

**PRICE REDUCED!**



**OFFERING SUMMARY**

<b>Sale Price:</b>	\$799,000
<b>Price / USF:</b>	\$242.12
<b>Condo Size SF:</b>	3,861 RSF 3,300 USF
<b>Vacant Space:</b>	1,755 RSF 1,500 USF
<b>Building Size:</b>	61,500 RSF 52,500 USF
<b>Zoning:</b>	PUD
<b>POA Expenses:</b>	\$1.48/RSF \$1.73/USF
<b>Parking:</b>	383 +/-

**PROPERTY OVERVIEW**

Presenting a truly unique opportunity to locate in and/or invest in the new Munster Maple Leaf Crossing within the rapidly developing commercial corridor of Calumet Avenue. Purchase this 1st floor 3,300 USF condominium unit and collect rent from adjoining leased space or purchase and lease both out for investment income. Vision Boutique sold their business with an up to 9 year leaseback of the space.

Unit 103A/B is a 3,300 USF/3,861 RSF 1st floor office/retail commercial condominium currently split and leased as Unit 103A 1,800 USF/2,106 RSF to Vision Boutique/My Eye Doctor for three years with two three-year extensions. Unit 103B is 1,500 USF/1,755 RSF and is unfinished shell.

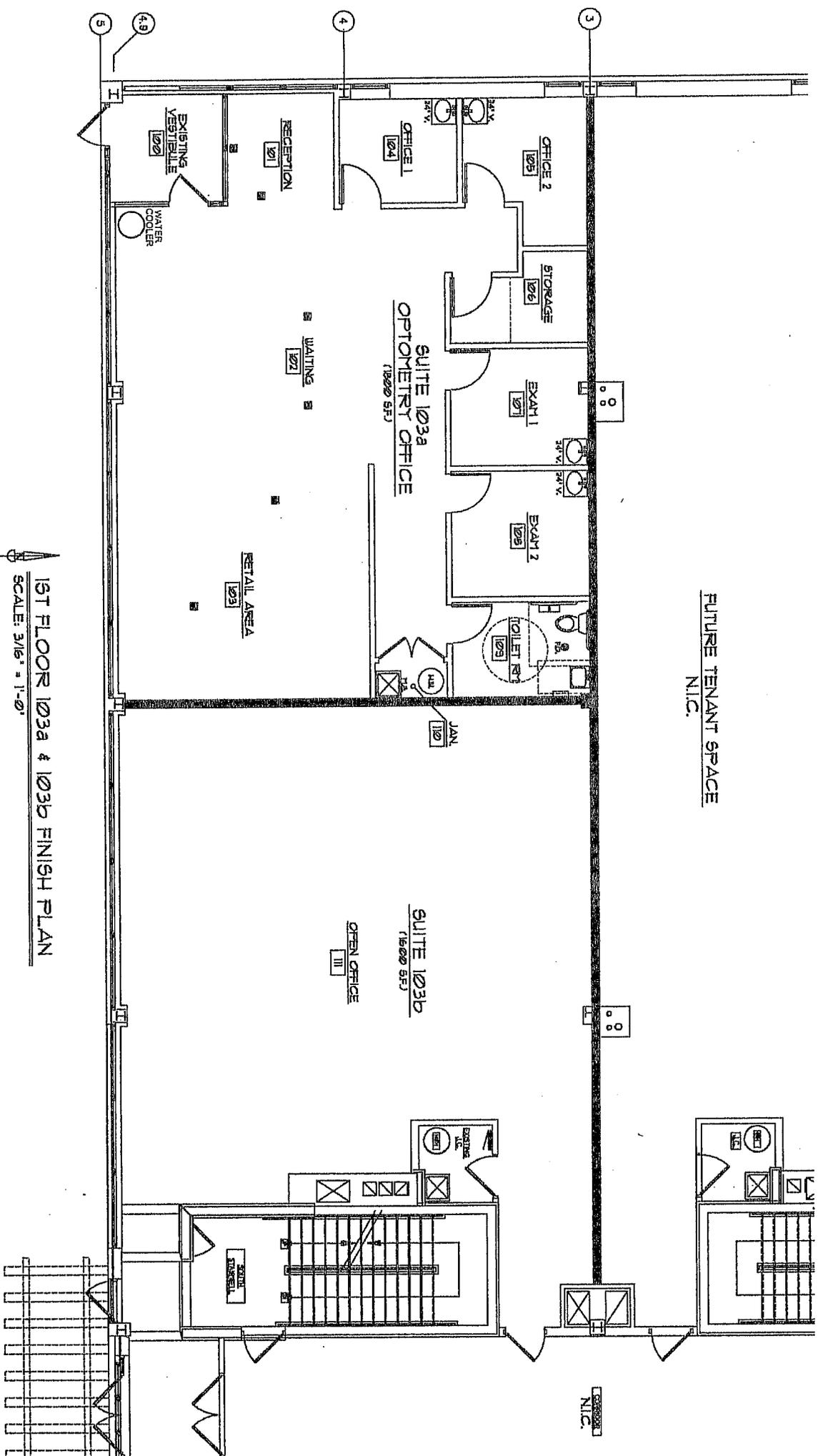
Class-A Lifestyle: Join a vibrant community featuring the Hyatt Place Hotel, modern professional offices, and popular local attractions like Centennial Park just steps away. Come join current tenants such as Centers for Digestive Health, Dr. Mary Tilak & Associates, Zubair Cosmetic Genecology & Med Spa, Restful Sleep Indigo Partners and Center for Vein Restoration. 2026 Projected POA Interior Common Area and 2026 Projected POA Exterior Areas dues estimated at \$9,310.02/Suite, \$1,430.89 \$1.73/USF/\$1.48/RSF. 2024 pay 2025 Real Estate Taxes \$18,063.56 (\$5.47/USF, \$4.70/RSF +/-).

