

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20.00/SF
Min/Max SF:	2,500-6,671 SF
Lease Type:	Mostly Gross
Expenses:	Utilities/Janitorial
Water/Scavenger:	\$0.65/SF
Lot Size:	2.98 Acres
Parking:	120 spaces
Zoning:	C2

PROPERTY OVERVIEW

This is an attractive two story brick and stone mixed use retail and office building located in the heart of the booming Dyer/St. John area. Join current tenants Alternative Healing Works, Be You Med Spa, The Color Room, Jagmin Dental and Dermio Dermatology. Suite 104 is now available on the ground floor is 5,994 +/- USF/6,671 +/- RSF, previously occupied by Advanced Animal Clinic. Interior features reception/waiting area, office, exam rooms, surgery rooms, storage closet, kitchenette and bathrooms. Min/Max 2,500 SF/6,671 SF. Building ownership will assist with space planning and construction or you can use your own vendors. Suitable for many medical uses or conversion to professional office space. There is ample parking on the north and south sides of the building, two elevators, and three stairwells. Signage is available both on the building and in the large pylon sign. Mostly Gross lease with water and scavenger estimated at \$0.65/SF plus utilities and janitorial.

LOCATION OVERVIEW

Located in unincorporated Lake County with a Dyer mailing address adjoining the Town of St. John. Located less than a mile east of the Indiana/Illinois border, on 101st Avenue between Sheffield Avenue to the west and Calumet Avenue to the east. 3 1/2 miles south of U.S. Highway 30, 3.4 miles west of U.S. Highway 41 and 3 1/2 miles east of the I-394 Expressway. There are at least 5 new residential subdivisions in close proximity and several schools both public and private nearby. Within one mile are 5 restaurants, 2 gas stations, Anytime Fitness, Dyer Indoor Soccer, New Hope Community Church, Providence Bank and more. 2024 IDOT average traffic counts of 10,893 cars/day on 101st Avenue.

LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,500 - 6,671 SF	Lease Rate:	\$20 SF/yr

AVAILABLE SPACES

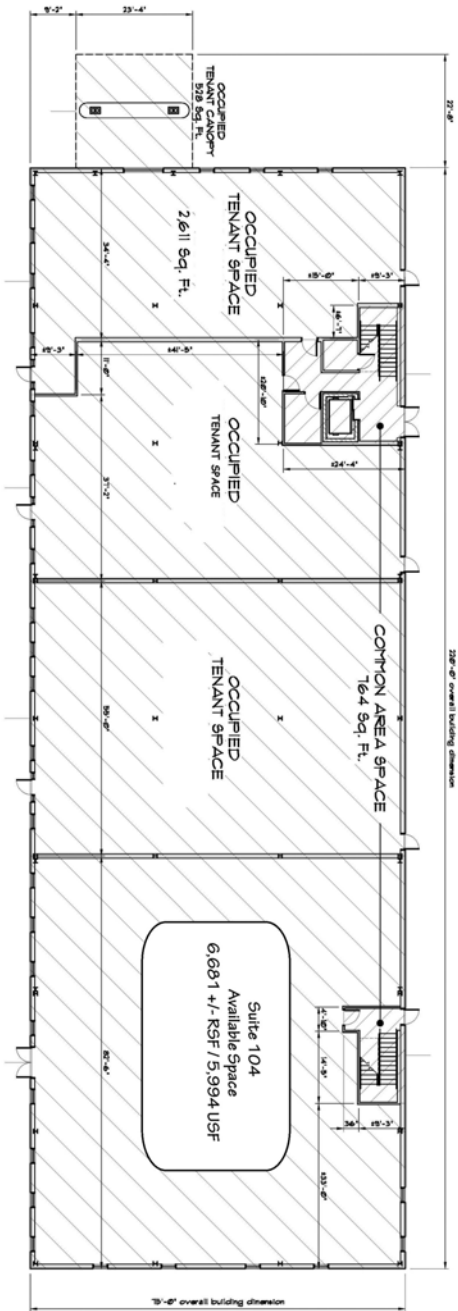
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
104	Available	2,500 - 6,671 SF	Modified Gross	\$20.00 SF/yr	6,671 +/- RSF, 5,994 +/- USF - Tenant to pay utilities and janitorial.

