

270-280 E 90TH DR, MERRILLVILLE, IN 46410



For more information, please contact:

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SALE OF EASTON COURT MEDICAL OFFICES

270-280 E 90th Dr, Merrillville, IN 46410



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,490,000
Price / SF:	\$144.55
Lot Size:	3.02 Acres
Year Built:	1989
Building Size:	10308 SF
Zoning:	C3

PROPERTY HIGHLIGHTS

- 3 medical office condos for sale
- Ground floor consists of an occupied 2500sf medical unit and an available 2500sf medical unit, while the second floor consists of an available 5,308sf unit
- Located within minutes of the US 30/I-64 interchange
- Spacious Interior and Flexible Layouts
- Ample Parking available with monument signage



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PROPERTY DESCRIPTION



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Medical office space available at Easton Court in Merrillville. Built in 1989 and zoned C3, this property features three medical office condos for sale, offering sizes ranging from approximately 2,500 to a combined 10,000 square feet. Conveniently located within minutes of the US 30/I-64 interchange, the property boasts a spacious interior, flexible layouts, ample parking, and prominent monument signage. It's the perfect space for medical practices or office use, offering a strategic advantage for those seeking a premium location in Merrillville.

LOCATION DESCRIPTION

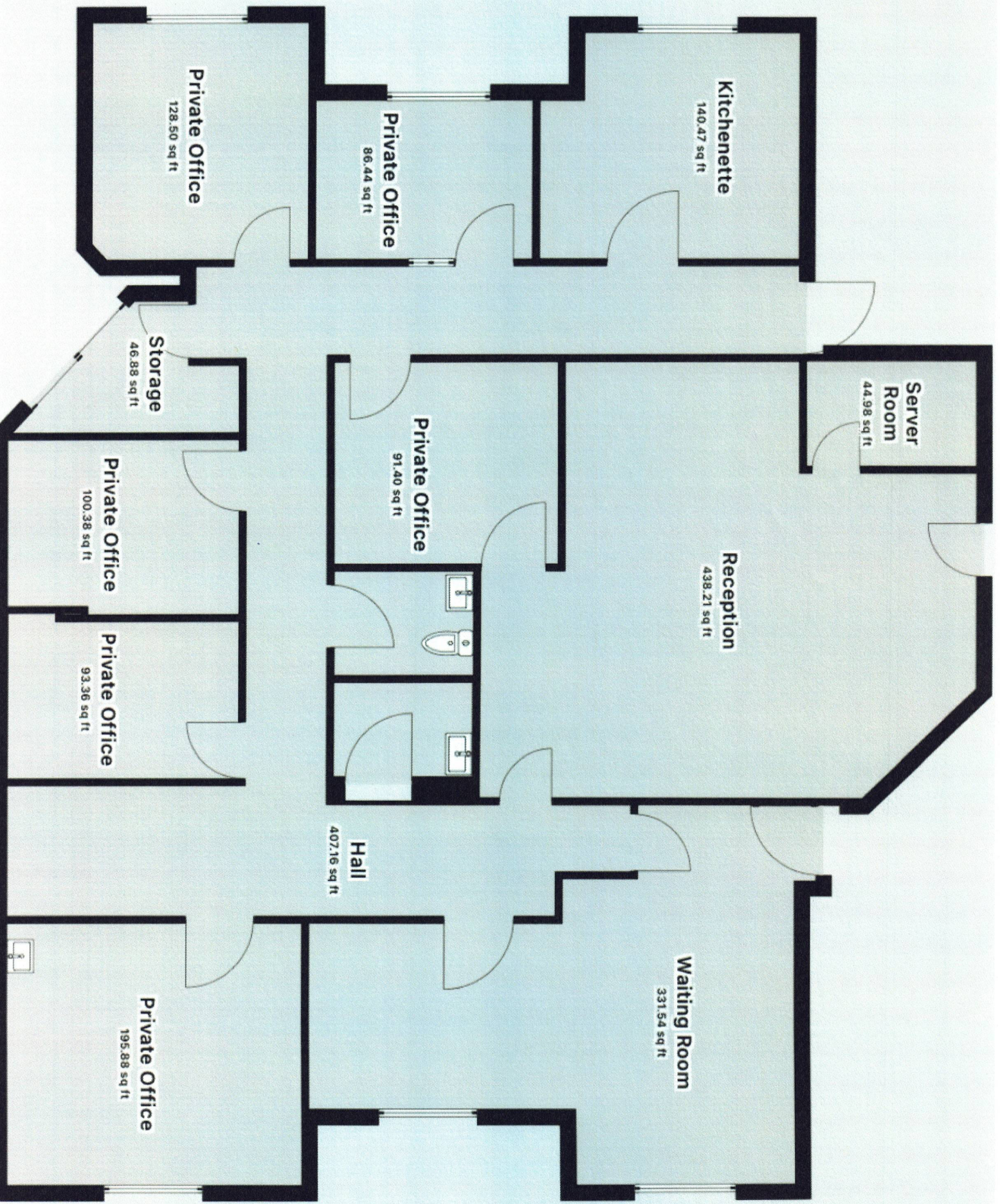
Located in the heart of Merrillville, the surrounding area offers an array of conveniences and attractions. Nearby, tenants can enjoy various dining options, including the popular Asada Grill & Cantina and Gamba Ristorante. For shopping and entertainment, the nearby Southlake Mall presents various of retail stores and entertainment venues, providing a lively atmosphere for employees and visitors. The location also benefits from easy access to major transportation routes, enhancing connectivity and accessibility. With its advantageous positioning and diverse local amenities, the area surrounding the property creates a compelling and dynamic environment for office tenants seeking convenience and a vibrant business community.