**LOCATION OVERVIEW**

Located in a rapidly developing mixed-use campus that integrates office, medical, and unique container architecture. Located on the west side of Calumet Avenue, ½ mile south of Community hospital, 2 miles south of I-80/94. This property is centrally located for any tenant in the medical and professional industry. 1/4 mile north of the Centennial Village which is a mix of high-end retail and office space. 28 miles from Chicago. INDOT 2025 traffic count on Calumet Ave 30,297/day.

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

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1ST FLOOR 103a & 103b FINISH PLAN  
 SCALE: 3/16" = 1'-0"



### VENTILATION SCHEDULE

ROOM NUMBER	ROOM NAME	ROOM PURPOSE (USE)	NET FLOOR AREA (FT <sup>2</sup> )	PEOPLE PER 1,000 FT <sup>2</sup>	TOTAL PEOPLE	OUTDOOR AIR PER PERSON (CFM)	ORDINANCE REQUIRED				PLAN REQUIRED				
							CRITICAL SPACE	CRITICAL SUPPLY AIR (CFM)	EXHAUST AIR (CFM)	PLUMBING FIXTURES	EXHAUST AIR (CFM)	TOTAL OUTDOOR AIR (CFM)	TOTAL EXHAUST AIR (CFM)	SUPPLY AIR (CFM)	EXHAUST AIR (CFM)
RT-1SW	ENTRY	VESTIBULE	73	0	0	0.00	0.00	0	0	0	0	0	100	0	10
	RECEPTION	ENTRY LOBBY	67	10	1	5.00	0.06	0	0	0	0	91	0	100	10
	WAITING	ENTRY LOBBY	433	10	5	5.00	0.06	0	0	0	0	51	0	650	0
	RETAIL AREA	SALES	319	15	5	7.50	0.12	0	0	0	0	475	0	475	0
	OFFICE 1	OFFICE	80	5	1	5.00	0.06	0	0	0	0	125	0	13	48
	OFFICE 2	OFFICE	114	5	1	5.00	0.06	0	0	0	0	175	0	18	13
	STORAGE	STORAGE	66	0	0	0.00	0.00	0	0	0	0	0	0	0	0
	EXAM 1	OFFICE	94	5	1	5.00	0.06	0	0	0	0	111	0	100	0
	EXAM 2	OFFICE	105	5	1	5.00	0.06	0	0	0	0	111	0	125	0
	TOILET RML	TOILET ROOM	74	0	0	0.00	0.00	70	1	0	0	70	0	50	75
	J.C.	JANITOR	13	0	0	0.00	0.00	0	0	0	0	0	0	100	0
	CORRIDOR	CORRIDOR	213	0	0	0.00	0.06	0	0	0	0	13	0	100	10
	TENANT SPACE	FUTURE OFFICE	1,410	5	8	5.00	0.06	0	0	0	0	125	0	2,000	0
	TOTAL FOR RT-1SW		3,061		23							317	70	4,000	75
															400

