490	23,638	70,935
Average Age	40	43	42
Average Age (Male)	39	42	41
Average Age (Female)	41	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,226	8,690	26,673
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$157,257	\$137,932	\$123,170
Average House Value	\$404,550	\$395,345	\$340,754

Demographics data derived from AlphaMap

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