

FOR LEASE

BRIAR EAST SHOPPING CENTER

3434 169th Street, Hammond, IN 46324



OFFERING SUMMARY

Total Available SF:	21,854 SF
Retail Space:	7,000 SF
Medical Space:	6,000 SF
Retail/Office Space:	6,774 SF
Retail Space:	2,080 SF
Lease Rate:	\$7.50 - 8.50 SF/yr (NNN)
Lot Size:	8.142 Acres
Year Built:	1971
Building Size:	13,744 SF
Zoning:	C-2
Traffic Count:	16,758

PROPERTY OVERVIEW

This facility has 4 available units. Build-out is a mix of office and open floor plan. NNN cost is \$2.80/ SF. Traffic Count is 16,758 per day.

Medical: There are 10 exam rooms, 4 offices, 1 X-ray room, an audiology room, a supply room, 3 patient bathrooms, a nurses station, reception area, waiting room with two bathrooms, and a bonus second floor space that was used as a breakroom.

Retail: The front section is all wide open with 3 individual offices. They back inventory room has 1 office and 1 bathroom.

Office/Retail: There are multiple office spaces with open rooms.

Area retailers: Family Dollars, Save-A-Lot, Rent-A-Center, H&R Block, State Farm, Long John Silvers, BMO Harris, McDonalds, Auto Zone.

LOCATION OVERVIEW

2 Miles from I-80/94

2 Miles from I-90

5 Miles from IN/IL Border

8 Miles from I-65

40 Minuets away from Chicago

Located off of 169th close to Cline Ave and Kennedy.

McCOLLY BENNETT COMMERCIAL ADVANTAGE

850 Deer Creek Drive, 2nd Floor
Schererville, IN 46375

P: 219.736.0014
mccollycre.com

LORI TUBBS

PARTNER

312.446.7059

lori.tubbs@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

JESSICA BURKE

BROKER

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Retail/Office Space



Medical Space



Medical Space

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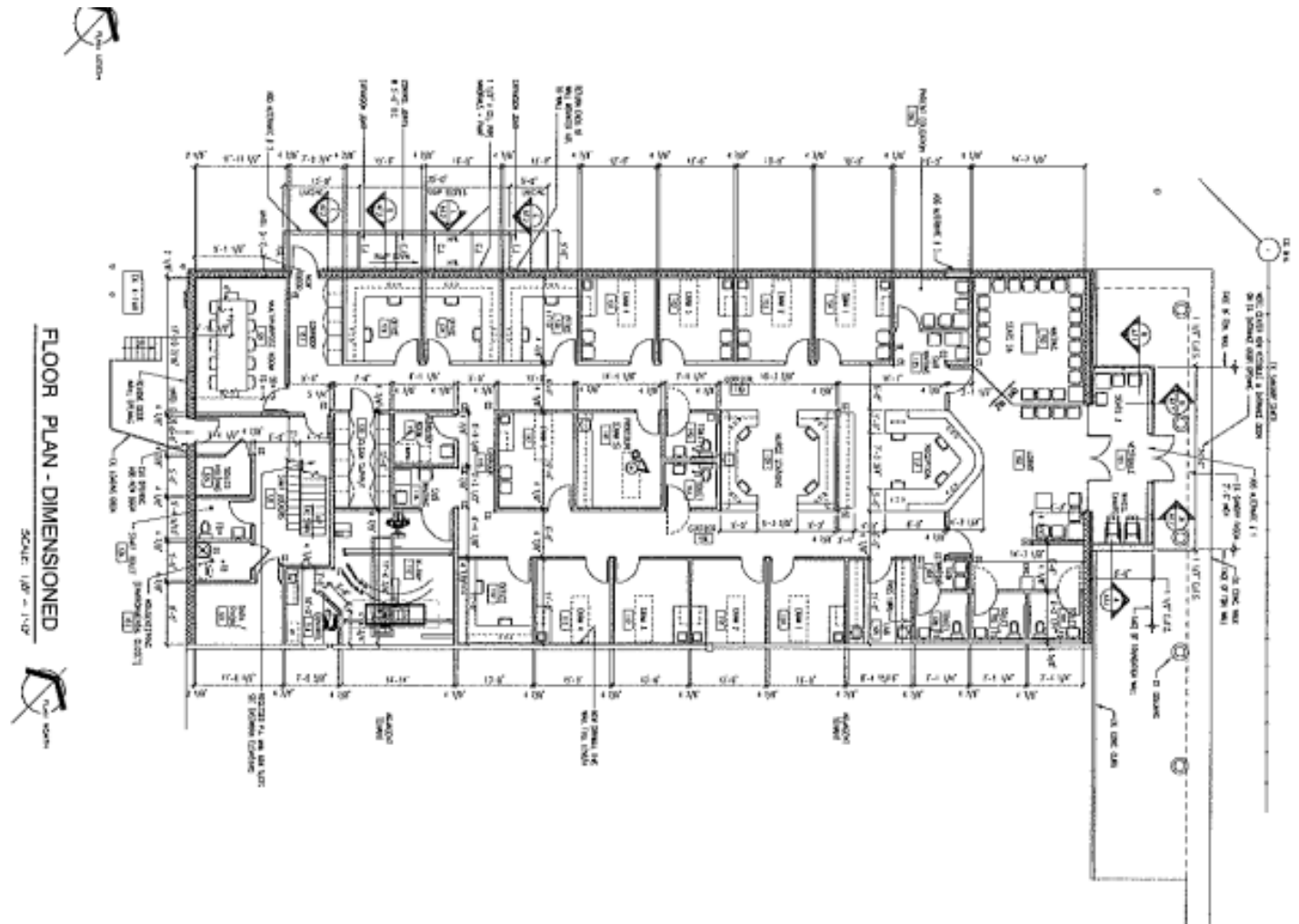
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McCOLLY BENNETT
COMMERCIAL *advantage*



