

# 2,500-7,252 SF AVAILABLE

## RETAIL PROPERTY FOR LEASE

### 2106 MORTHLAND DR. VALPARAISO, IN



## PROPERTY HIGHLIGHTS

- Retail space available for lease in Valparaiso, IN
- Located in one of Northwest Indiana's strongest retail areas
- Located directly on highly traveled US 30 (Morthland Drive)
- Anchored by Staples
- Within view of many national retailers
- Located just off IN 49 near Valparaiso University

## OFFERING SUMMARY

<b>Available SF:</b>	2,500-7,252 SF
<b>Lease Rate:</b>	\$18.00 SF/yr (NNN)
<b>Building Size:</b>	23,584 SF

For more information, please contact:

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### LOCATION DESCRIPTION

The building is located on US 30 (Morthland Dr.) in Valparaiso, Indiana. Valparaiso is a city and the county seat of Porter County, IN. The population was 31,730 at the 2010 census. The city is situated at the junctions of U.S. Route 30, State Road 2, and State Road 49. The city is the site of multiple colleges and universities. Purdue University Northwest has a satellite campus in Valparaiso, and one of Ivy Tech's 23 regional campuses is located in the city. Valparaiso is also home to namesake Valparaiso University, occupying 310 acres on the south side of the city near downtown.

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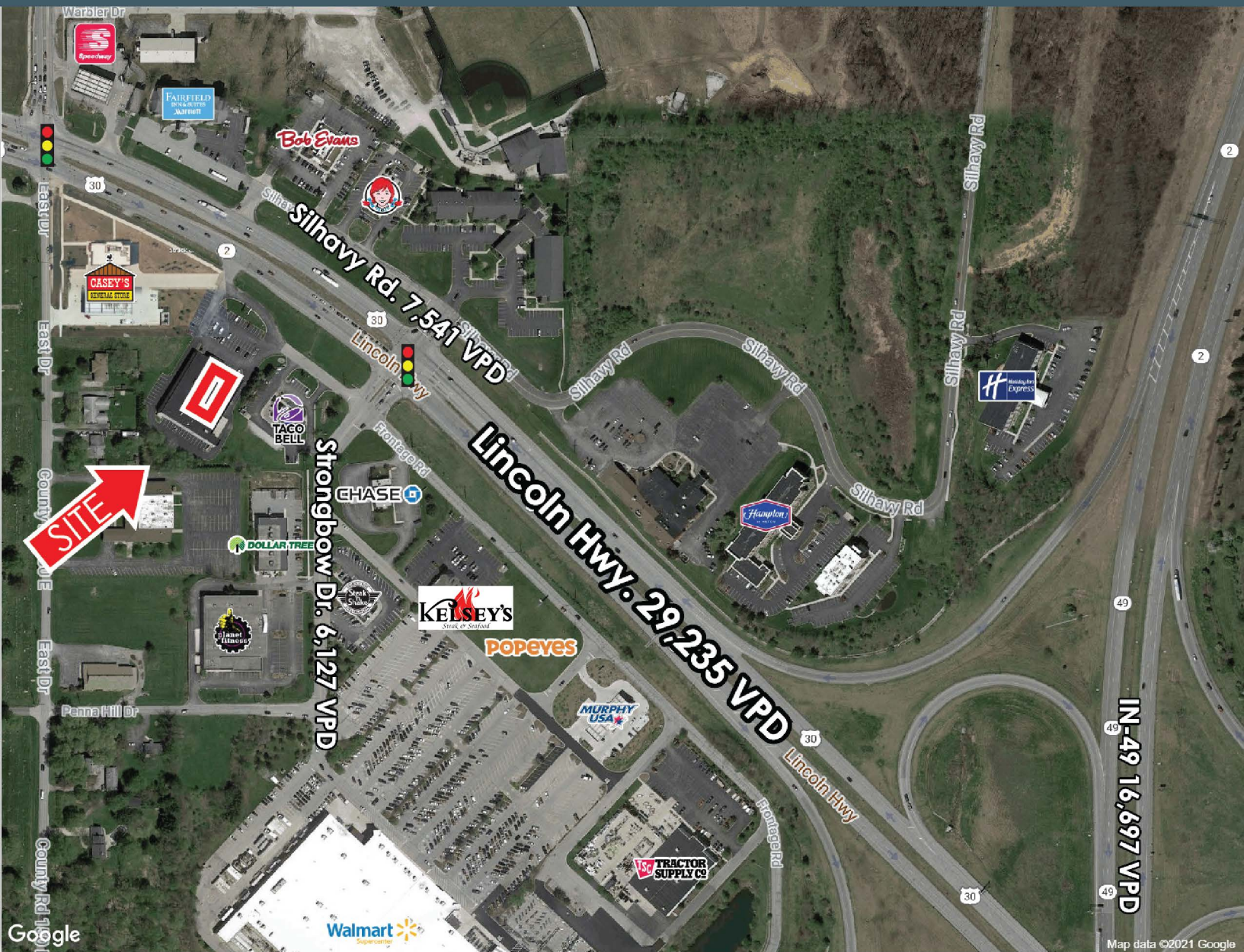
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## DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
 Average	5,176	56,405	113,080
	\$56,083	\$70,427	\$75,709
	2,007	22,194	42,576