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Kitchenette

140.47 sq ft

Server Room

44.98 sq ft

Reception

438.21 sq ft

Waiting Room

331.54 sq ft

Private Office

86.44 sq ft

Private Office

91.40 sq ft

Hall

407.16 sq ft

Private Office

128.50 sq ft

Storage

46.88 sq ft

Private Office

100.38 sq ft

Private Office

93.36 sq ft

Private Office

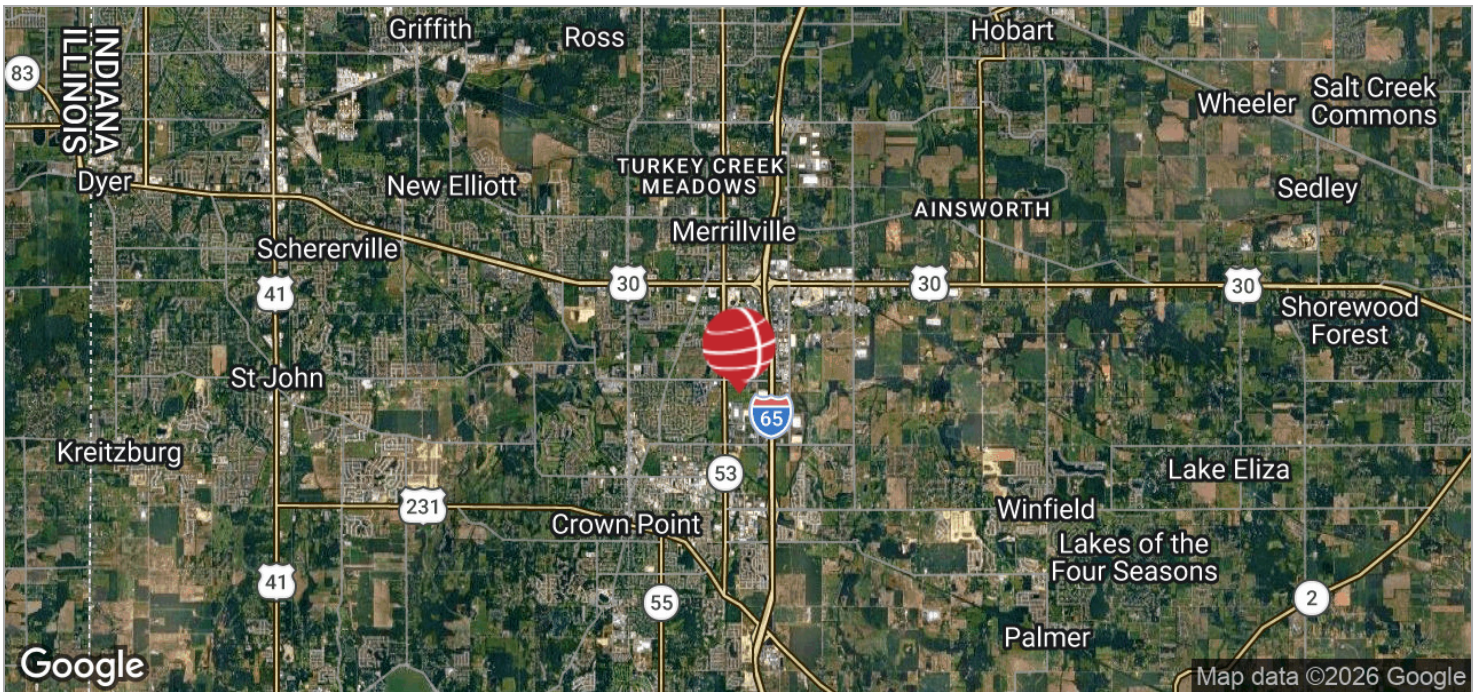
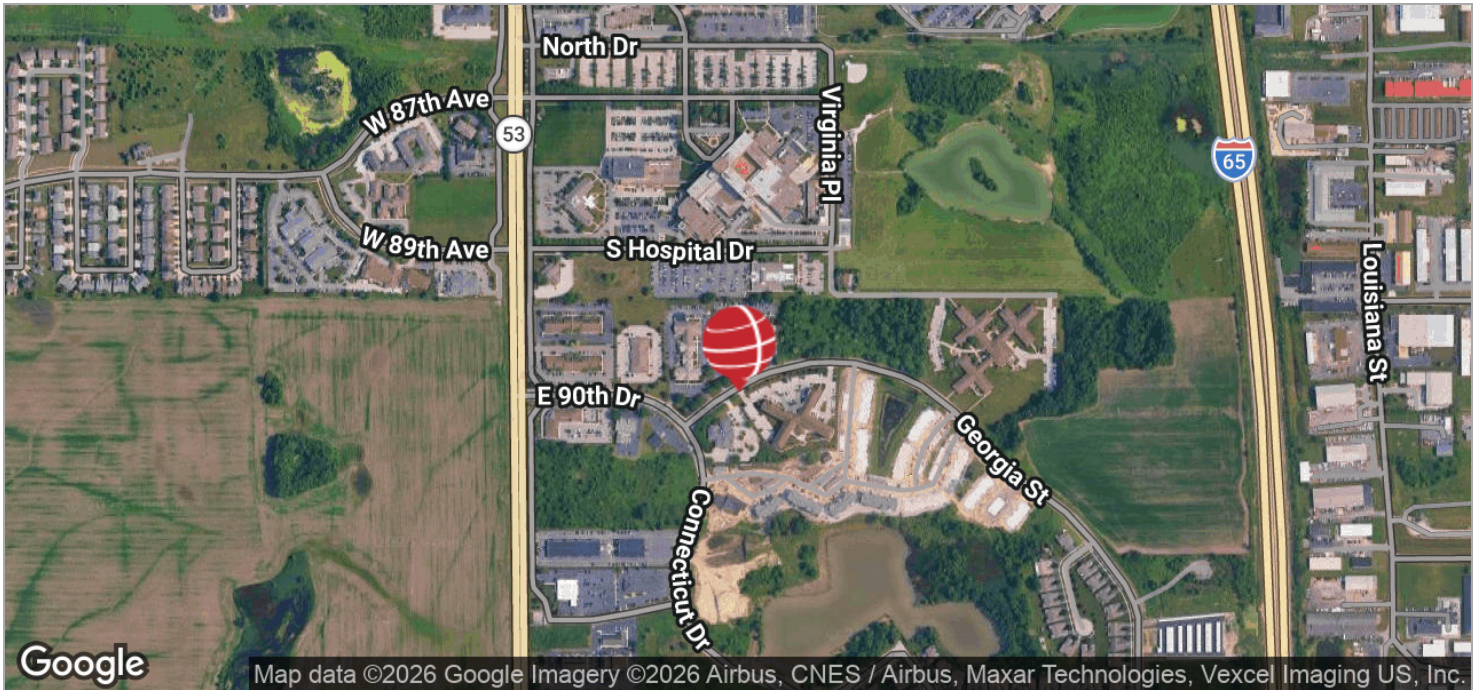
195.88 sq ft

