

Medical Office

3820 Central Ave Lake Station, IN

FOR LEASE

Recently renovated medical office property at 3820 Central Avenue offering modern, flexible space in a highly accessible Northwest Indiana location. The building is undergoing white box customization, allowing tenants to tailor layouts to fit their operational needs—ideal for medical or wellness practices.

Upgrades include a new parking lot, updated curbing and fencing, modern lighting, and refreshed landscaping, enhancing curb appeal and functionality. The contemporary exterior projects a professional image, complemented by 30+ on-site parking spaces for patients and staff.

Located just minutes from I-94 and US-20, the property offers excellent visibility and regional connectivity. Surrounded by residential neighborhoods, retail, and service-oriented businesses, it provides a strong referral base and steady foot traffic.

A prime leasing opportunity for healthcare providers seeking quality space near Chicago and the broader Northwest Indiana market.



Lease Rate:

\$20.00 SF/yr (NNN)

Available SF:

1,835 & 1,225 SF

Parking Spaces:

32

Building Size:

6,085 SF

Lease Term:

60 months

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REAL ESTATE &
PRACTICE ADVISORY

Medical Office

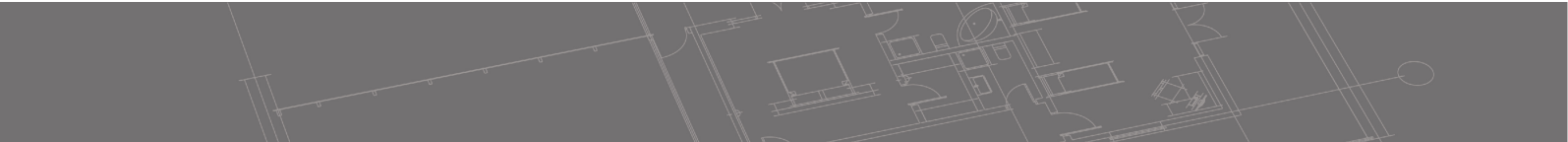
Lake Station, IN

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	Available	1,225 SF	NNN	\$20.00 SF/yr	-
Suite D	Available	1,835 SF	NNN	\$20.00 SF/yr	-



Medical Office

Lake Station, IN

Population

3 MILES

49,821

TOTAL POPULATION

99,143	264,581
5 MILES	10 MILES

40

AVERAGE AGE

40	41
5 MILES	10 MILES

Households and Income

3 MILES

20,014

TOTAL HOUSEHOLDS

39,830	106,273
5 MILES	10 MILES

2.5

OF PERSONS PER HH

2.5	2.5
5 MILES	10 MILES

3 Miles

38

AVERAGE AGE (MALE)

39	39
5 MILES	10 MILES

41

AVERAGE AGE (FEMALE)

