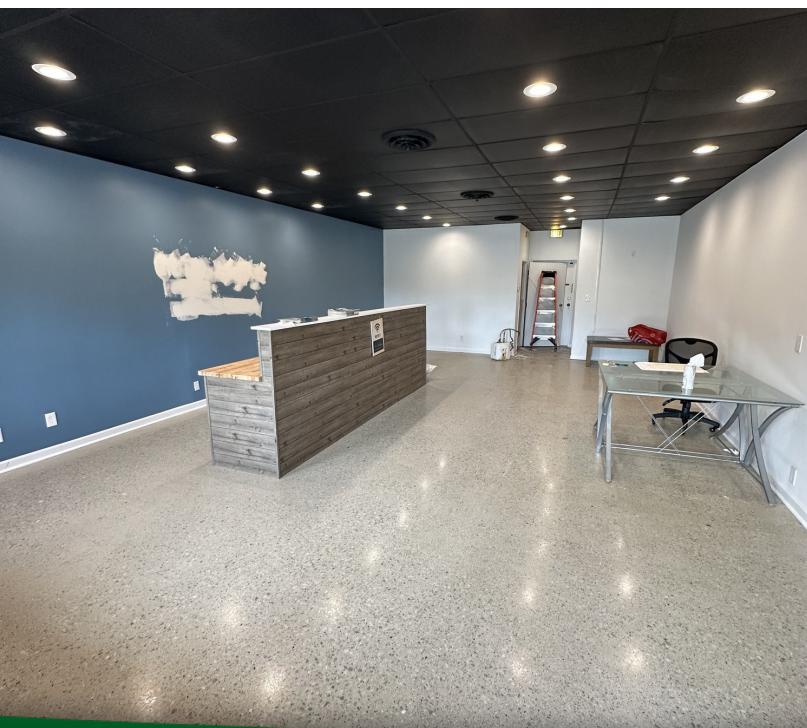


# 8031-45 EUCLID AVE, MUNSTER, IN 46321



For more information, please contact:

**MILO TRKULJA**

Associate Broker

219.864.0200 x117

mtrkulja@latitudeco.com

# LEASING MUNSTER PROFESSIONAL OFFICES

8031-45 Euclid Ave, Munster, IN 46321



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 800 - 1,600 SF

**Lease Rate:** \$24.00 SF/yr (Gross)

**Lot Size:** 0.77 Acres

**Year Built:** 1984

**Building Size:** 6400 SF

**Zoning:** CD-4.A

### PROPERTY HIGHLIGHTS

- 1600sf and 800sf turnkey offices for lease in Munster
- Well maintained building
- Minutes from I-80/94
- Located directly behind Target anchored retail center
- Visible signage from Broadmoor Avenue



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## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 8035 Euclid Avenue in Munster. These well maintained 1600sf and 800sf turnkey office spaces offers a seamless transition for your business. Situated in a well-maintained building just minutes from I-80/94, this property provides convenient access and excellent visibility. Located directly behind a Target-anchored retail center, the space features prominent signage on Broadmoor Avenue, ensuring high exposure for your business. Take advantage of this opportunity to lease a turnkey office space to meet your professional needs and elevate your business to new heights.

### LOCATION DESCRIPTION

The building is located on the northwest corner of Broadmoor and Euclid Ave in Munster, IN. This property backs up to a Target anchored retail center and is a half mile from I 80/94

Munster is a town located in North Township, Lake County, Indiana, United States. This bedroom community lies in the Chicago metropolitan area, approximately 30 miles (48 km) southeast of the Chicago Loop, and shares municipal boundaries with Hammond to the north, Highland to the east, Dyer and Schererville to the south and Lansing and Lynwood directly west of the Illinois border. The 2010 U.S. Census counted the town's population at 23,603.

