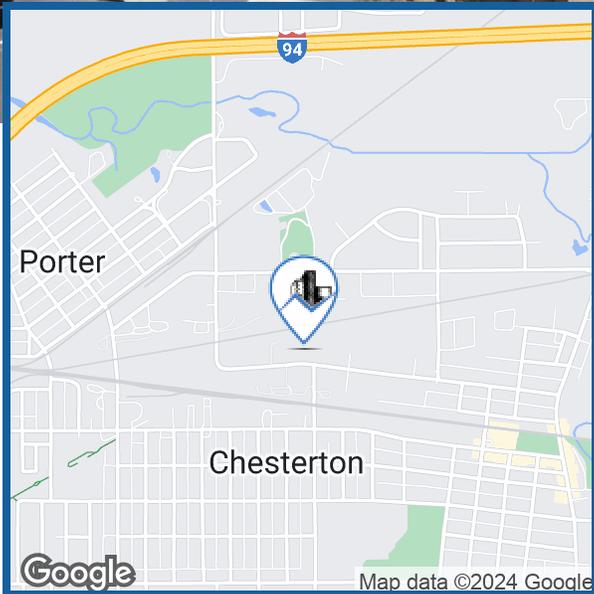


802 Wabash

Chesterton, IN 46304



FOR LEASE | 1,465 OF OFFICE SPACE

PROPERTY HIGHLIGHTS

- 1,465 Square Foot Office Suite
- \$2,000/ Month Gross Lease Rate
- High-Speed Fiber Internet
- One Mile From Various Dining Options
- Two Miles From Intersection I94/Rt49

FOR MORE INFORMATION

Ryan Peters
219.510.3720
ryan@streetfrontre.com

802 Wabash

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OFFERING SUMMARY

Lease Rate:	\$2,000/ Month (Gross)
Building Size:	14,769 SF
Available SF:	1,465 SF
Lot Size:	1.42 Acres
Year Built:	1979
Zoning:	B-3

PROPERTY OVERVIEW

This Class B office building, 14,769 square feet, was constructed in 1979. The two-story building has high-speed fiber internet, central heating/air conditioning, and 58 parking spots. The available suite is 1,465 square feet and comprises a spacious conference room, ideal for meetings and collaborative endeavors; two private offices; and a kitchenette equipped with a small fridge and microwave. Additionally, a clean, private bathroom and an open common area offer a blend of privacy and versatility, accommodating a wide range of business activities. This very clean, move-in-ready space is ready for immediate occupancy.

LOCATION OVERVIEW

This office suite is in Chesterton, Indiana, offering a convenient location for employees and visitors. Duneland Distillery is directly across the street, and the quaint downtown area of Porter is just one mile away. The property is only 1.2 miles away from Route 49, ensuring access to the wider region. Furthermore, the I-94 and Route 49 on-ramp is 2 miles away. Just one mile from the office suite is a hub for dining. With a selection of dine-in and carry-out restaurants, offering the perfect venue for business lunches, quick bites, or relaxed dinners after work.

FOR MORE INFORMATION

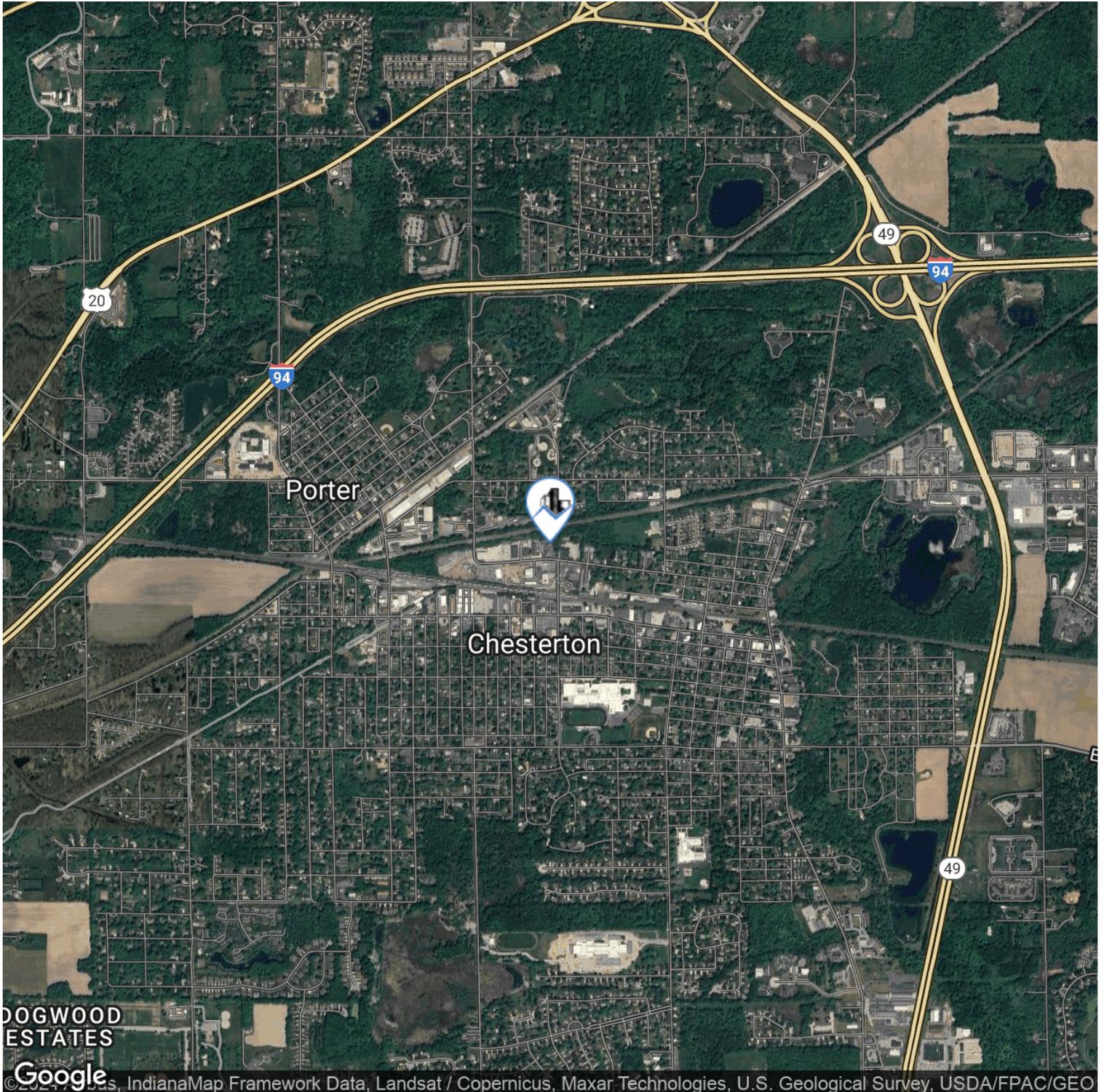
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STREETFRONT
— REAL ESTATE —