42	42
5 MILES	10 MILES

3 Miles

\$72,345

AVERAGE HH INCOME

\$77,548	\$81,060
5 MILES	10 MILES

\$205,296

AVERAGE HOUSE VALUE

\$221,936	\$229,166
5 MILES	10 MILES

* Demographic data derived from 2020 ACS - US Census



Medical Office

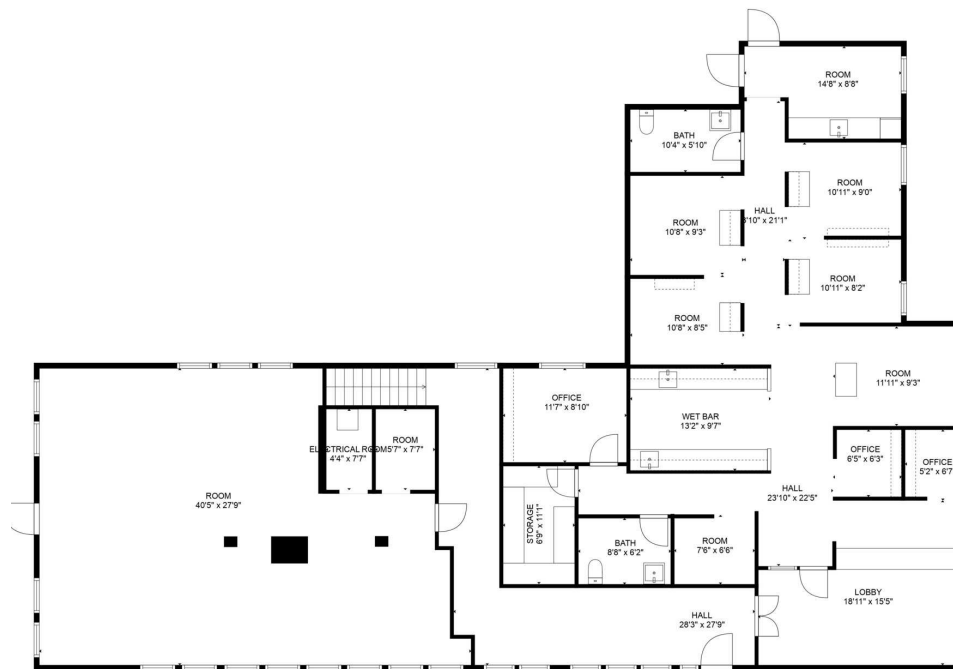
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ADDITIONAL PHOTOS



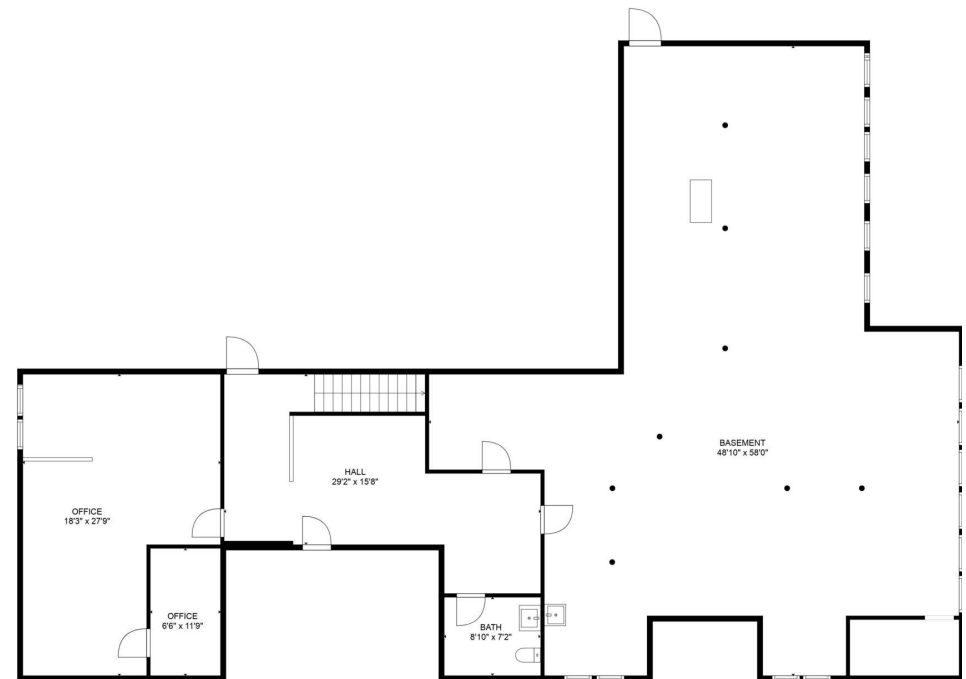
Medical Office
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FLOOR PLANS



Total GLA: 3158 sq. ft | Total: 6223 sq. ft
 Floor 1: 1062 sq. ft (Excluded areas 1895 sq. ft)
 Floor 2: 2096 sq. ft (Excluded areas 1170 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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RETAILER MAP