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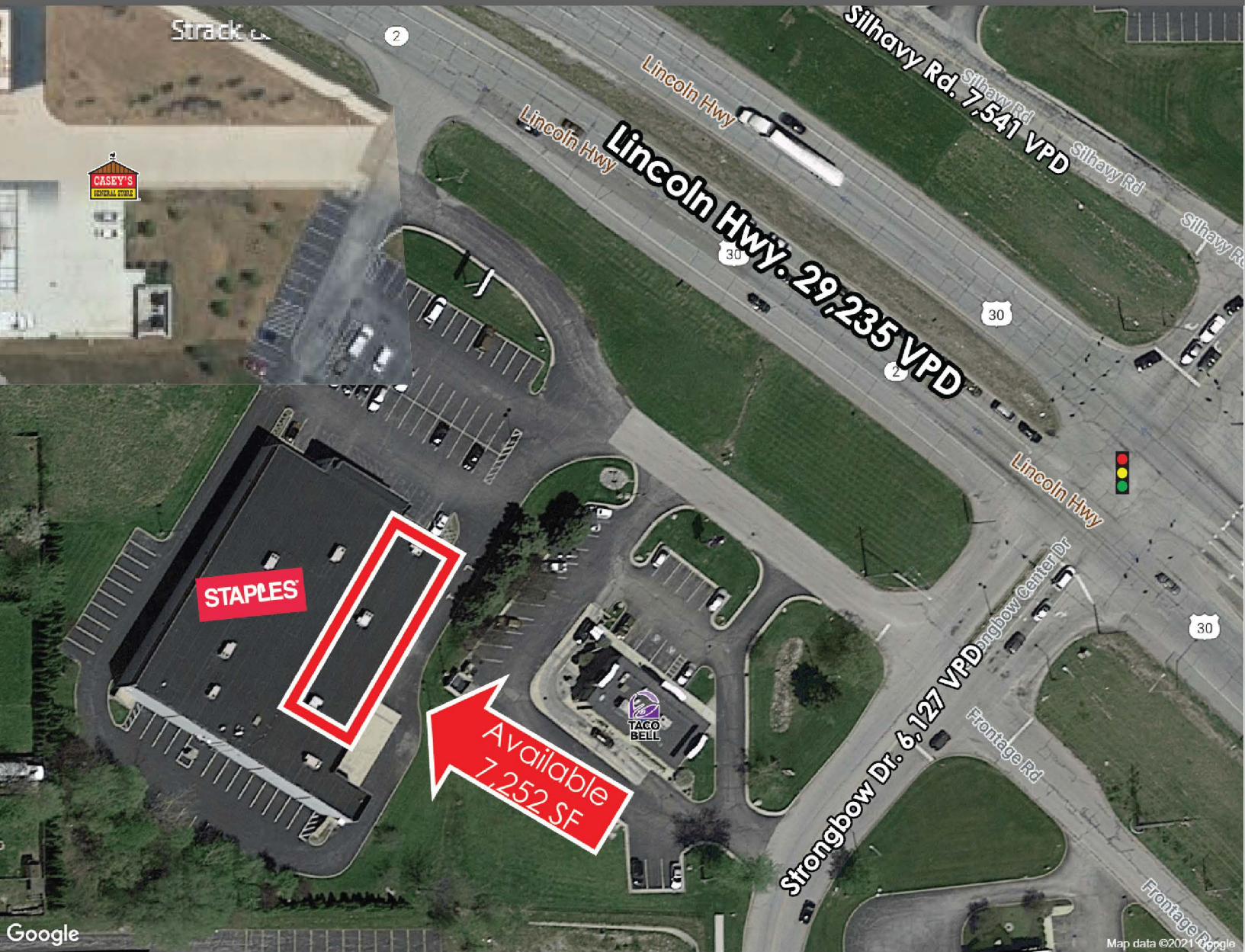
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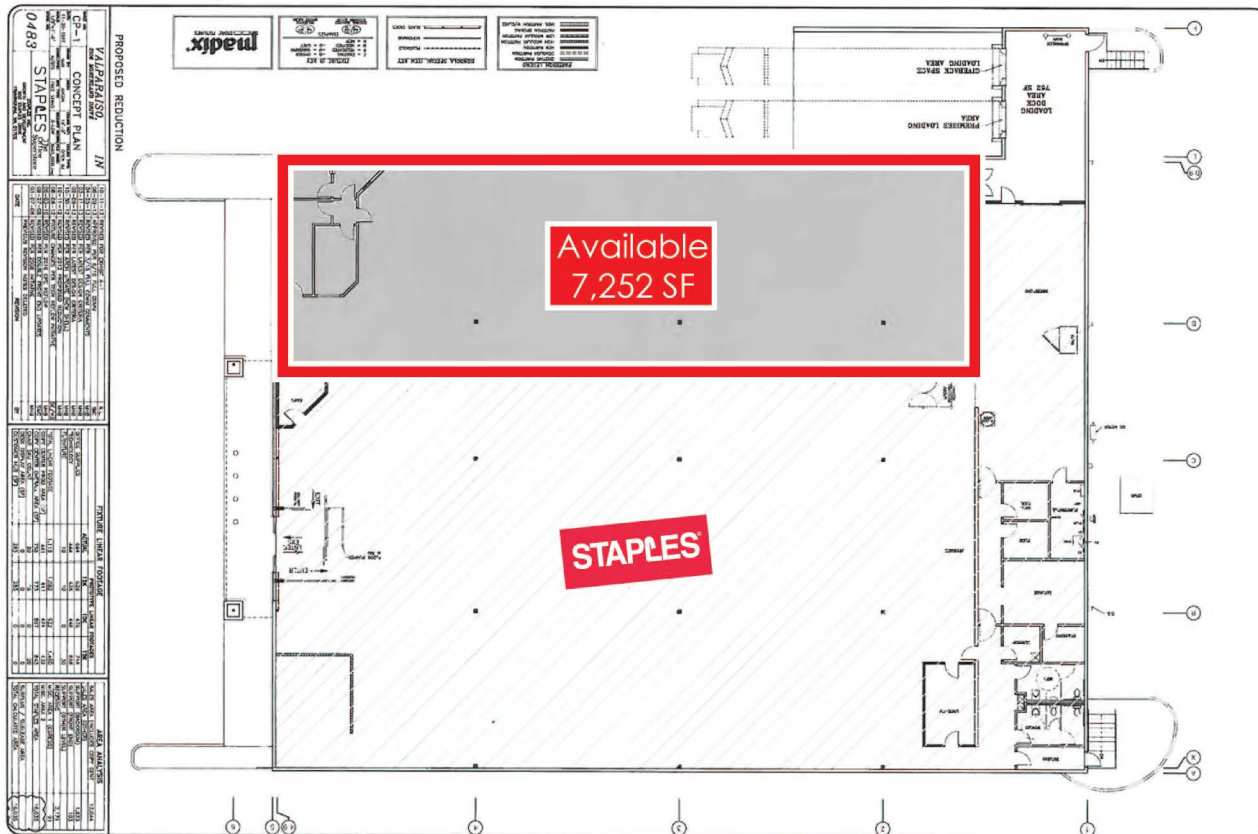
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\*Nothing contained in this Exhibit shall amend or increase the obligations of Landlord under the express provisions of the Lease, as amended by the First Amendment.



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