

# 101-109 WEST 79TH AVENUE, MERRILLVILLE, IN 46410



For more information, please contact:

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# LEASING WESTFIELD COMMONS SOUTH

101-109 West 79th Avenue, Merrillville, IN 46410



## EXECUTIVE SUMMARY

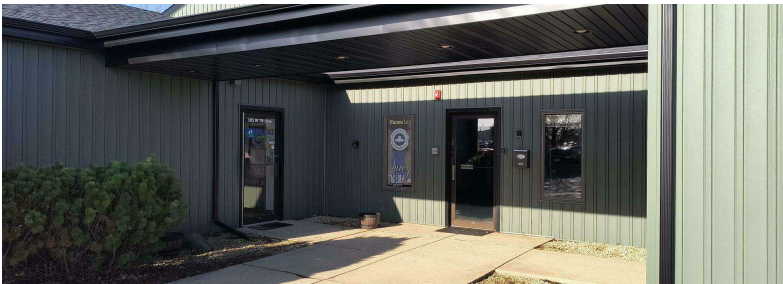


### OFFERING SUMMARY

Available SF:	1,455 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	1.21 Acres
Year Built:	1989
Building Size:	9042 SF
Zoning:	C-2

### PROPERTY HIGHLIGHTS

- Approximately 1,500sf of office space for lease
- Located near the intersection of Broadway and US 30, minutes from I-65
- Signage available on W 79th Ave facing Broadway
- Space consists of an open area and three large offices
- Aggressive lease rates and ample parking
- Utilities included in rent



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## PROPERTY DESCRIPTION

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Discover a prime leasing opportunity at 101-109 West 79th Avenue, Merrillville, IN. This approximately 1,500sf office space offers immense potential for your business. Situated near the intersection of Broadway and US 30 with quick access to I-65, the location provides the ideal mix of accessibility and visibility. The space comprises an open area and three large offices, catering to diverse business needs. Take advantage of available signage on W 79th Ave facing Broadway, along with aggressive lease rates and ample parking. NNN's include utilities and are currently estimated at \$6.75/sf.

### LOCATION DESCRIPTION

This property is located in Merrillville near the intersection of Broadway and US 30. Merrillville is a town in Lake County, Indiana. The population was 36,444 at the 2020 census. Merrillville is in east-central Lake County, in the Chicago metropolitan area. On January 1, 2015, Merrillville became the most populated town in Indiana, as Fishers in Hamilton County was converted from a town to a city. The town serves as a major shopping and office hub for Northwest Indiana.



