

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: \$16.00/SF

Available SF: 500 or 1,125 SF

Lease Type: Gross

Expenses: Utilities/Janitorial

Building Size: 5,976 SF

Lot Size: 0.59 Acres

Parking: 30

Zoning: PUD

PROPERTY OVERVIEW

This is a 3 unit all brick building built in 1982 with two available units for lease ranging in size from 500 to 1,125 SF.

Unit 3445 on the East side is 1,125 SF with interiors featuring a waiting/reception office, 3 exam rooms, 2 offices, kitchen and private bathroom.

Unit 3447 is on the West side owner occupied by Kanuru Interventional Spine & Pain Institute. Interior features include reception/waiting area, 3 offices, 4 exam rooms, conference room, break area, record/file room, storage room, nurses/prep area and 2 bathrooms. On a sale lease back the entire building is available for purchase asking \$875,000.

Unit 3449 is approximately 500 SF ideal for physical therapy with interior features including reception/waiting area, 2 exam rooms, and a private bathroom.

Ample parking in rear of building. Tenant to pay utilities and janitorial. 147' frontage on Ridge Road.

LOCATION OVERVIEW

Located in Highland on the northwest corner of Ridge Road and Johnston Street just 1/2 mile east of Kennedy Avenue and 1 mile west of Cline Avenue, both of which provide direct access to Interstate 80/94. 2 miles to I-80/90, 1.4 miles east of Indianapolis Blvd., 6 miles N of U.S. Highway 30. INDOT traffic counts for 2024 16,936 cars/day.

For Information Contact:

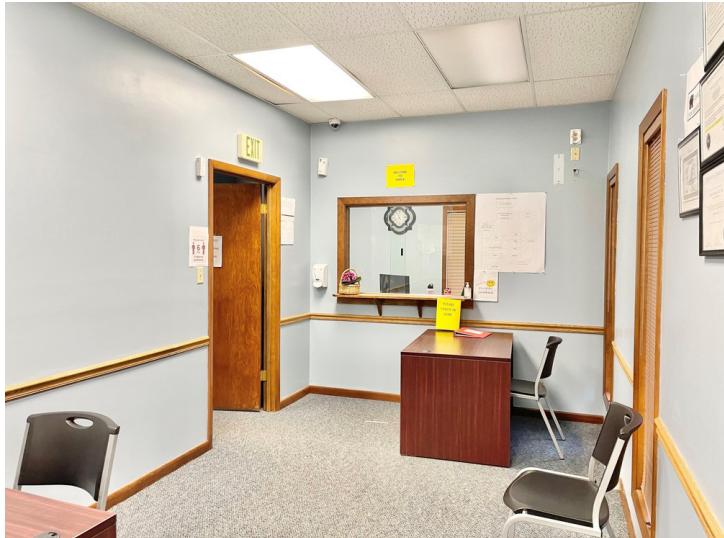
David Lasser, SIOR/CCIM

219.796.3935

dlasser@commercialin-sites.com

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EAST UNIT 3445



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MIDDLE UNIT - OWNER OCCUPIED



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FOR LEASE | OFFICE SPACE
3445-3449 Ridge Road
3445-3449 Ridge Road, Highland, IN 46322

EAST UNIT 3445



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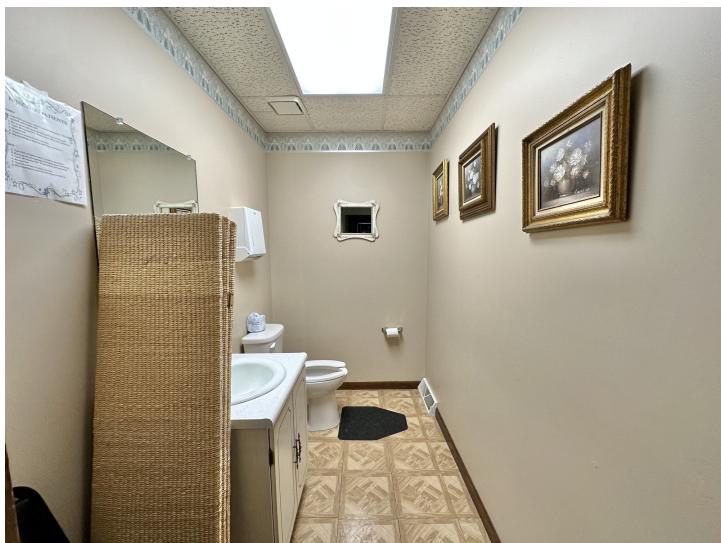
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UNIT 3449