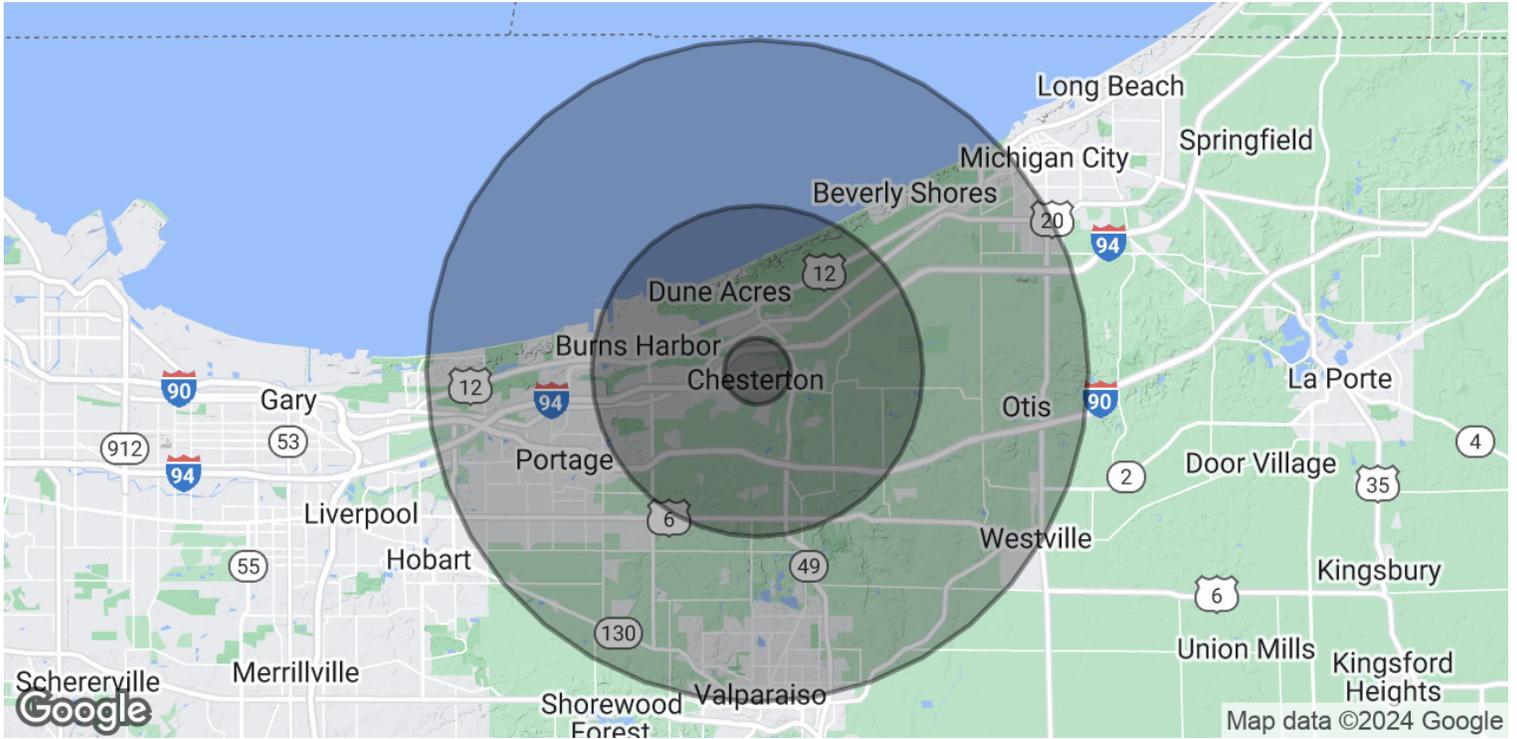


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,229	32,628	132,871
Average Age	35.8	39.0	38.5
Average Age (Male)	35.0	37.6	37.0
Average Age (Female)	36.4	39.4	39.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,700	12,721	51,827
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$64,547	\$77,133	\$71,727
Average House Value	\$177,231	\$212,024	\$206,776

* Demographic data derived from 2020 ACS - US Census

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