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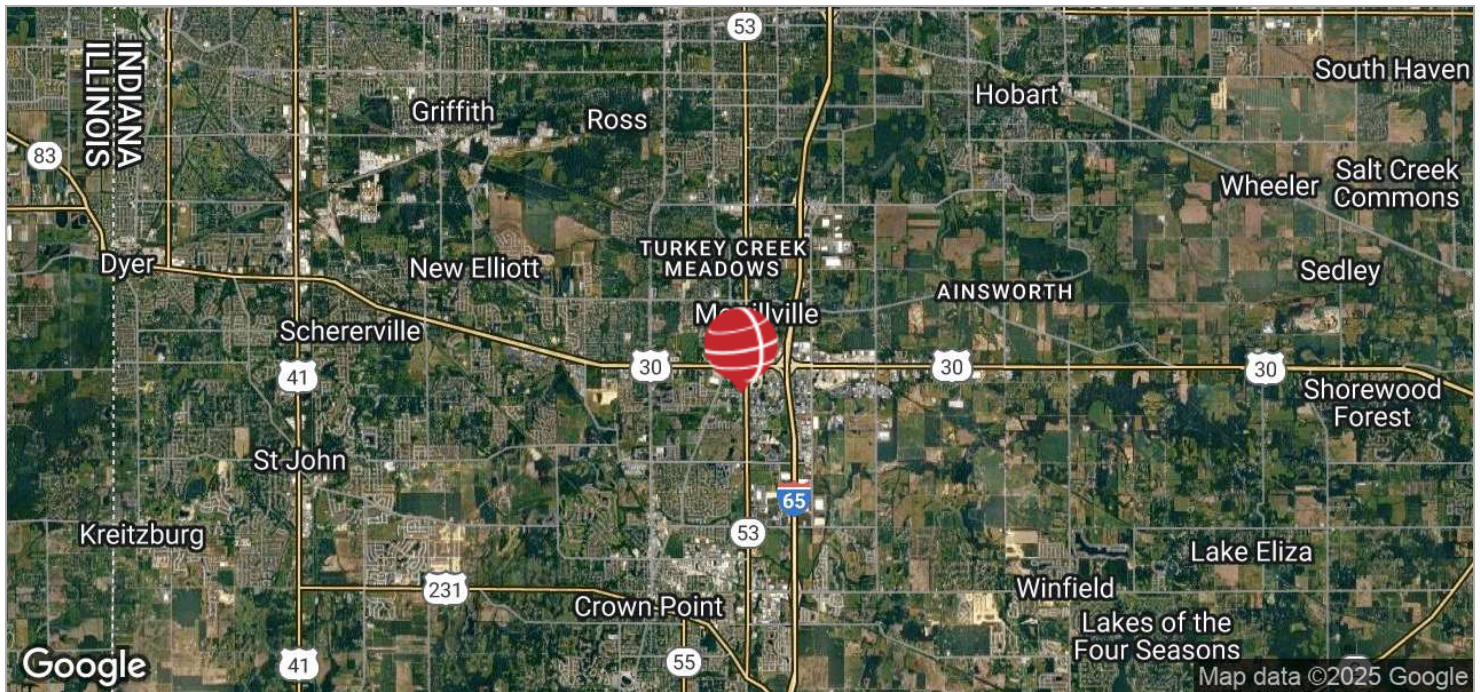
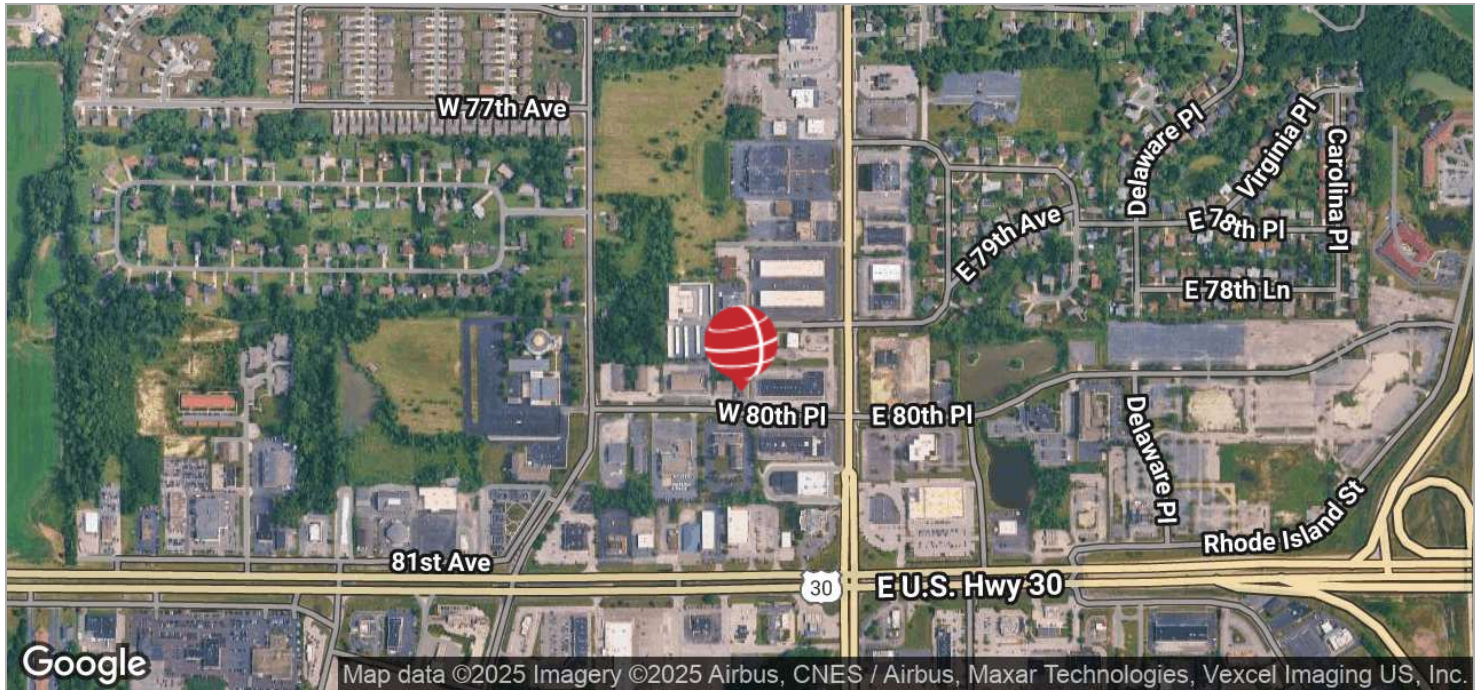


