

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$21.00/SF
Available SF:	3,045 RSF
Lease Type:	NNN
Triple Net Expenses:	\$7.50/SF
Building Size:	34,678 SF
Lot Size:	2.95 Acres
Parking:	175
Zoning:	C-3

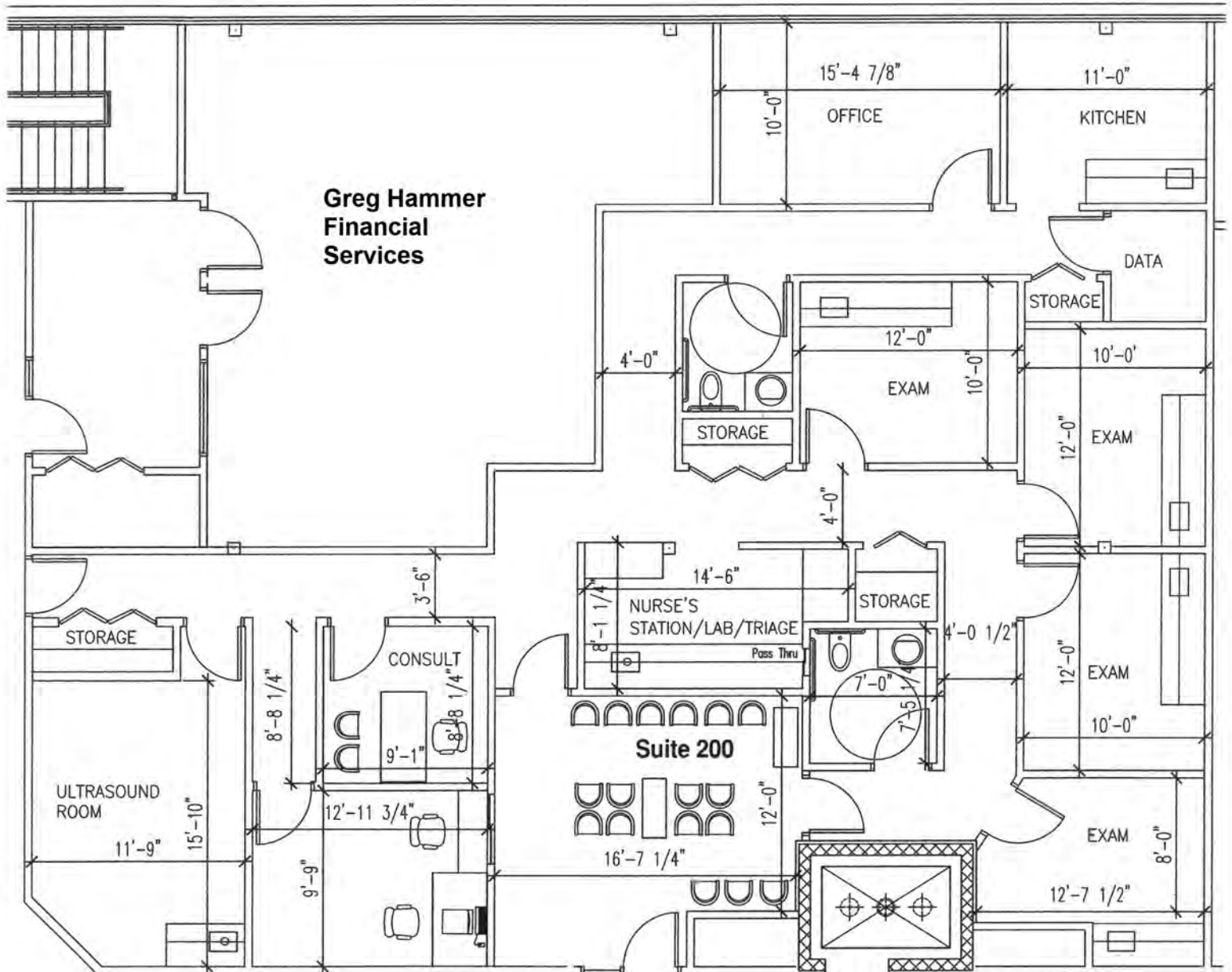
PROPERTY OVERVIEW

This is the soon to be vacated University of Chicago medical office. Join EON Properties, Enbridge, Hammer Financial, Legacy Professionals, Genoa Services, American Dream Retirement and more in the Plum Creek Center. This is an elegant two-story open lobby building with 3,045 SF available. Suite 200 interior features 4 exam rooms, 1 office, kitchen area, data room, storage, nurses station, ultrasound room, waiting/reception area. 175 parking spaces, fully sprinklered with alarm system. Heated exterior walks, 24 hour electronic building security, covered entry, satellite/cable access, ATT fiber and Comcast phone/data. 3,045 RSF/2,375 USF. NNN estimated at \$7.50/SF plus utilities estimated at \$2.00/SF and janitorial estimated at \$1.00/SF.

