

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr
Available SF:	2,675 SF
Min/Max SF:	2,675 SF
Lease Type:	Triple Net
Expenses:	\$2.39/SF
Building Size:	20,160 SF
Lot Size:	2.55 Acres
Parking:	104 spaces
Zoning:	M-2

PROPERTY OVERVIEW

Flex space suitable for office/warehouse, showroom or some retail uses with 12' rear overhead door and 14' ceilings. The available unit is open with heat, lights, and a bathroom presently. Mississippi Street recently widened to four lanes. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property. Air can be added to this unit and/or owner to build to suit.

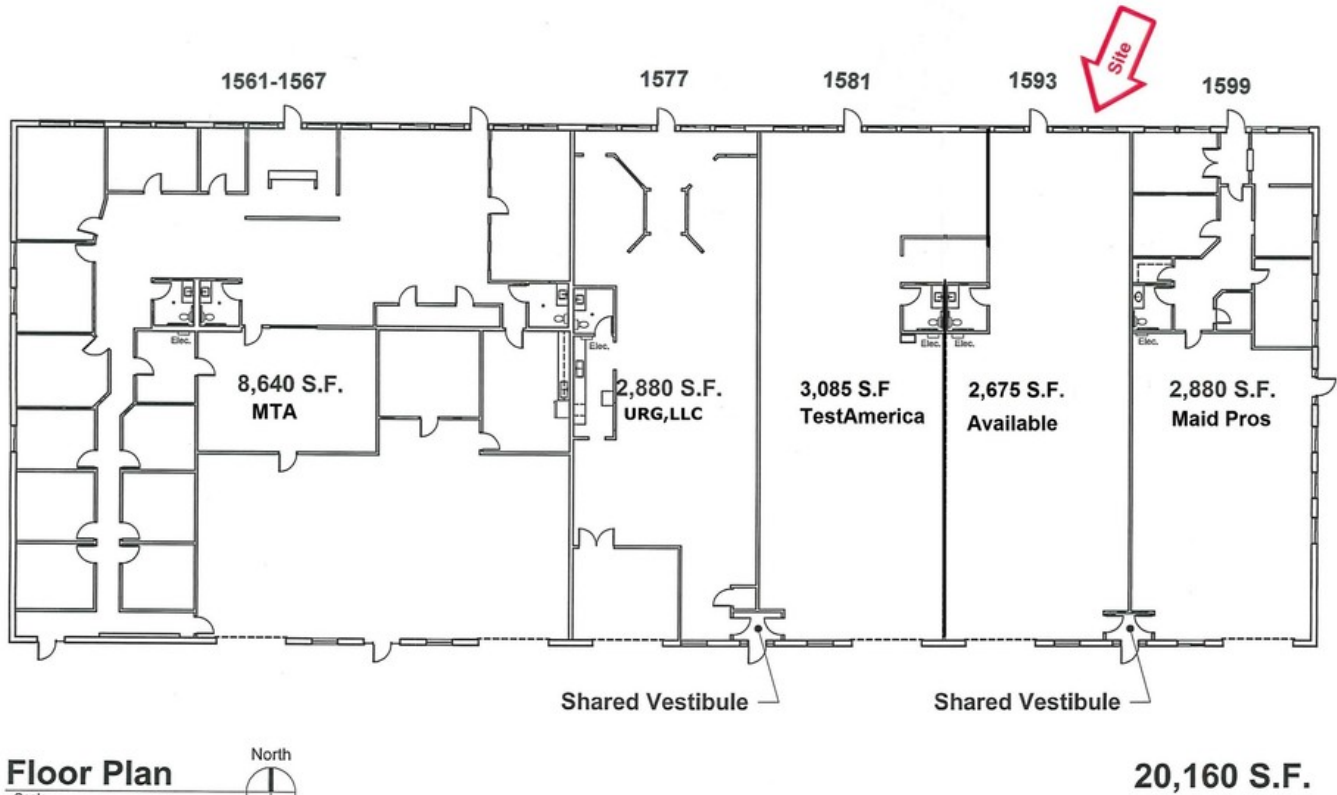
LOCATION OVERVIEW

Southeast corner of 93rd Avenue and Mississippi Street, just east of I-65, 1 mile south of U.S. 30. Accessed from Sammy Balicki Drive, a cul-de-sac on west side of Mississippi Street, just south of 93rd Avenue. Near Southlake Mall, Ameriplex at the Crossroads, Methodist Hospital, and convenient to Merrillville, Crown Point, and I-65. Merrillville is the largest town in Indiana, with the third-lowest tax rate in Lake County.