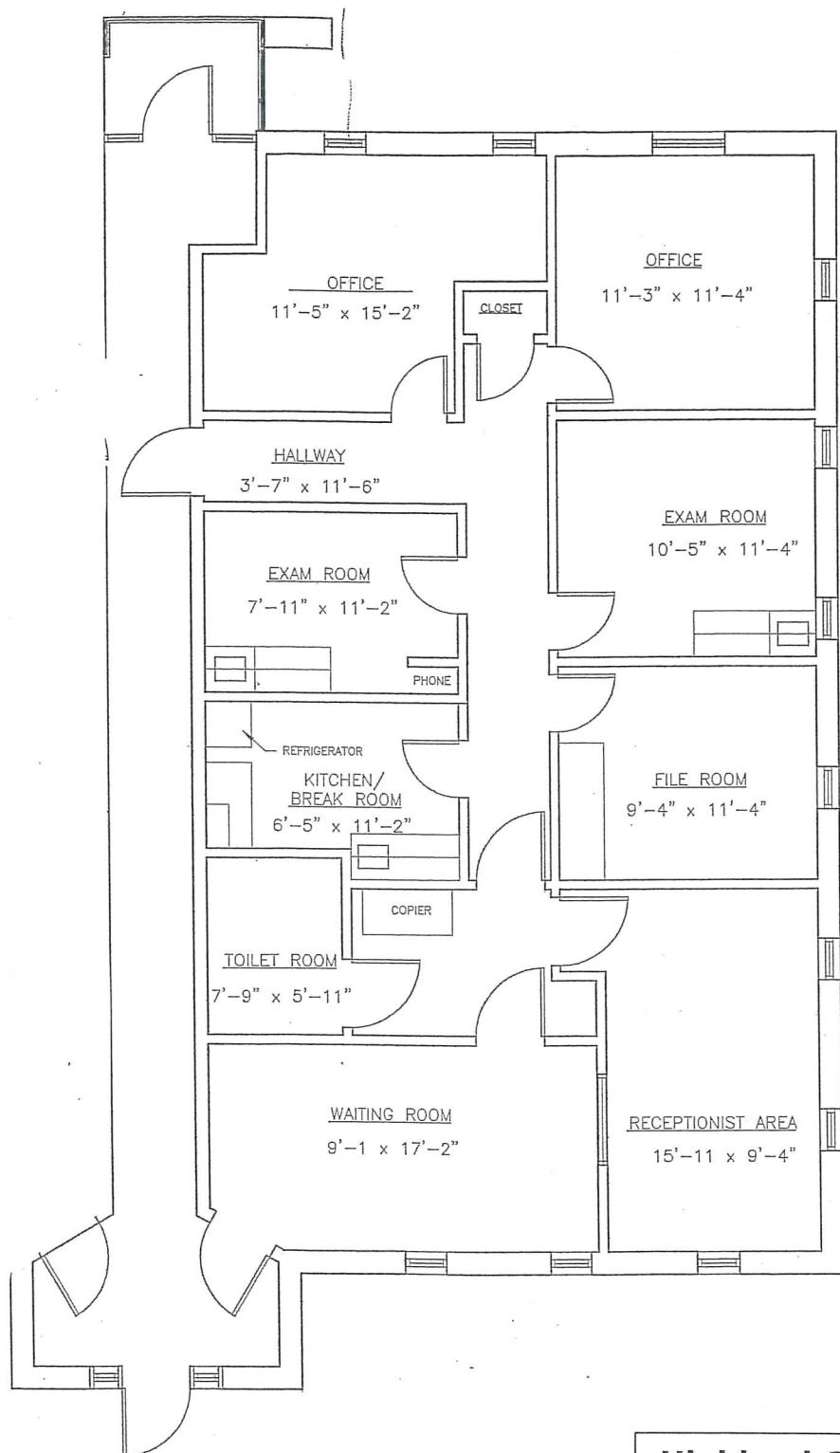
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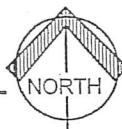
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