### MILO TRKULJA

Associate Broker

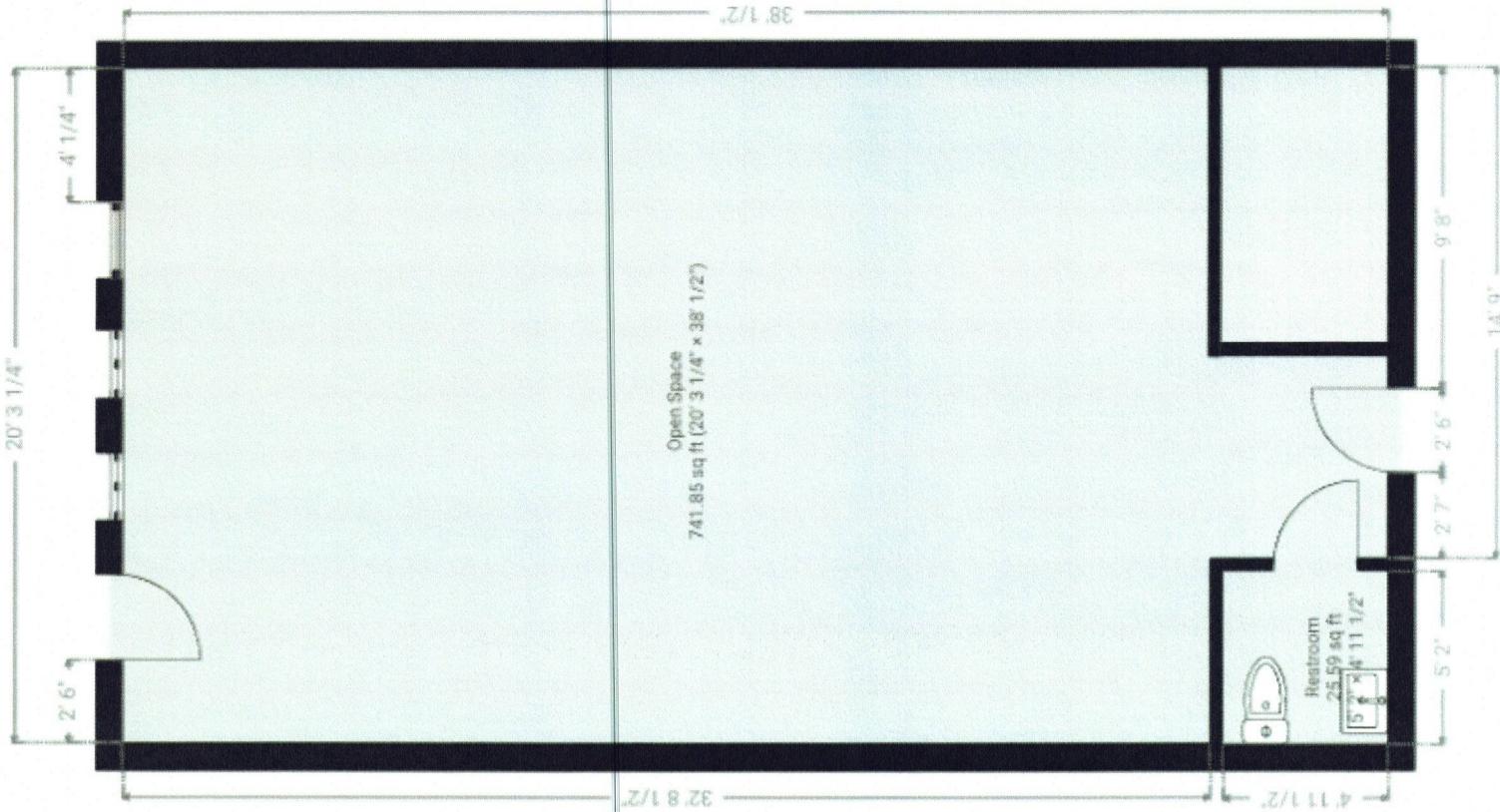
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mtrkulja@latitudeco.com

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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	800 - 1,600 SF	Lease Rate:	\$24.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8041 Euclid Ave	Available	1,600 SF	Gross	\$24.00 SF/yr	-
8043 Euclid Ave	Available	800 SF	Gross	\$24.00 SF/yr	-
8045 Euclid Ave	-	800 SF	Gross	\$24.00 SF/yr	-

