

3100 45TH STREET, HIGHLAND, IN 46322



For more information, please contact:

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SALE OF ATRIUM PROFESSIONAL CENTER

3100 45th Street, Highland, IN 46322



EXECUTIVE SUMMARY

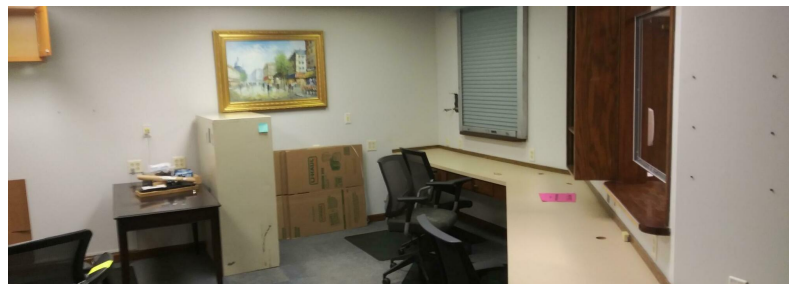


OFFERING SUMMARY

Sale Price:	\$1,650,000
Price / SF:	\$89.27
Lot Size:	1.34 Acres
Year Built:	1996
Building Size:	18484 SF
Zoning:	B3

PROPERTY HIGHLIGHTS

- - 18,484sf office building for sale
- - 8 total suites varying in size, 4 medical offices and 4 professional offices
- - Prime location at a corner intersection
- - Spacious parking lot to accommodate employees and clients/patients
- - Proximity to major roadways and local amenities for convenience



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PROPERTY DESCRIPTION

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Introducing a prime opportunity for office/medical investors and owner users: a well-maintained 18,484 SF building in Highland, IN. This modern facility is equipped with 8 total suites, comprising 4 medical offices and 4 professional offices. Its corner intersection location offers high visibility and accessibility, with a spacious parking lot to accommodate employees and clients/patients. Boasting proximity to major roadways and local amenities, this property ensures convenience for both staff and visitors. With a versatile layout and the potential for signage, this property presents an ideal environment for a range of office or medical uses.

LOCATION DESCRIPTION

This property is located on the southeast corner of 45th Street and Delaware Avenue in Highland, Indiana. Highland is a town in Lake County, Indiana. The population was 23,984 at the 2020 census. The town was incorporated on April 4, 1910. It is a part of the Chicago metropolitan area and North Township, and is surrounded by Hammond to the north, Munster to the west, Schererville to the south and Griffith to the east.