SUITE 104 PHOTOS

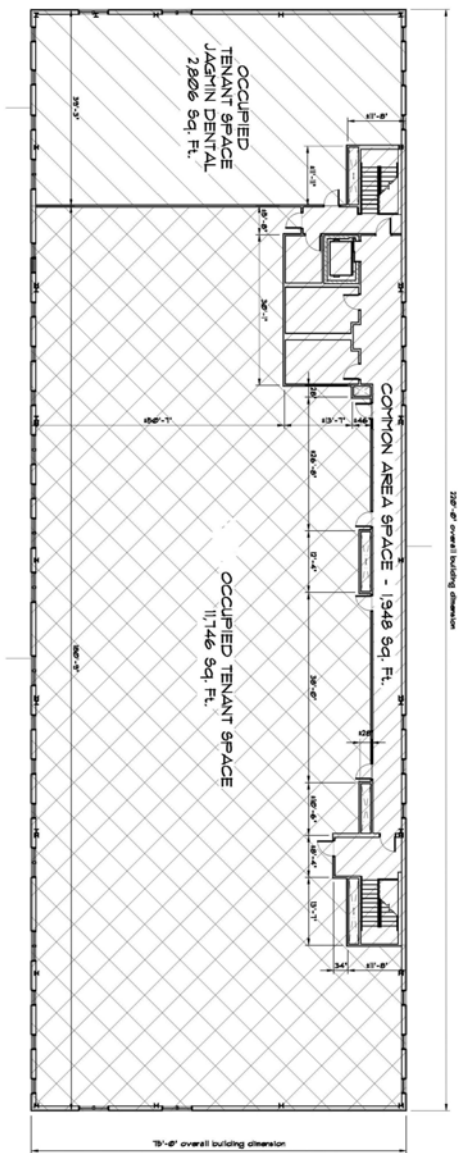


ADDITIONAL SUITE 104 PHOTOS





1 FLOOR PLAN
 MP-1
 SCALE: 3/32" = 1'-0"
 MAIN LEVEL LAYOUT



2 FLOOR PLAN
 MP-2
 SCALE: 3/32" = 1'-0"
 UPPER LEVEL LAYOUT

LEGEND

	COMMON AREA
	OCCUPIED/ TENANT SPACE
	NON-OCCUPIED/ AVAILABLE

NOTE: FLOOR CONDITIONS/DIMENSIONS THAT VARY FROM THIS PLAN SHALL BE SHOWN AS NOTED. NON-OCCUPIED/AVAILABLE SPACE CAN BE DIVIDED INTO MULTIPLE TENANTS.

MP-1
 AS SHOWN

OPERATIONAL BUILDING MASTER PLAN LAYOUT

DATE	BY	REVISION

CANAAN PROPERTIES - TAYLOR
 WEST 1201ST AVENUE, DYER INDIANA

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION IS INDEFINITE.



COMMON AREAS



SUBJECT PROPERTY

KREITZBURG

ST JOHN

Heron Lake
Lake Central
High School

Lake Hills
Park

GUACAMOLE PLAZA
bp
MobiL
CITGO

RECHARGE
ANYTIME FITNESS
SHEPPDOG
DOLLAR GENERAL

McCallum
PBCA

ILLIANA CHRISTIAN
HIGH SCHOOL

CALUMET AVE

W 109TH AVE

Heldt Park

PROVIDENCE
BANK & TRUST

WELLS FARGO
BANK

MODA
BEAUTY

ZOOKEY
TRAINING & EQUIPMENT

Midwest
REPAIRS & RESTORATION

BAGEL
RESTAURANT

101ST AVE

Emgenburg
Quality Hair

Starbucks

Wendy's

Palmitra Golf &
Country Club

TACO
BELL

Schillings

South Shore
Smiles

THE CONTINENTAL
SALES & SERVICE

ST. JOHN THE
EVANGELIST SCHOOL

WELCH'S
PRODUCE

CHIPOTLE
MEXICAN GRILL

J&M
INC

Craw
CARWASH

Culver's

Valvoline

Starbucks

ROSATTS
STRETCH LAB

Arby's

Franciscan
HEALTH

The Shrine
OF CHRIST'S PASSION

LINCOLN
ELEMENTARY SCHOOL

Center Bank

W 109TH AVE

41

41

231

SMOOTHIE
KING

Spencer's

TRIPLE M
MOTORS

Schaepp's
DUNKIN'