LOCATION OVERVIEW

Located on the northeast corner of Woodhollow Drive and Holly Lane. 1 block West of U.S. Highway 41 Indianapolis Blvd. It sits minutes from the Highland Grove Retail shopping area which includes Target, Best Buy, Kohl's, Petco, OfficeMax and the Shoppes on Main anchored by Whole Foods, Dick's Sporting Goods, Nordstrom Rack, DSW, Pier One, Albert's Jewelers, Starbucks, Carrabba's, Walgreens, Meijer and more. ½ mile west of Kennedy Avenue, 2 ¾ miles south of Ridge Road, 3 ½ miles southwest of I-80/94 and less than 2 miles north of U.S. Highway 30. 2023 INDOT traffic counts 34,654 cars/day.

Current Space Layout (3,045 sf)

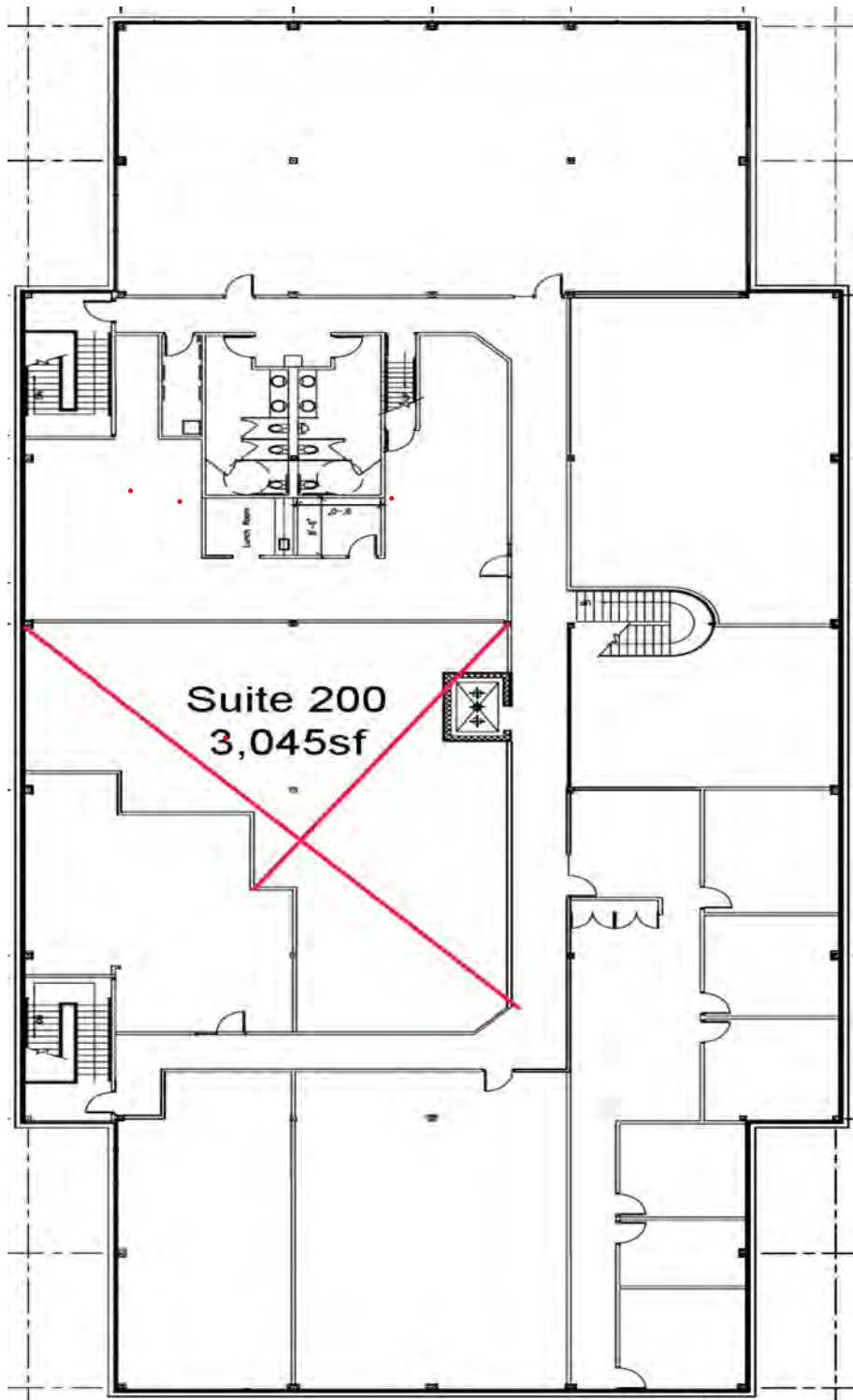


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11/15/2023

Location in Building (2nd Floor)