ADDITIONAL PHOTOS

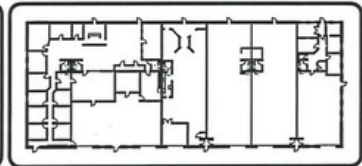


FLOOR PLANS



This drawing indicates the general scope of the building in terms of its layout. Contractors shall field verify any critical dimensions prior to construction. This drawing has been prepared by Gensburg, Ltd. Architecture/Design, 105 Revere Dr., Suite G, Northbrook, Illinois 60062 Tel. (847) 715-9591.

**1561-1599 E. 93RD AVENUE
 MERRILLVILLE, INDIANA**



RETAILER MAP



For Information Contact:

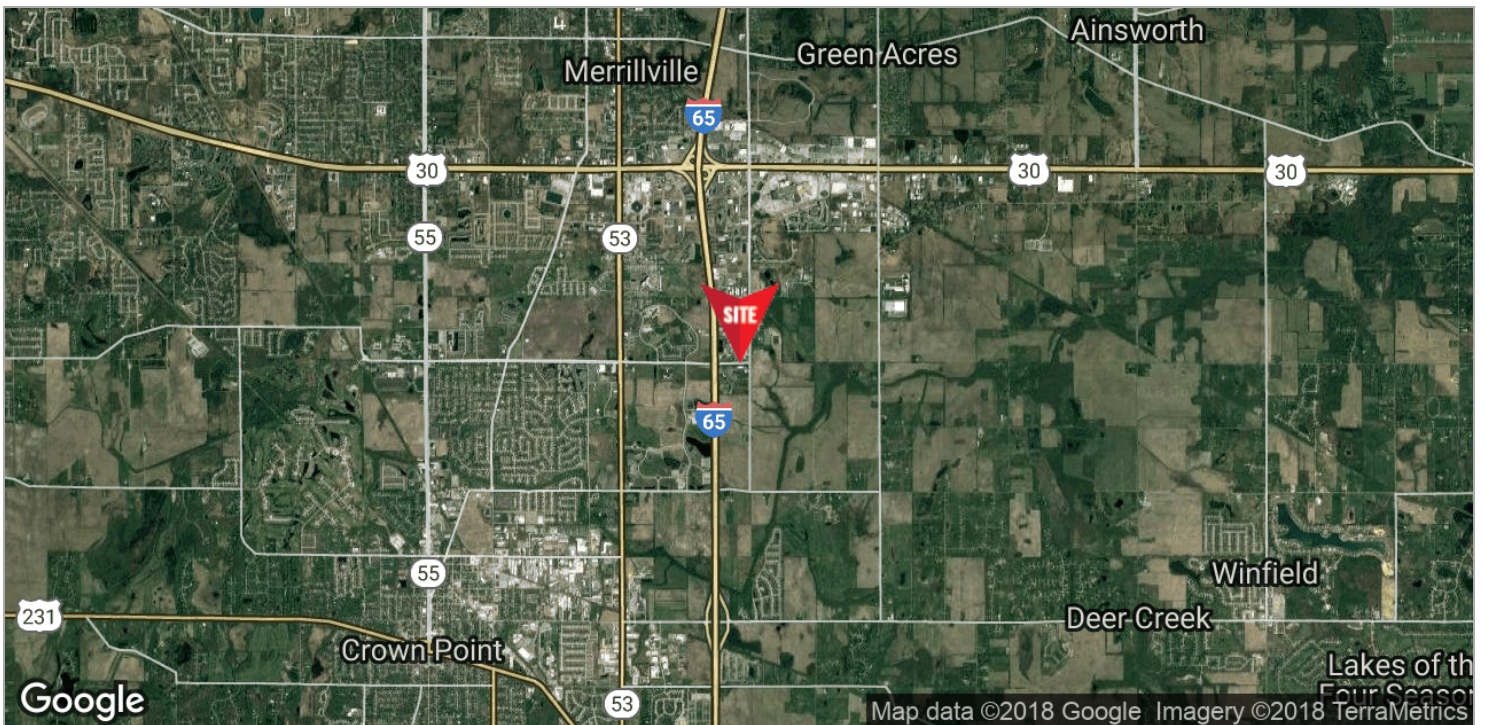
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LOCATION MAPS