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219.864.0200 x117  
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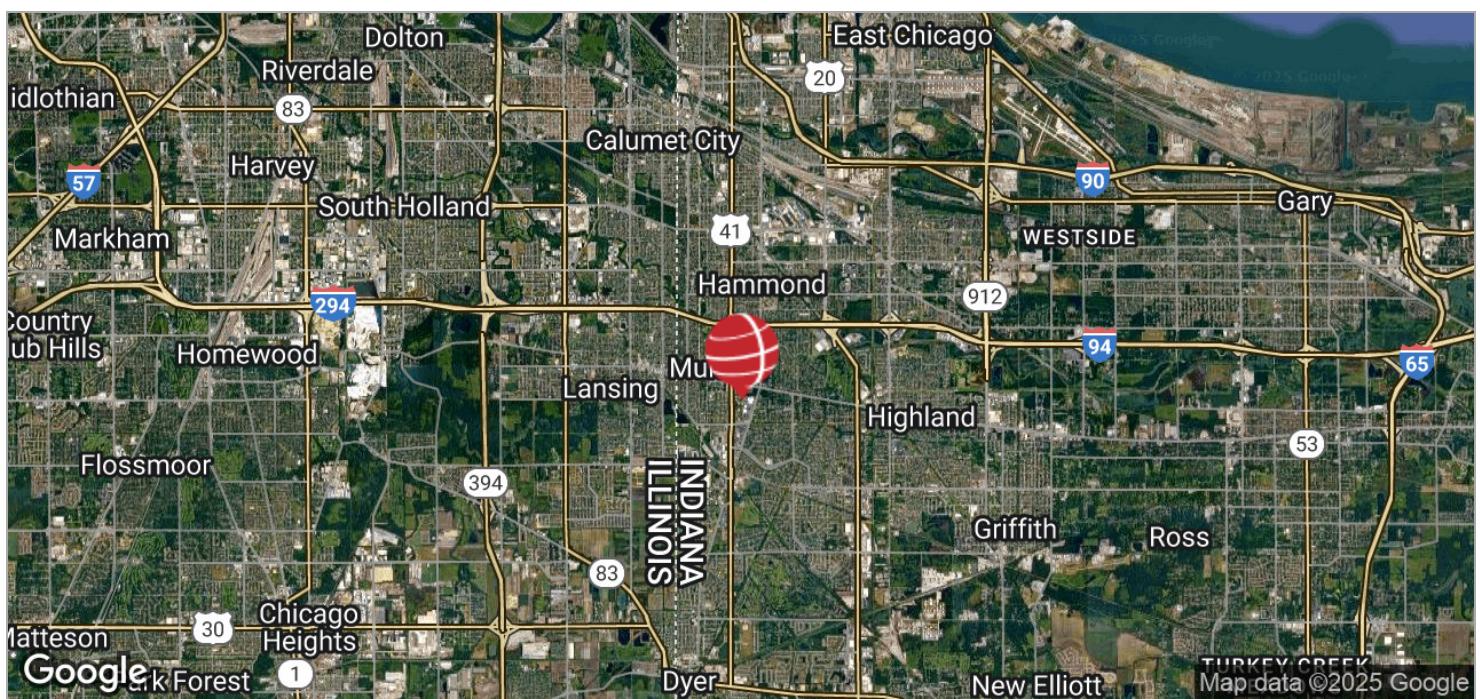
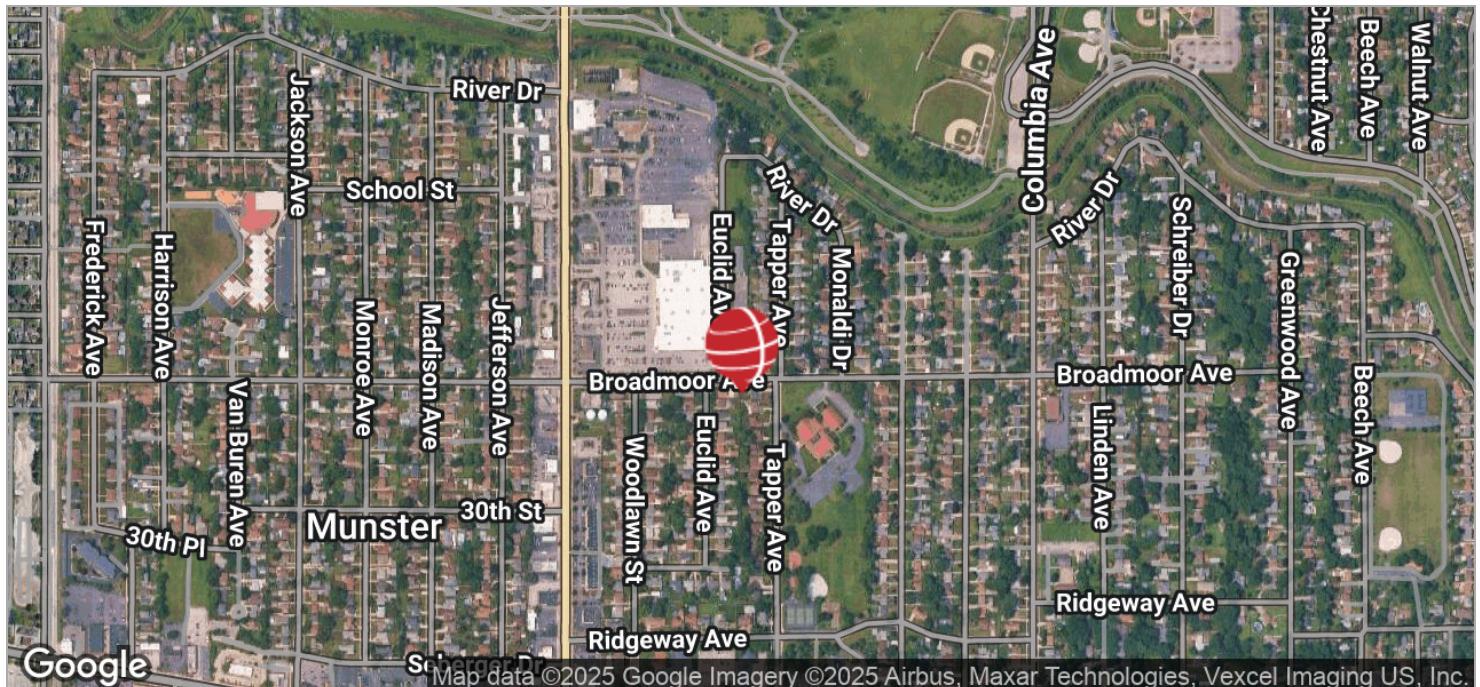
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## LOCATION MAPS