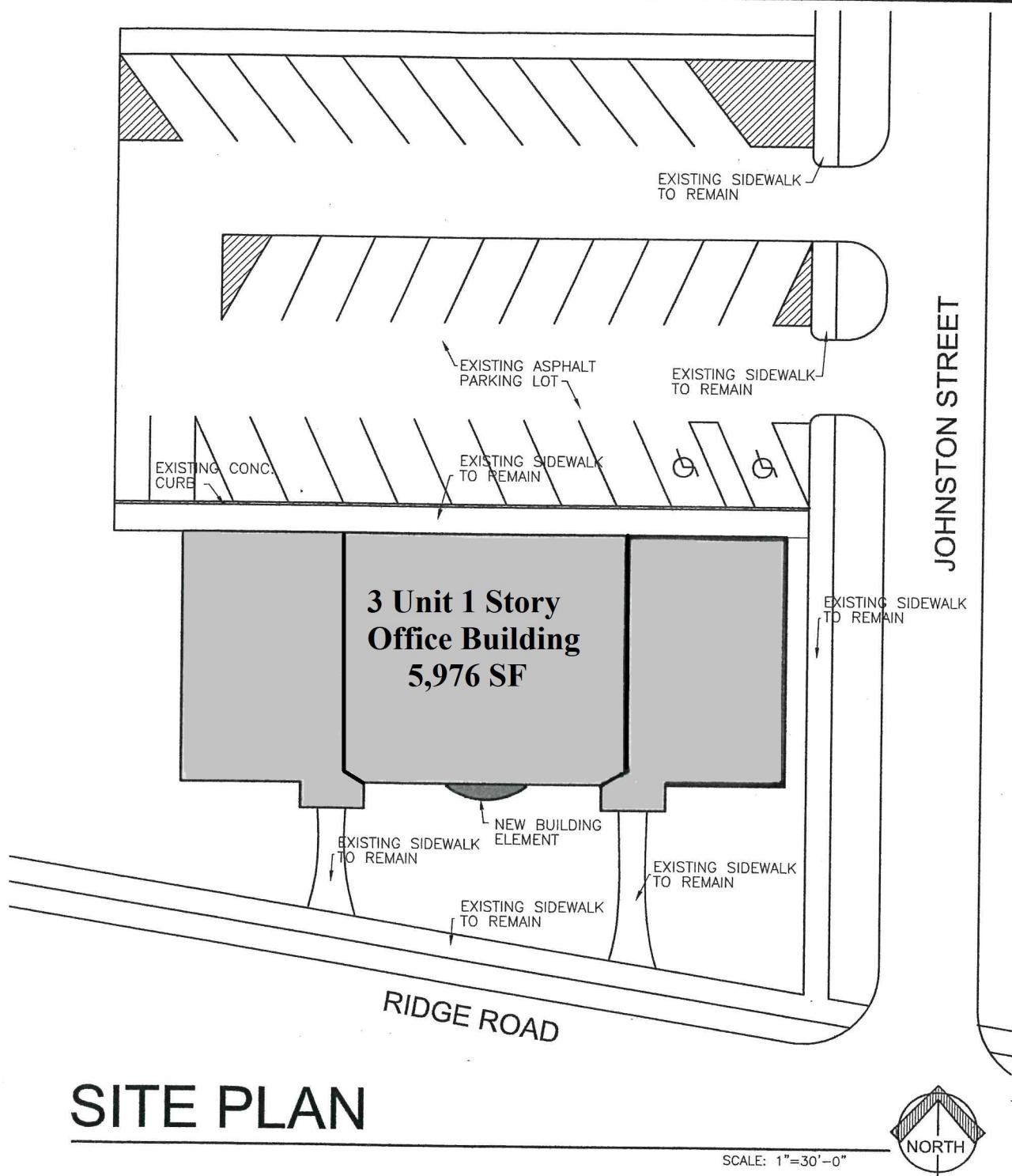
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**Highland-3449 Ridge Road
Floor Plan**