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AERIAL

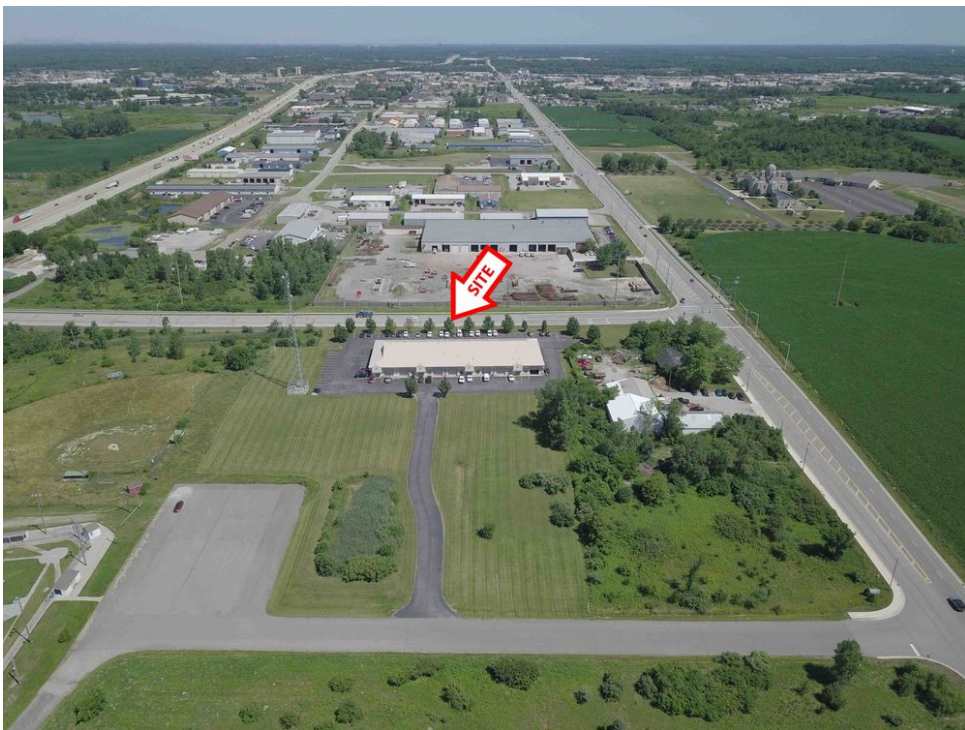


AREA: MERRILLVILLE - AmeriPlex Area looking N.
 Photos by PRECISION AERIAL / www.4aerial.com
 Compliments of:
COMMERCIAL
In-Sites LLC
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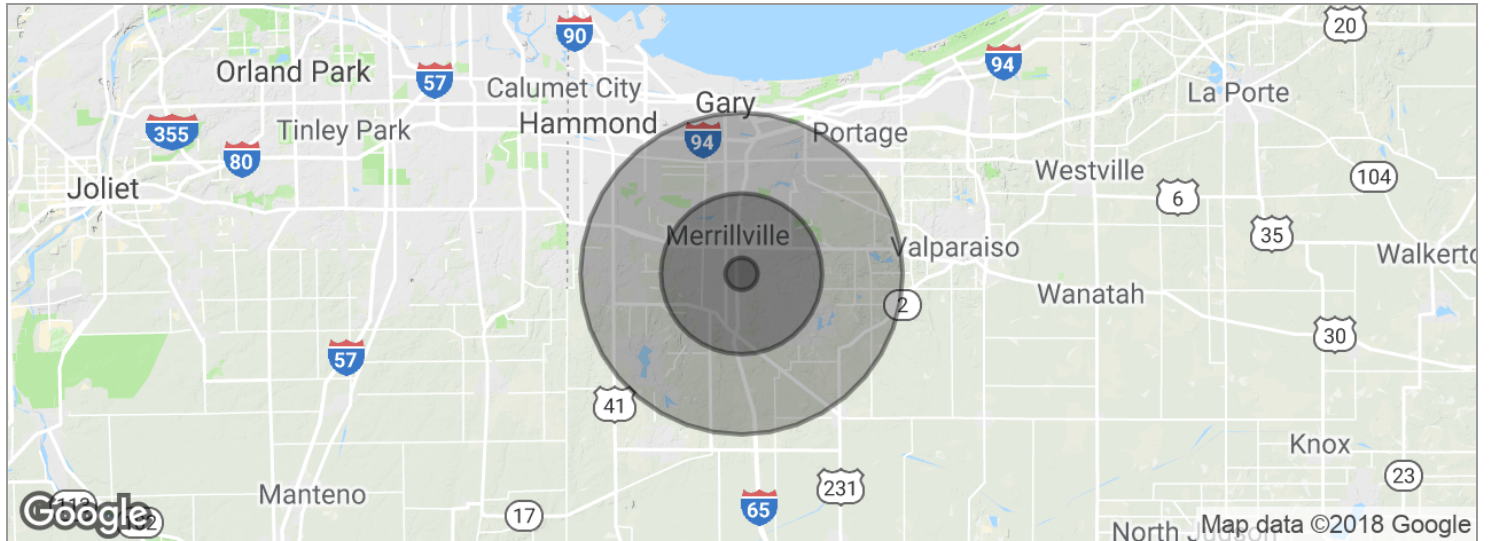
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DRONE AERIALS