DD
DONUTS

Jewell
Osco

TARGET

TRACTOR
SUPPLY CO

ALDI

ELI'S
KITCHENS

Planet
Fitness

ELI'S
KITCHENS

garden of
EARTHLY DELICIOUS

DOLLAR TREE

Alsid
Nursery

COYNE

First Merchants

AERIAL PHOTO



For Information Contact:

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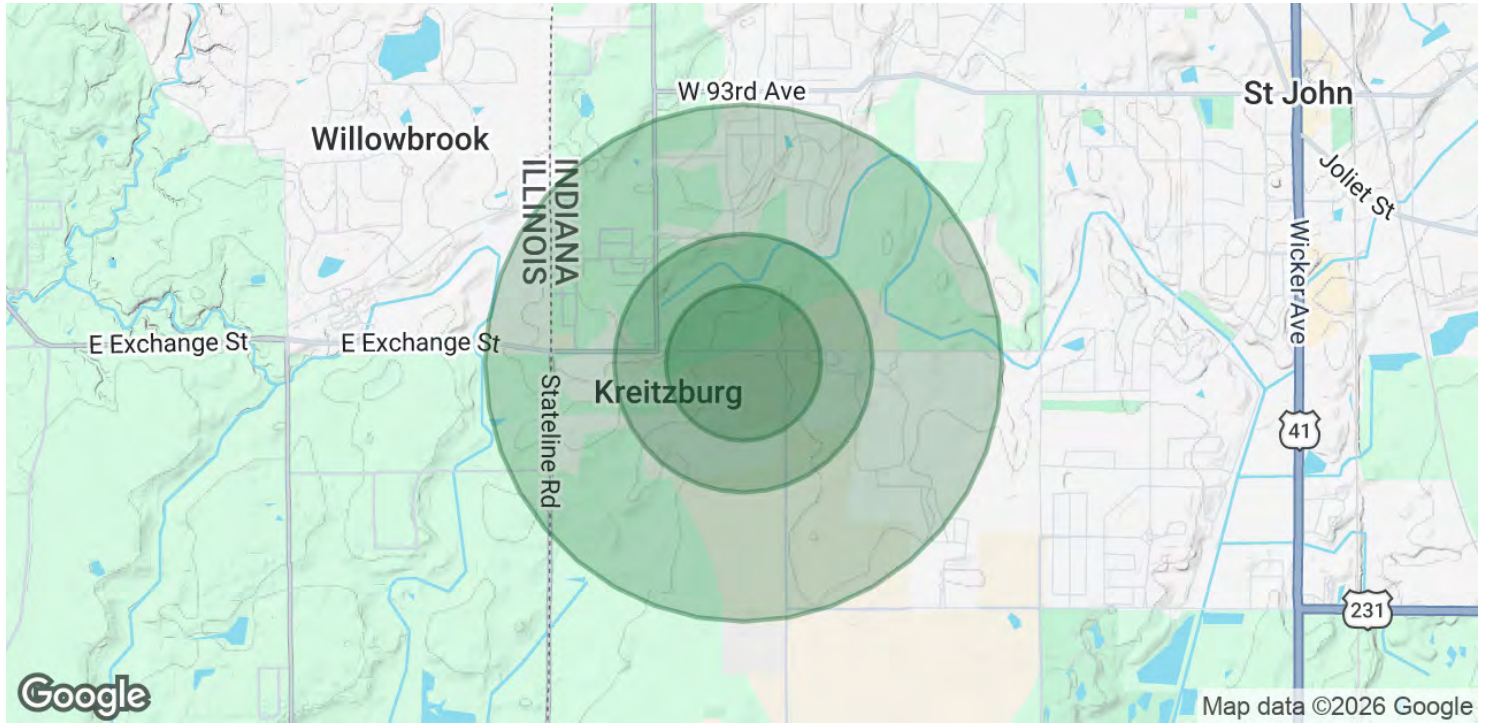
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ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	526	1,355	3,069
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	194	498	1,121
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$150,931	\$151,362	\$149,579
Average House Value	\$421,557	\$420,209	\$411,271

2020 American Community Survey (ACS)