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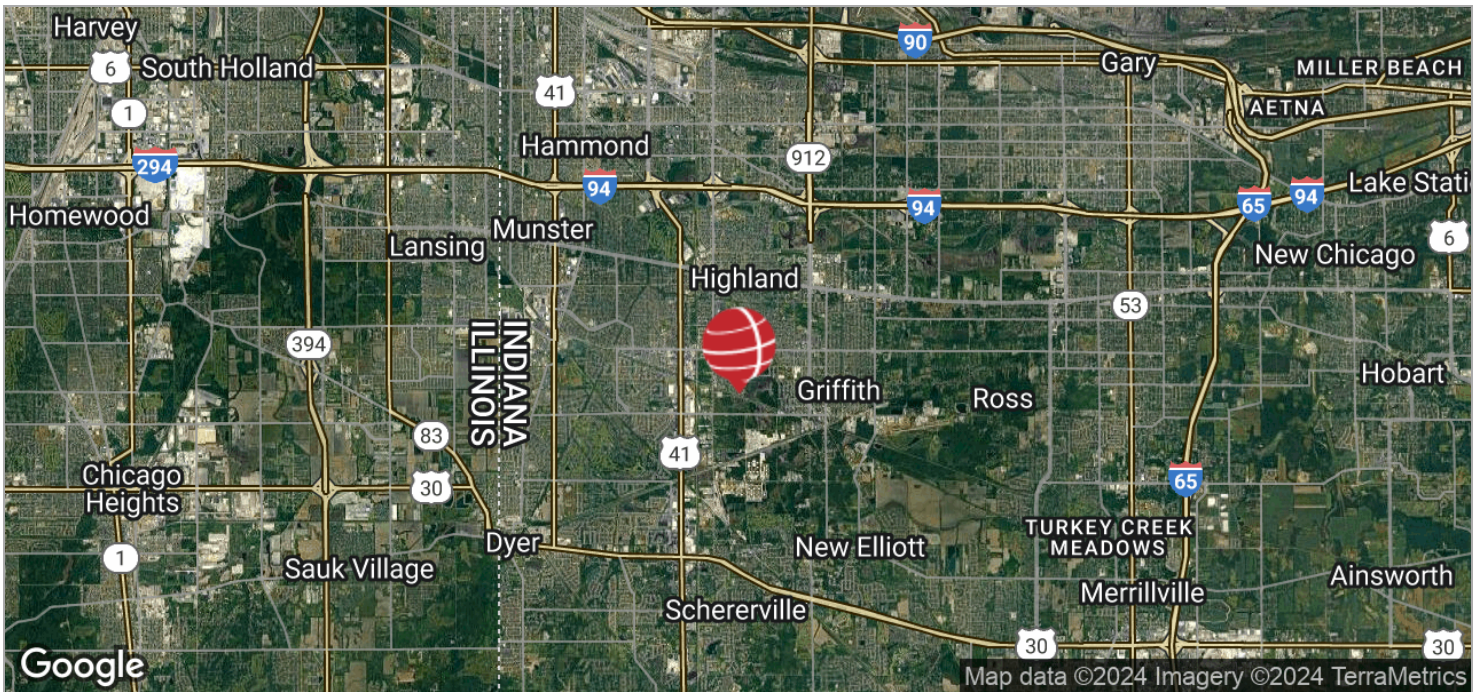
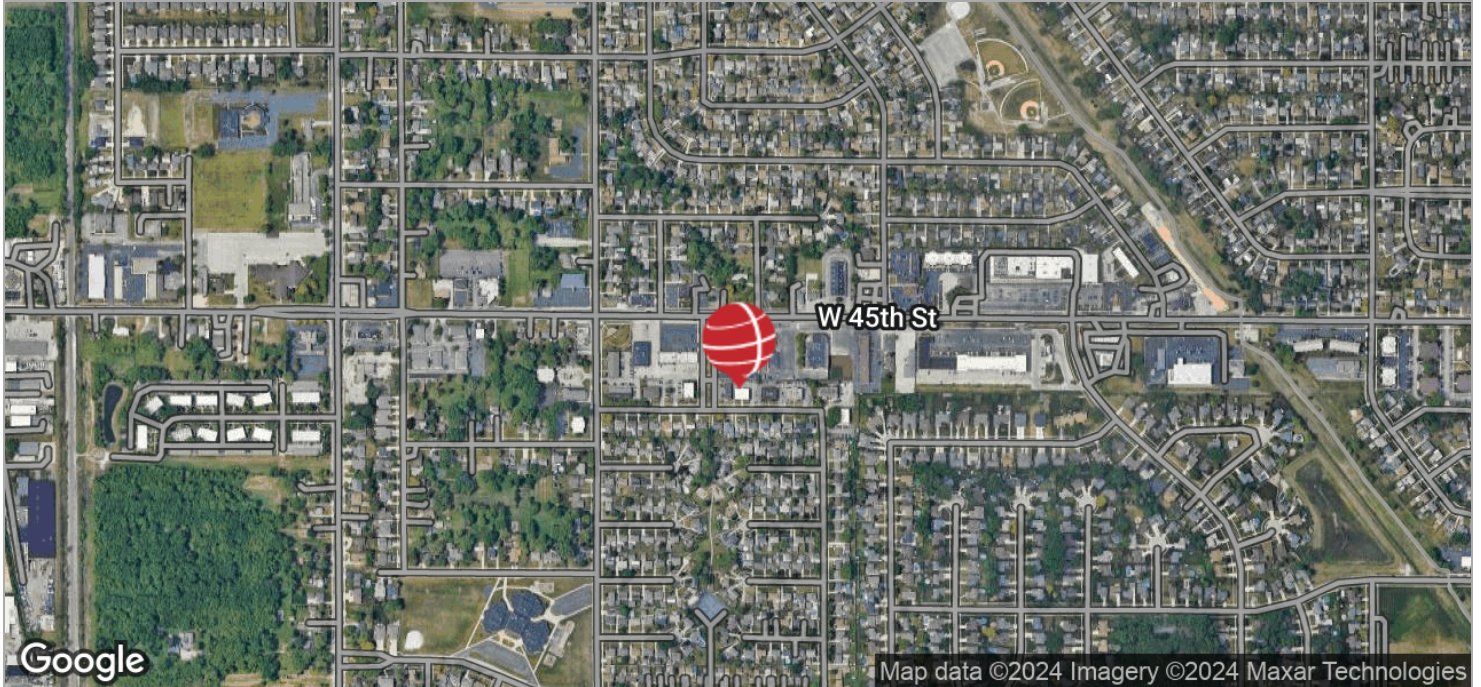
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LOCATION MAPS