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## LOCATION MAPS



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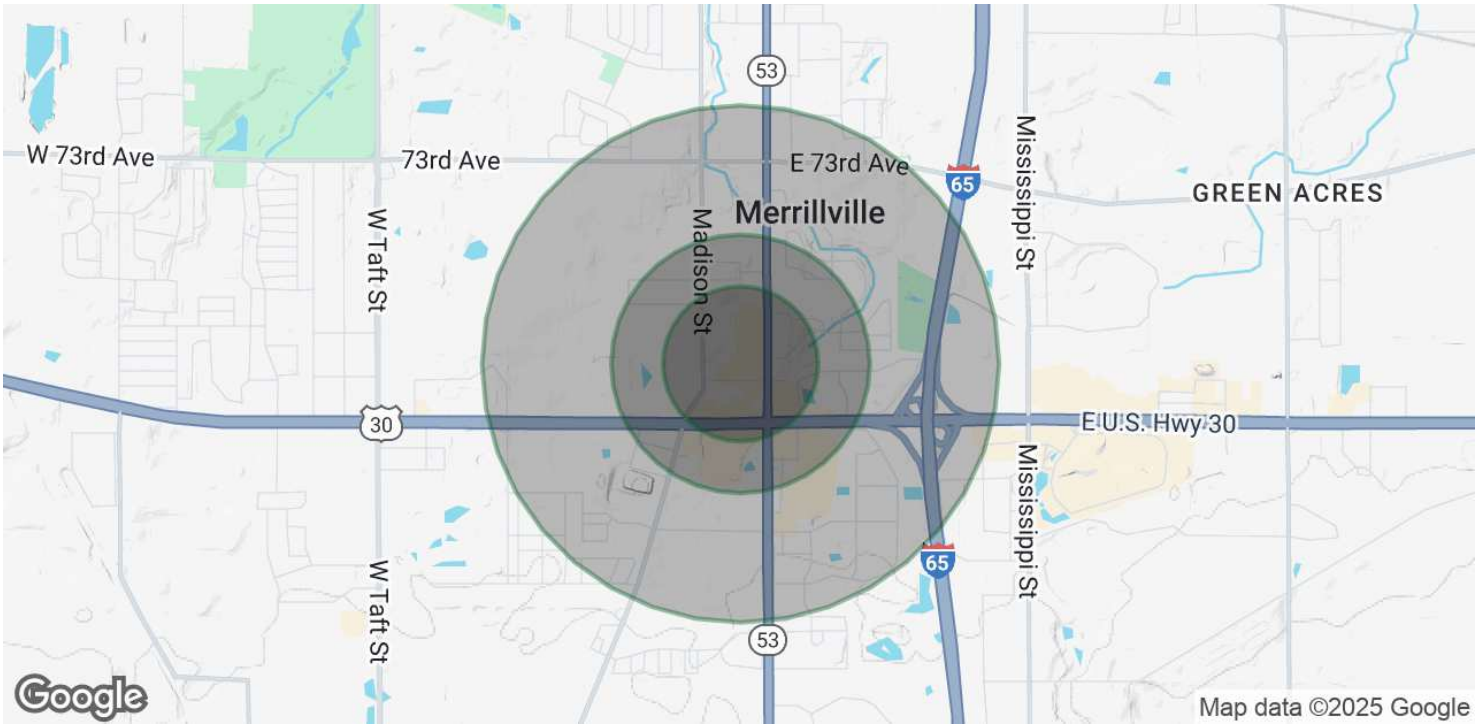


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	165	1,056	4,227
Average Age	43	45	46
Average Age (Male)	41	43	43
Average Age (Female)	45	47	48

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	69	452	1,821
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$75,272	\$73,171	\$70,886
Average House Value	\$205,382	\$210,797	\$208,741

Demographics data derived from AlphaMap

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