Medical Space

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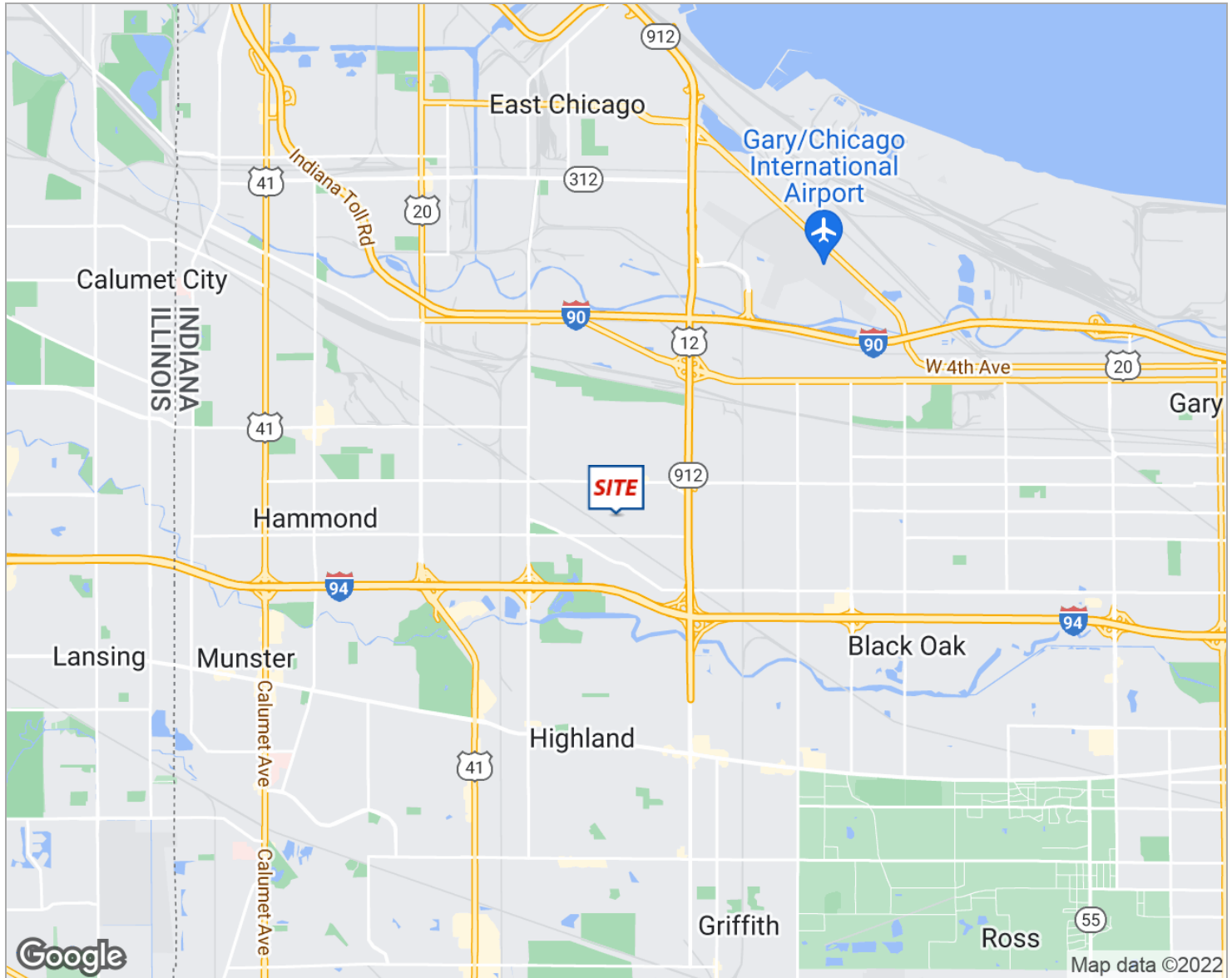
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