### OUTSIDE AIR ADJUSTMENT CALCULATION

UNIT TAG	UNIT SUPPLY AIR (CFM)	UNIT REQUIRED OUTDOOR AIR (CFM)	CRITICAL SPACE	CRITICAL SUPPLY AIR (CFM)	CRITICAL OUTDOOR AIR (CFM)	X	Z	Y	CORRECTED MINIMUM OUTDOOR AIR (CFM)
RT-1SW	4,000	317	- RETAIL AREA	475	76	0.079	0.160	0.086	344

$Y = X / (1 + X \cdot Z)$   
 $X = \text{SUM OF SYSTEM OUTDOOR AIR REQUIRED} / \text{TOTAL SYSTEM}$   
 $Z = \text{OUTDOOR AIR REQUIRED IN CRITICAL SPACE} / \text{SUPPLY AIR IN}$

### ELECTRIC HEATER SCHEDULE

TAG	MFR. NUMBER	POWER (KW)	MOUNTING DESCRIPTION	ELECTRICAL VOLT (PH)	HZ	FLA	INCLUDED OPTIONS AND REMARKS
EH-1	OMARK CDF-548	4.00	CEILING RECESSED T-BAR CABINET	208	3	60	19.2 ①②③④

① DISCONNECT SWITCH  
 ② OVERHEATING SAFETY CUTOUT  
 ③ INTERNAL THERMOSTAT  
 ④ ALL REQUIRED MOUNTING HARDWARE

### DIFFUSER AND REGISTER SCHEDULE

TAG	MFR NUMBER	MODEL	APPLICATION	DESCRIPTION	MATERIAL	MOUNTING TYPE	COLOR	AIR FLOW (CFM)	FACE SIZE (IN. X IN.)	NECK SIZE	DAMPER
ST 175	80	125	SCDA	RETURN	STEEL	LAY-IN	WHITE	NOTED ON DWG.	24x24	NOTED ON DWG.	YES
ST 125	80	125	SCDA	RETURN	STEEL	LAY-IN	WHITE	NOTED ON DWG.	24x24	NOTED ON DWG.	YES
ST 100	60	100	SCDA	RETURN	STEEL	LAY-IN	WHITE	NOTED ON DWG.	24x24	NOTED ON DWG.	YES
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**PLUMBING SYMBOL LIST**

SYMBOL	DESCRIPTION
---	PIPING - COLD WATER - POTABLE
---	PIPING - COLD WATER - POTABLE - EXISTING
---	PIPING - HOT WATER - POTABLE
---	PIPING - SANITARY WASTE VENT - UNDERGROUND
---	PIPING - SANITARY WASTE VENT - SUSPENDED
---	PIPING - SANITARY WASTE VENT - UNDERGROUND - EXISTING
---	PIPING - SANITARY WASTE VENT - SUSPENDED - EXISTING
---	PIPING - SANITARY WASTE - UNDERGROUND
---	PIPING - SANITARY WASTE - SUSPENDED
---	PIPING - SANITARY WASTE - UNDERGROUND - EXISTING
---	PIPING - SANITARY WASTE - SUSPENDED - EXISTING
---	PIPING - CONNECTION - NEW TO EXISTING
●	PIPING - CONNECTION - NEW TO EXISTING