EON PROPERTIES
LLC

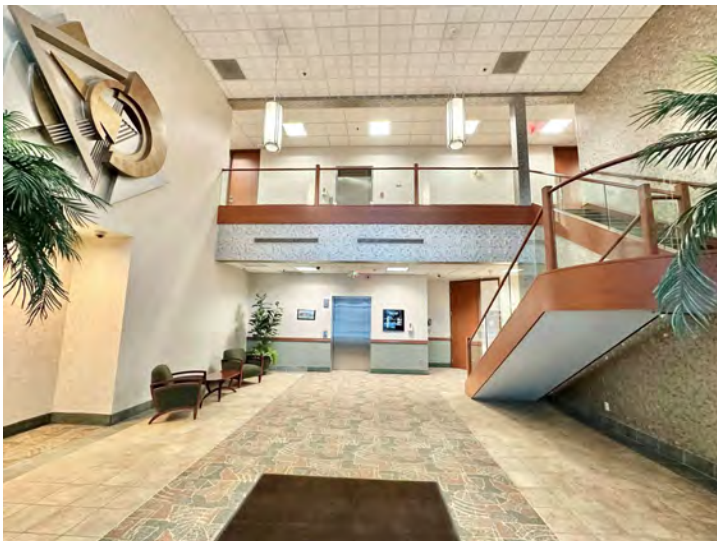
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SUITE 200