**MILO TRKULJA**

Associate Broker

219.864.0200 x117

mtrkulja@latitudeco.com

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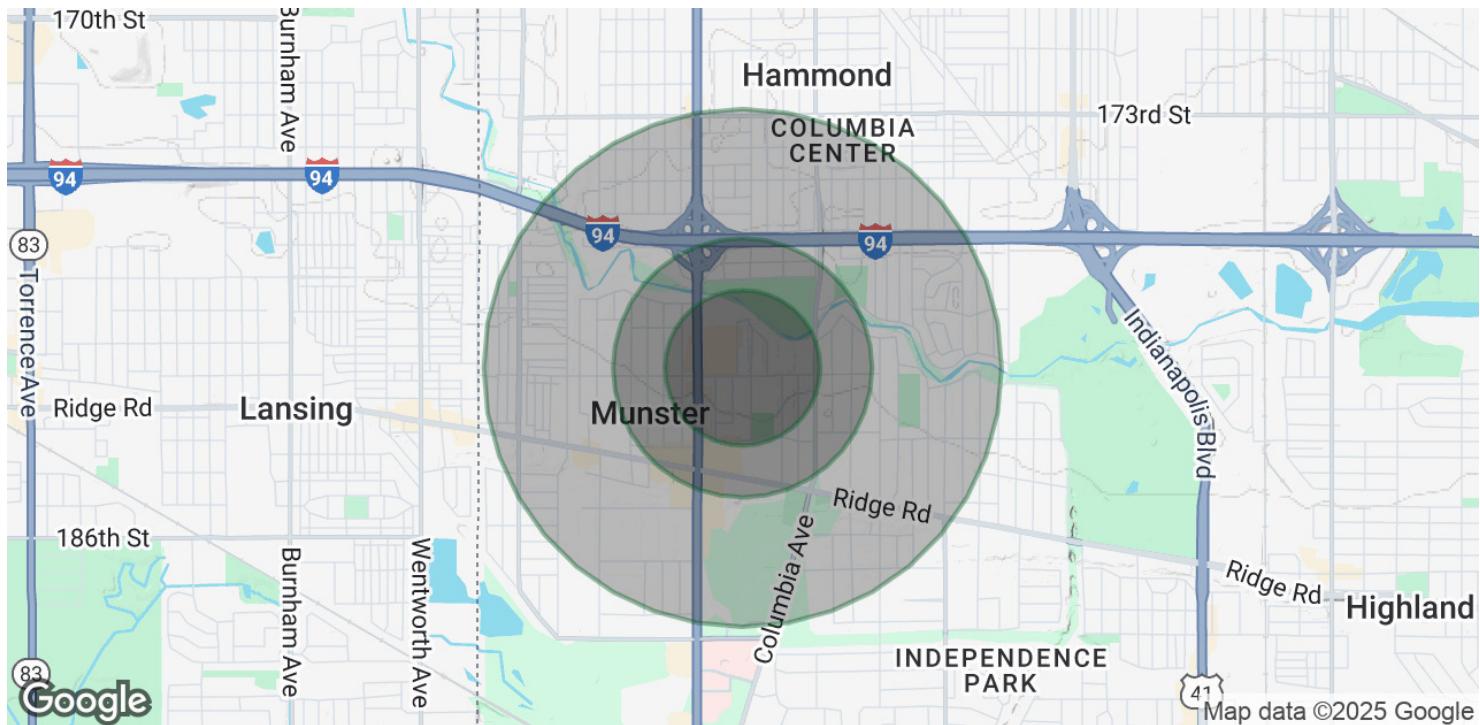
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# LEASING MUNSTER PROFESSIONAL OFFICES

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,120	3,089	14,935
Average Age	47	44	41
Average Age (Male)	44	42	39
Average Age (Female)	50	46	42

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	392	1,112	5,813
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$105,313	\$98,687	\$86,514
Average House Value	\$288,540	\$271,983	\$233,371

Demographics data derived from AlphaMap

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