SCALE: 1/8"=1'-0"





SITE PLAN

SCALE: 1"=30'-0"

Highland-3449 Ridge Road Site Plan

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ADDITIONAL PHOTOS



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RETAILER MAP



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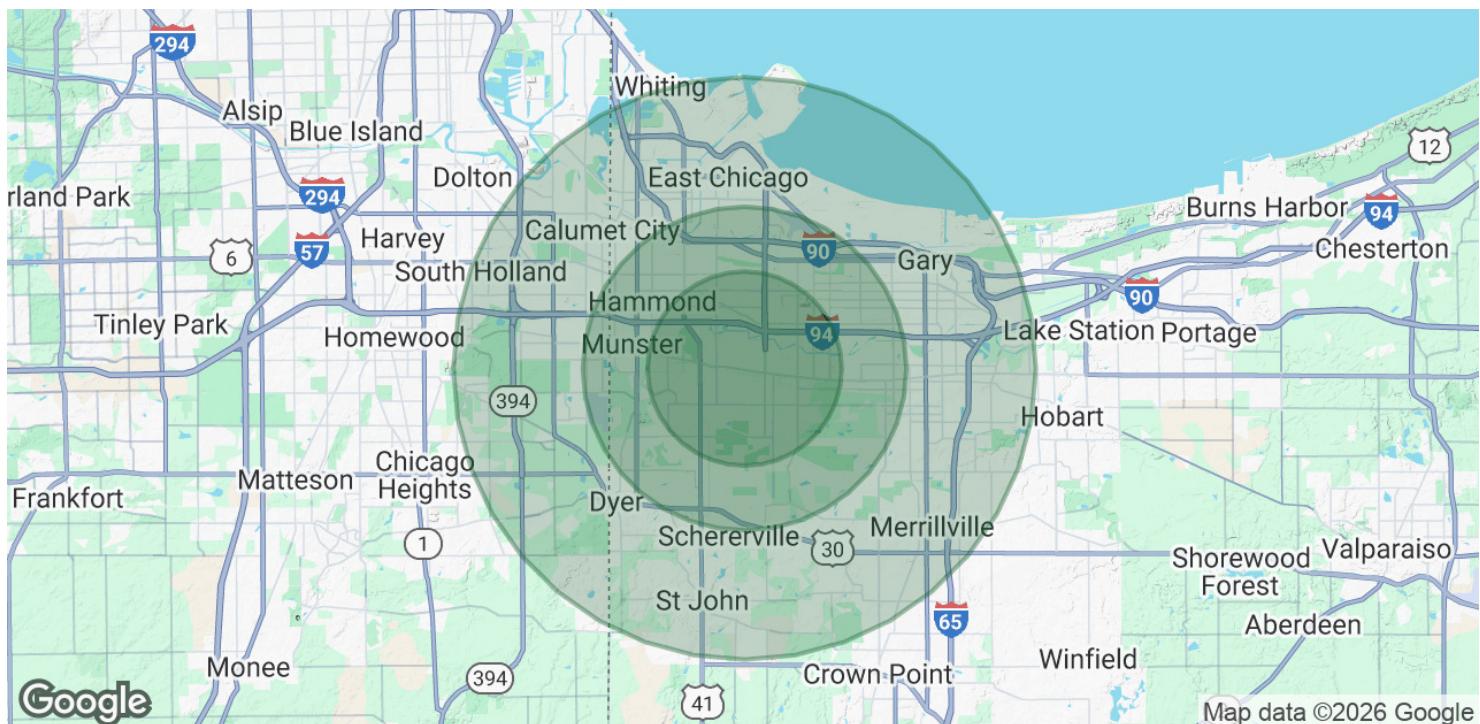
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	9 MILES
Total Population	75,999	184,985	465,434
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	9 MILES
Total Households	31,143	74,183	183,232
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$92,159	\$87,607	\$84,097
Average House Value	\$247,220	\$235,376	\$220,392

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