INTERIOR LOBBY



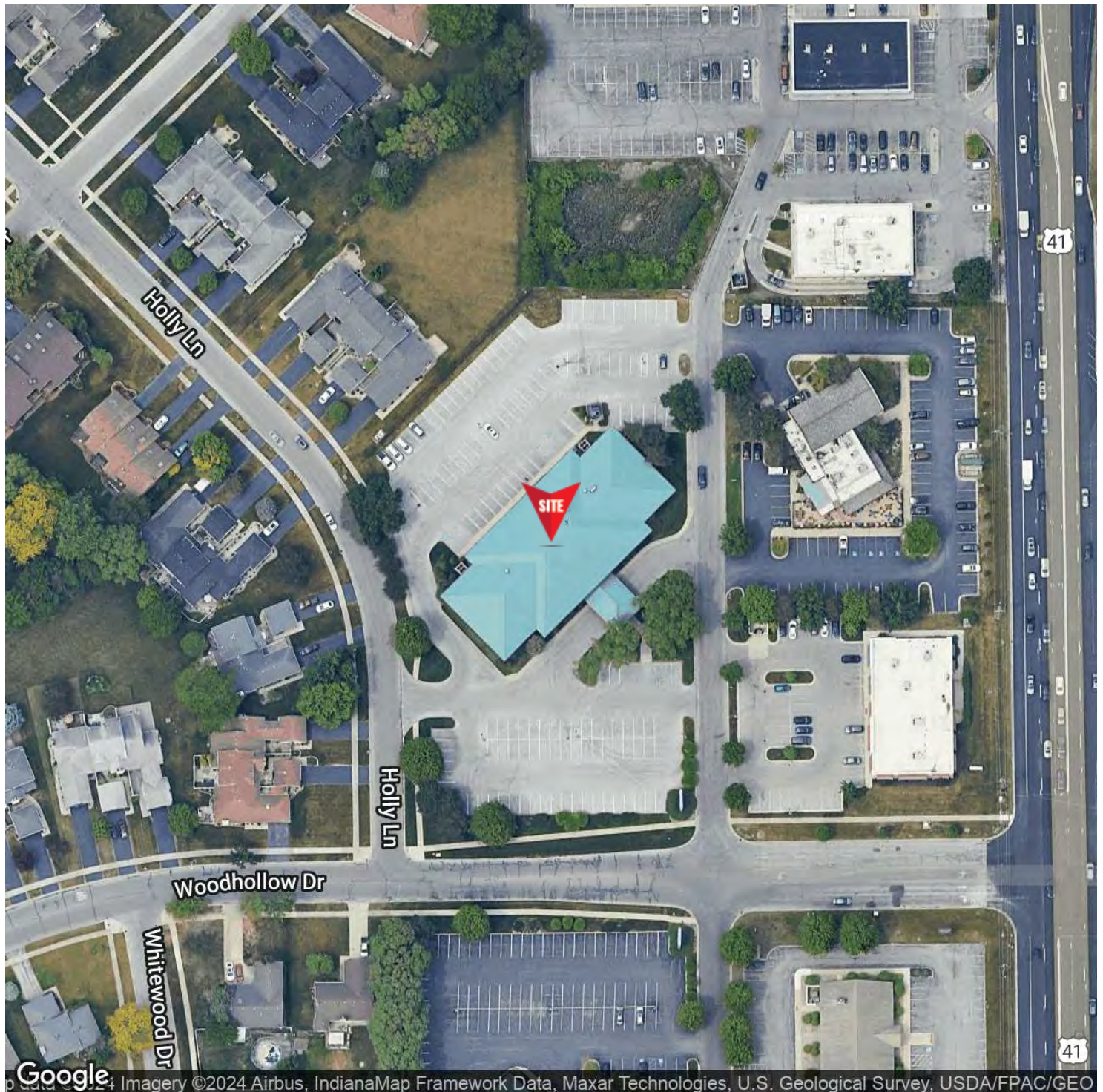
SUITE 200



RETAILER MAP



LOCATION MAP



For Information Contact:

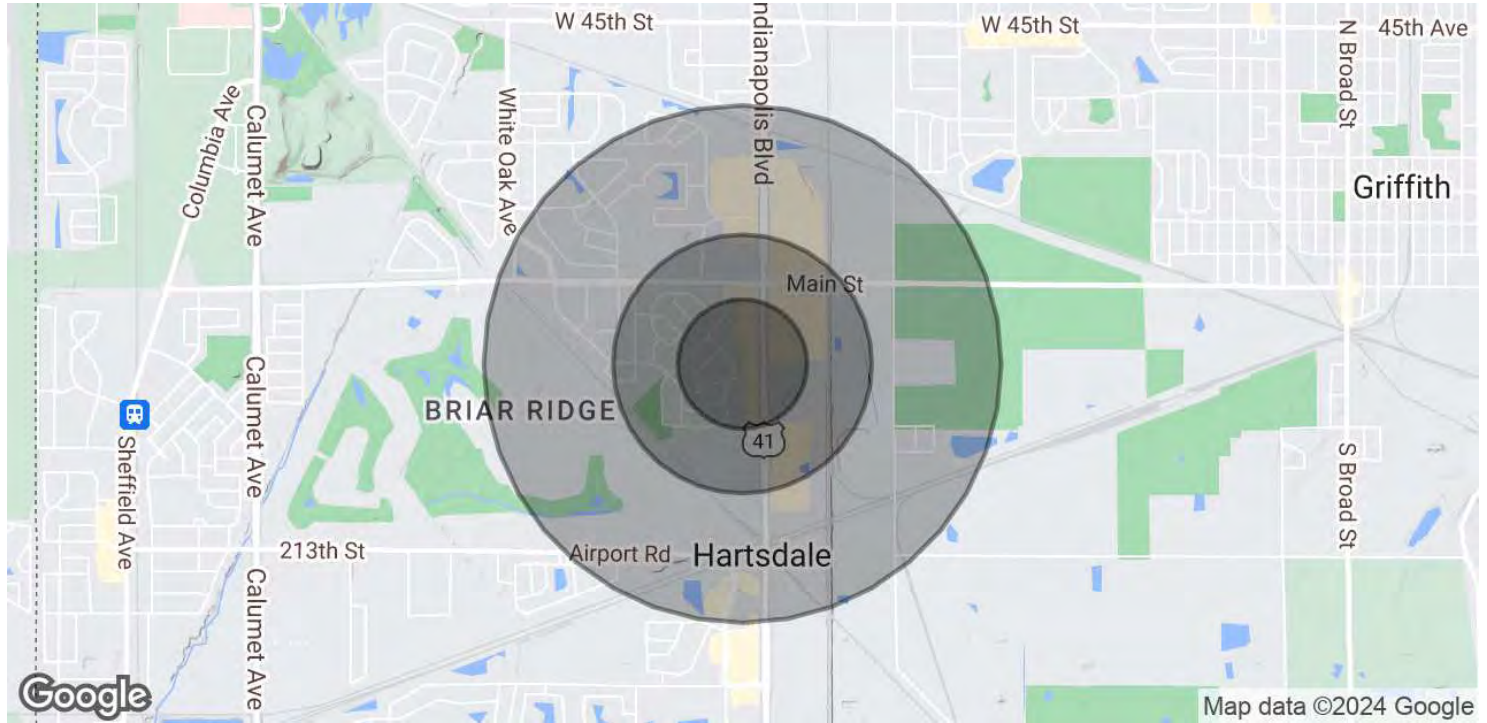
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	559	1,893	5,847
Average Age	44.3	46.4	51.7
Average Age (Male)	41.2	43.2	48.2
Average Age (Female)	44.8	47.6	54.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	222	796	2,734
# of Persons per HH	2.5	2.4	2.1
Average HH Income	\$93,466	\$93,592	\$110,105
Average House Value	\$190,209	\$203,432	\$263,906

** Demographic data derived from 2020 ACS - US Census*