**FIXTURE CONNECTION SCHEDULE**

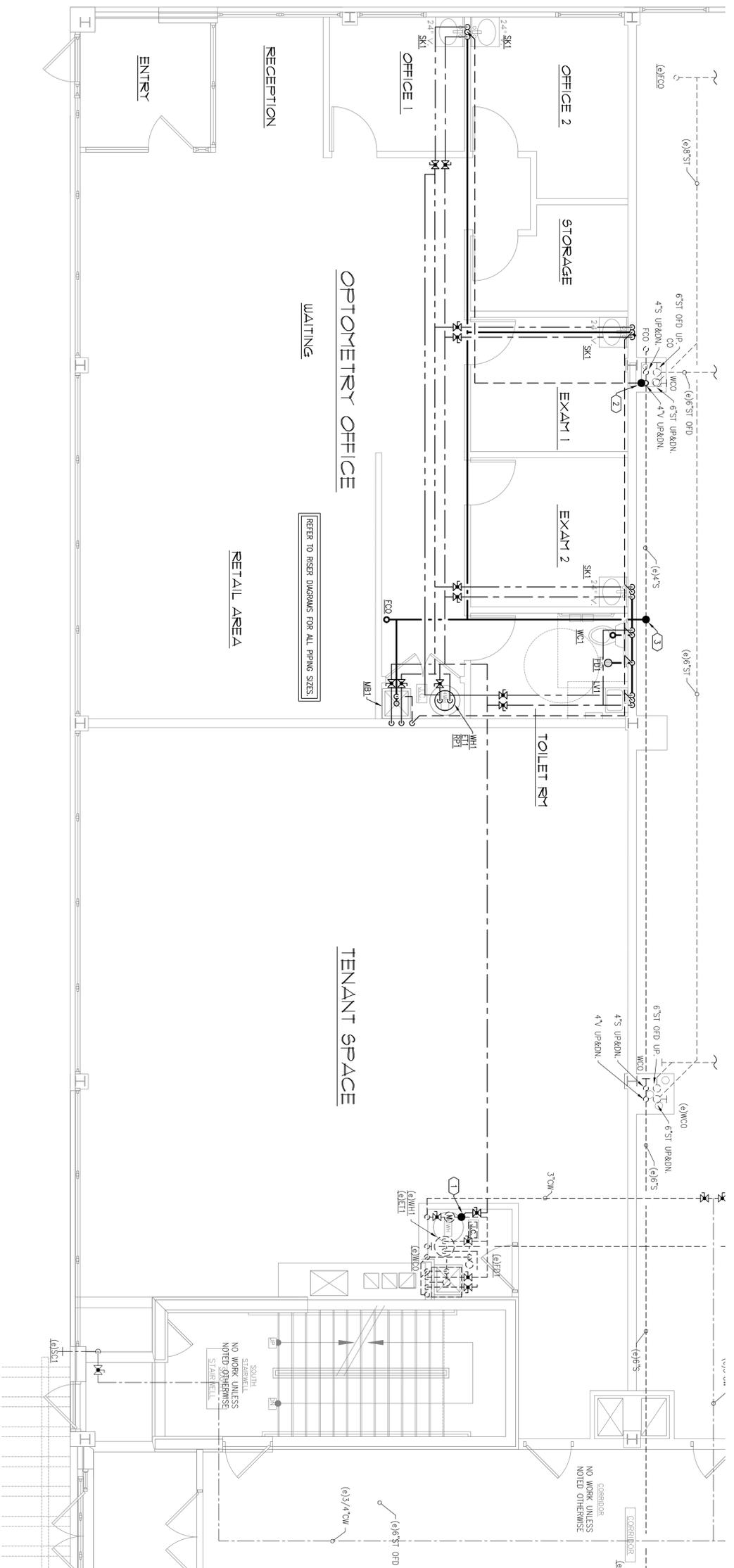
FIXTURE	HW	CW	WASTE	VENT
WATER CLOSET (FLUSH TANK)	-	1/2"	4"	2"
LAVATORY	1/2"	1/2"	1 1/2"	1 1/2"
MOP SERVICE BASIN	1/2"	1/2"	3"	1 1/2"
SINK	1/2"	1/2"	2"	1 1/2"

**SHEET NOTES**

- PROVIDE NEW COLD WATER PIPING CONNECTION TO FIELD. VERIFY ALL CONNECTIONS ARE COMPLETE AS REQUIRED. VERIFY EXACT TE-IN LOCATION IN FIELD.
- PROVIDE NEW SANITARY VENT PIPING AND CONNECT TO EXISTING VENT PIPING COMPLETE AS REQUIRED. VERIFY EXACT TE-IN LOCATION IN FIELD. VERIFY EXACT TE-IN LOCATION PRIOR TO INSTALLATION.
- PROVIDE NEW UNDERGROUND SANITARY SEWER PIPING AND CONNECT TO EXISTING UNDERGROUND SANITARY SEWER PIPING COMPLETE AS REQUIRED. VERIFY EXACT TE-IN LOCATION IN FIELD. VERIFY EXACT TE-IN LOCATION PRIOR TO INSTALLATION.