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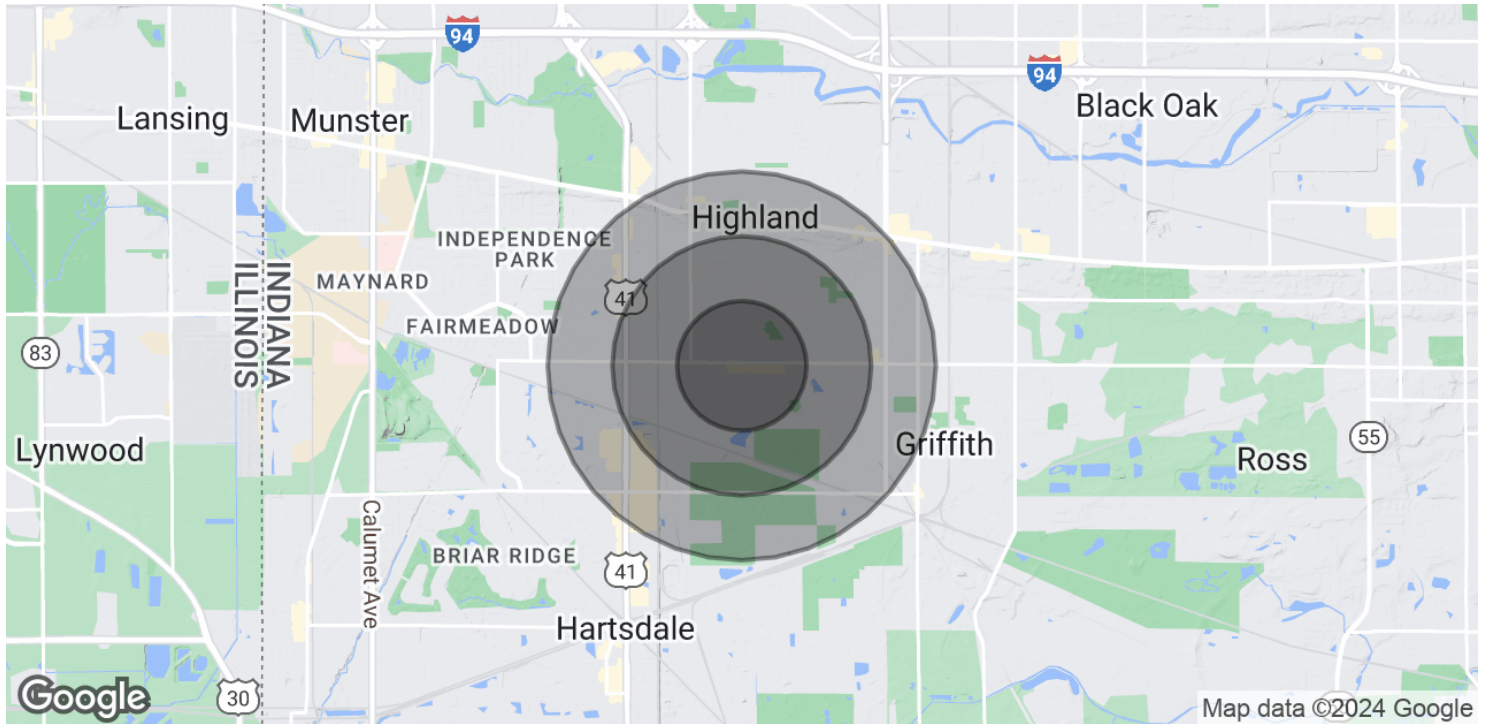
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,755	10,277	21,782
Average Age	44.0	42.3	42.6
Average Age (Male)	41.4	39.5	40.4
Average Age (Female)	50.8	47.2	45.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,127	4,396	9,549
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$80,409	\$73,251	\$75,356
Average House Value	\$171,079	\$164,593	\$166,364

2020 American Community Survey (ACS)

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