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LOCATION MAPS



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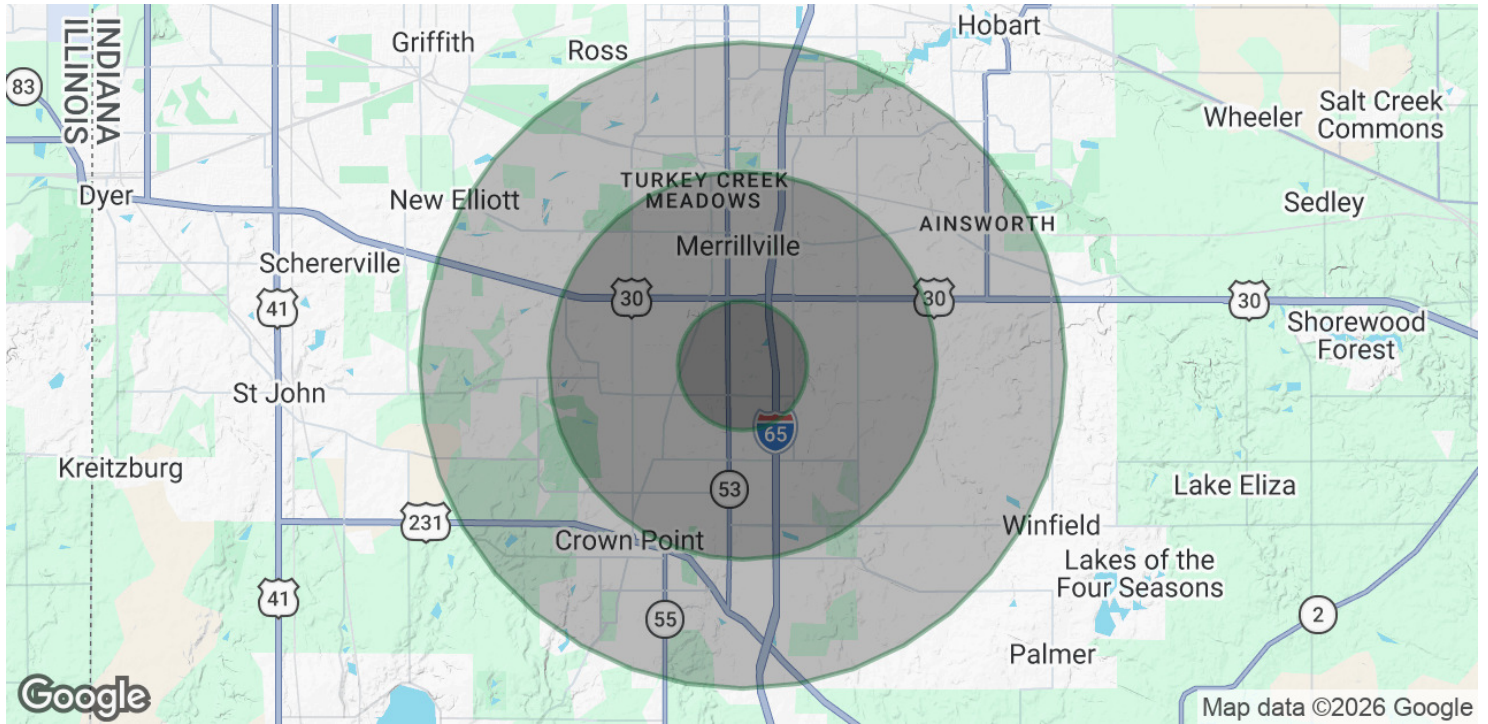
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,600	35,717	97,732
Average Age	53	43	41
Average Age (Male)	48	41	40
Average Age (Female)	56	45	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,106	15,064	38,292
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$91,516	\$89,822	\$99,646
Average House Value	\$278,114	\$250,109	\$279,743

Demographics data derived from AlphaMap

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