**GENERAL NOTES:**

- VERIFY EQUIPMENT LOCATIONS AND REQUIREMENTS WITH OTHER TRADES.
- PLUMBING CONTRACTOR SHALL FIELD VERIFY EXISTING PIPING SIZE, FLOW DIRECTION, LOCATION, ROUTING, INVERT ELEVATION AND TE-IN LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF THE FLOOR/ WALL ASSOCIATED WITH THE PLUMBING INSTALLATION.
- COORDINATE LOCATIONS/ ROUTING OF ALL OVERHEAD PLUMBING PIPING WITH ALL TRADES PRIOR TO INSTALLATION.
- PLUMBING CONTRACTOR TO FIELD VERIFY ALL SANITARY, VENT AND COLD WATER CONNECTION TE-IN LOCATIONS TO EXISTING SYSTEMS PRIOR TO INSTALLATION.
- TYPICAL COORDINATE SHUT-OFF VALVE LOCATIONS WITH APPLICABLE TRADES PRIOR TO INSTALLATION. PROVIDE CEILING/ WALL LOCATIONS COMPLETE AS REQUIRED.
- REFER TO RISER DIAGRAM FOR ALL PIPE SIZES.
- PLUMBING CONTRACTOR SHALL INSTALL EQUIPMENT INDICATED IN THESE DOCUMENTS AND ALL DOCUMENTS BY OTHERS.
- THE DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR.
- COORDINATE LOCATIONS/ ROUTING OF ALL OVERHEAD PLUMBING PIPING WITH STRUCTURAL AND ALL TRADES PRIOR TO INSTALLATION.



REFER TO RISER DIAGRAMS FOR ALL PIPING SIZES

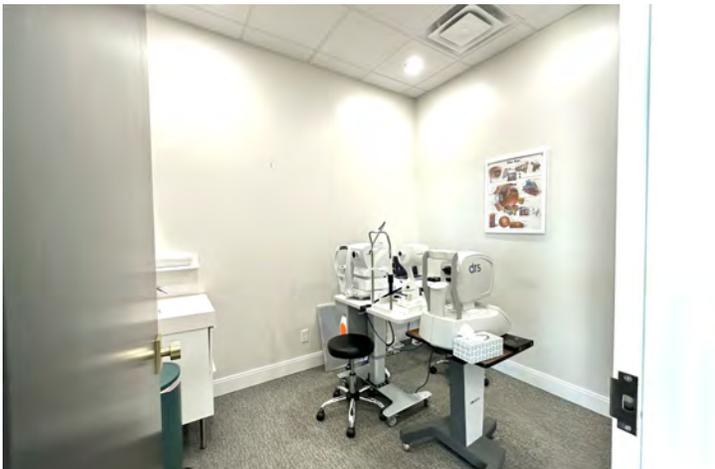
COORDINATE NO WORK UNLESS NOTED OTHERWISE

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**PARTIAL FIRST FLOOR PLAN - PLUMBING**  
 NORTH SCALE: 1/4" = 1'-0"

<p><b>OPTOMETRY OFFICE &amp; TENANT SPACE</b>                  SUITE 103a &amp; 103b                  MAPLE LEAF CROSSING                  9410 CALUMET AVE, MUNSTER, IN 46321</p>		<p><b>NOVA ENGINEERING, PC</b>                  PROFESSIONAL ENGINEERS                  MECHANICAL ELECTRICAL PLUMBING                  2338 CLINE AVENUE, SCHERERVILLE, INDIANA, 219-865-3352                  NOVA@NOVAENGINEERINGPC.COM</p>				
<p>NOVA PROJECT NO: MES020                  SHEET TITLE: PARTIAL FIRST FLOOR PLAN PLUMBING                  SHEET NO: P-1</p>		<table border="1" style="width: 100%;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>05-05-23</td> <td>ISSUE FOR PERMIT</td> </tr> </tbody> </table>	DATE	DESCRIPTION	05-05-23	ISSUE FOR PERMIT
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## UNIT 103 A



For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

[dlasser@commercialin-sites.com](mailto:dlasser@commercialin-sites.com)