DEMOGRAPHICS MAP



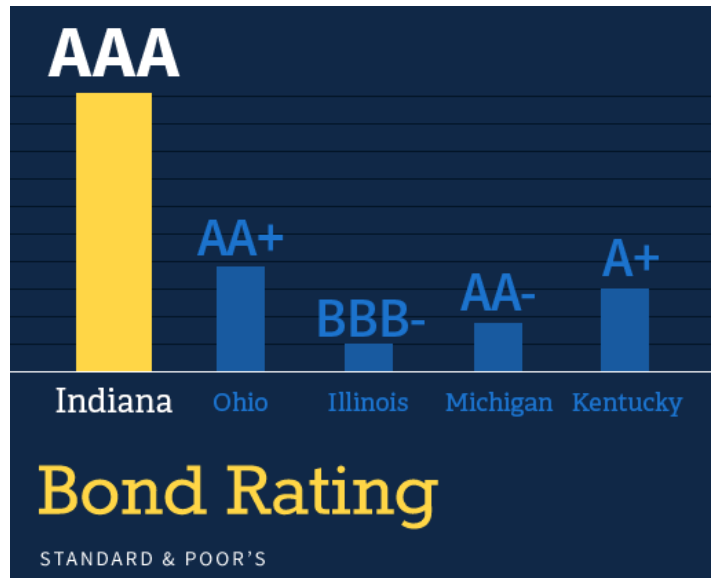
POPULATION

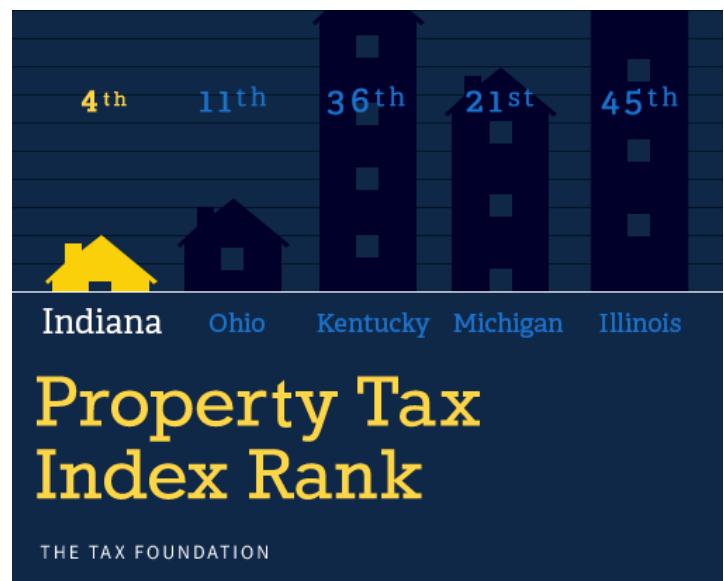
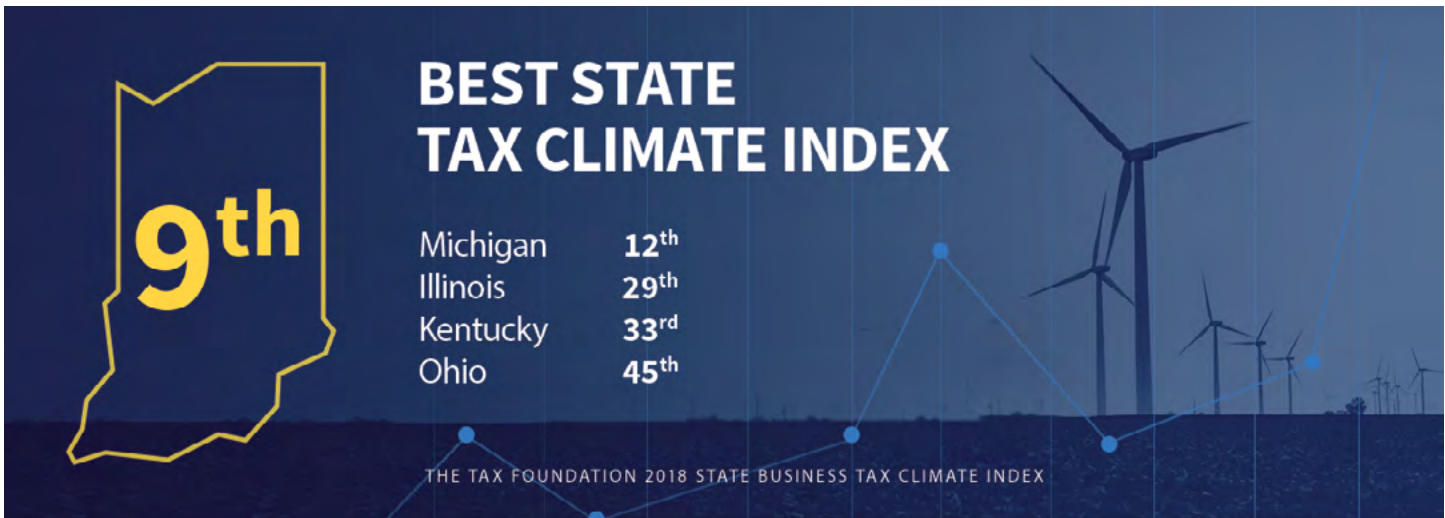
	1 MILE	5 MILES	10 MILES
Total population	2,049	66,270	294,778
Median age	37.1	37.7	37.5
Median age (Male)	35.5	35.1	35.6
Median age (Female)	40.6	40.9	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	779	25,085	108,493
# of persons per HH	2.6	2.6	2.7
Average HH income	\$73,910	\$68,472	\$63,087
Average house value	\$199,132	\$203,005	\$174,946

** Demographic data derived from 2010 US Census*





TAXES & FACTORS	INDIANA	Illinois	Kentucky	Michigan	Ohio
Corporate Income Tax Rate (a)	6.0%	9.50%	4-6%	6.0%	0-0.26%
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Sales, Property, & Payroll with Sales Double-Weighted	Single Sales Factor	Gross Receipts Tax (known as: Commercial Activity Tax)
Individual Income Tax Rate (a)	3.23%	4.95%	2% - 6%	4.25%	0% - 4.997%
Local Average Individual Income Tax Rate (b)	1.56%	NONE	2.08%	1.70%	2.25%
Local Average & Sales Tax Rate	7.00%	6.25%	6.00%	6.00%	5.75%