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## UNIT 103 B



Walmart



GRAND ARMY OF THE REPUBLIC HWY



CALVIN COOLIDGE ELEMENTARY SCHOOL

JAMES B. EADS ELEMENTARY SCHOOL

Rich's Park

Riverside Dog Park

CALUMET CENTER

**TARGET** **CVS**

**GameStop** **Staples**

**SALLY.** **TACO BELL**

**Wendy's** **Starbucks**

**FIFTH THIRD** **DOLLAR TREE**

Cabela's

**AT&T** **planet fitness**

**ROSS** DRESS FOR LESS

**ALDI** **RED WING**



Walmart



INDIANAPOLIS BLVD

Strack & Van Til food market



**FIVE GUYS** **DUNKIN'**

**CHIPOTLE**

verizon

THORNTON FRACTIONAL SOUTH HIGH SCHOOL

Walgreens

ST. THOMAS MORE SCHOOL

smiles FOR MILES

TRUE EATS & DRINKS

WILBUR WRIGHT MIDDLE SCHOOL

Wicker Memorial Park



MUNSTER HIGH SCHOOL

ELLIOTT ELEMENTARY SCHOOL

ILLINOIS INDIANA



LANSING

**BIBIBOP**

**STARBUCKS**

SOUTH SUBURBAN SURGICAL SUITES

HOMESIDE SUITES by Hilton

Powers HEALTH



EXXON

LAYOUS MEDICAL GROUP



FRANK H. HAMMOND ELEMENTARY SCHOOL

Kristoff DENTAL



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SPRINGHILL SUITES BY PARKROYAL

NG Vascular & Vein Center

Franciscan HEALTH

DR. MARY TILAK & ASSOCIATES

**SMITH SERSIC**

Janita MILLER, D.D.S., M.S.D.

NOTHING BUT THE TOOTH



Limitless Golf Club

**HYATT PLACE** **BAGEL**

**THE BOUTIQUE** **myeyeDR.**

White Oak Park

Burlington

ASHLEY BEST BUY Lynn's

Lansing Municipal Airport (IGQ)

ILLINOIS INDIANA

CALUMET AVE

MUNSTER

**meijer** **TACO BELL**

**DISCOUNT TIRE**



## EXTERIOR BUILDING PHOTOS



## NEARBY RESTAURANTS



For Information Contact:

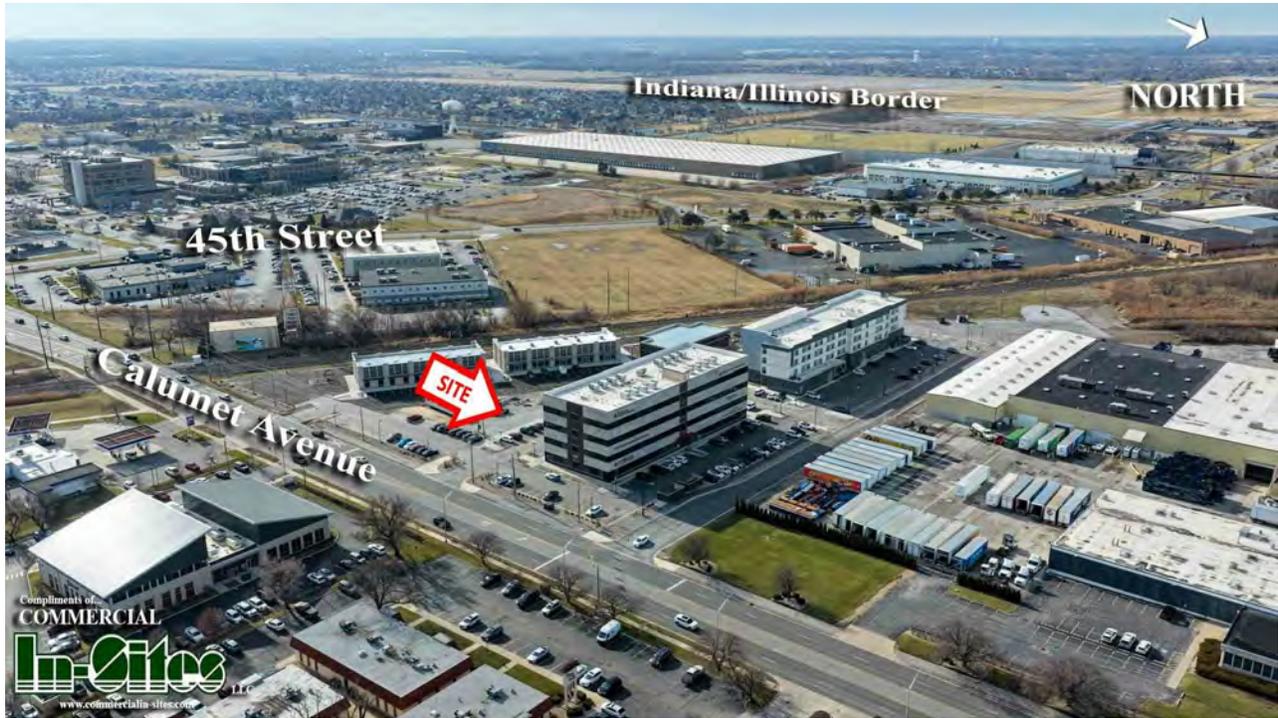
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## AERIAL IMAGES



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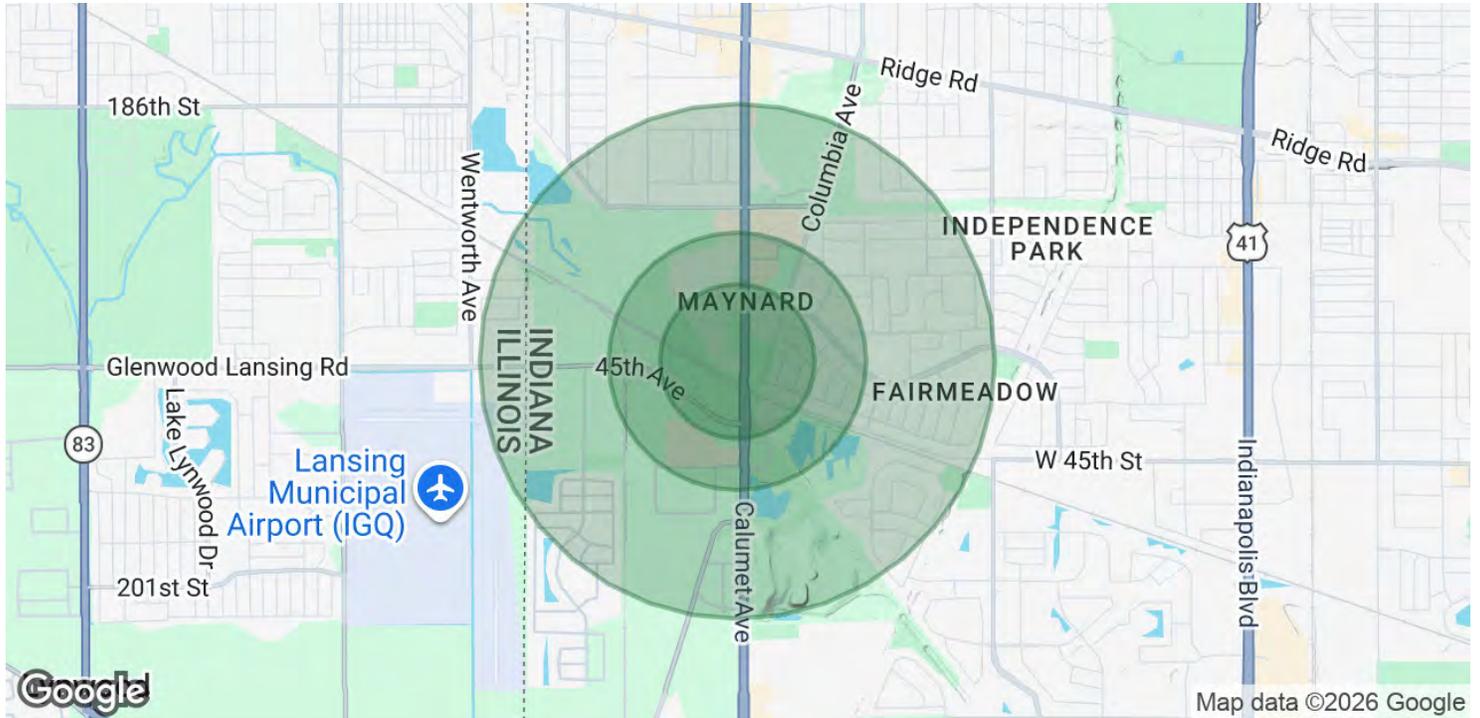
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	286	1,252	6,776
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	46	46	46

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	111	480	2,600
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$137,559	\$133,393	\$125,459
Average House Value	\$419,885	\$399,875	\$390,506

Demographics data derived from AlphaMap