Unemployment Insurance Tax Rate times (x) State Wage Base	\$237.50	\$447.12	\$275.40	\$243.00	\$243.00
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$1.05	\$2.23	\$1.52	\$1.57	\$1.45
Mean Hourly Wage	\$21.51	\$27.32	\$21.13	\$24.38	\$22.65
Cost of Living Index	96.4	111.8	93.9	96.6	98.7
Right To Work	YES	No	Yes	YES	No

(a) The effective local income tax rate is calculated by taking the mean of the income tax rate in the most populous city and the capital city.

(b) QCEW 2016 - Statewide, Total-all industries, Private, All establishment sizes, Average Annual Pay/2080

Source: Tax Foundation (10/2017). Federation of Tax Administrators (State Apportionment of Corporate Income, 1/2017). Oregon Dept. of Consumer & Business Services (Oregon Workers' Compensation Premium Rate Ranking, 10/2016). Various state unemployment insurance agencies. ADP FastFacts. PayrollTaxes.com. Bureau of Labor Statistics - Quarterly Census of Employment & Wages (9/2017). Emsi 2017.3 (using C2ER Cost of Living data). National Right To Work Legal Defense Foundation. Area Development (9/2017). Chief Executive (5/2017). CNBC (7/2017). Forbes (11/2017). U.S. News (2/2018).