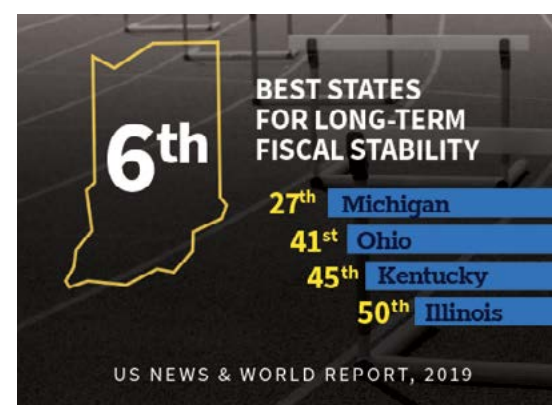
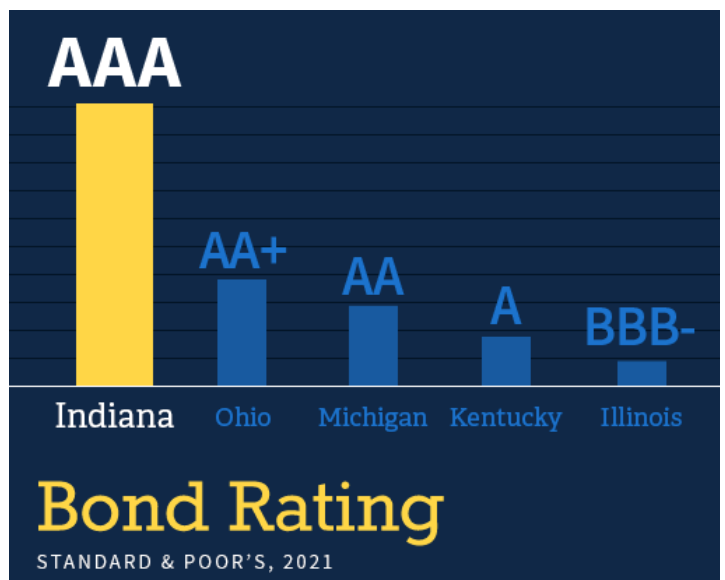
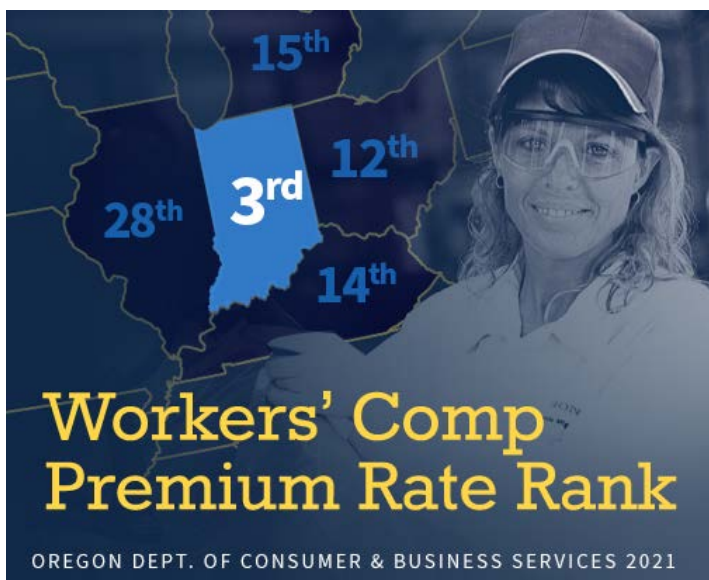
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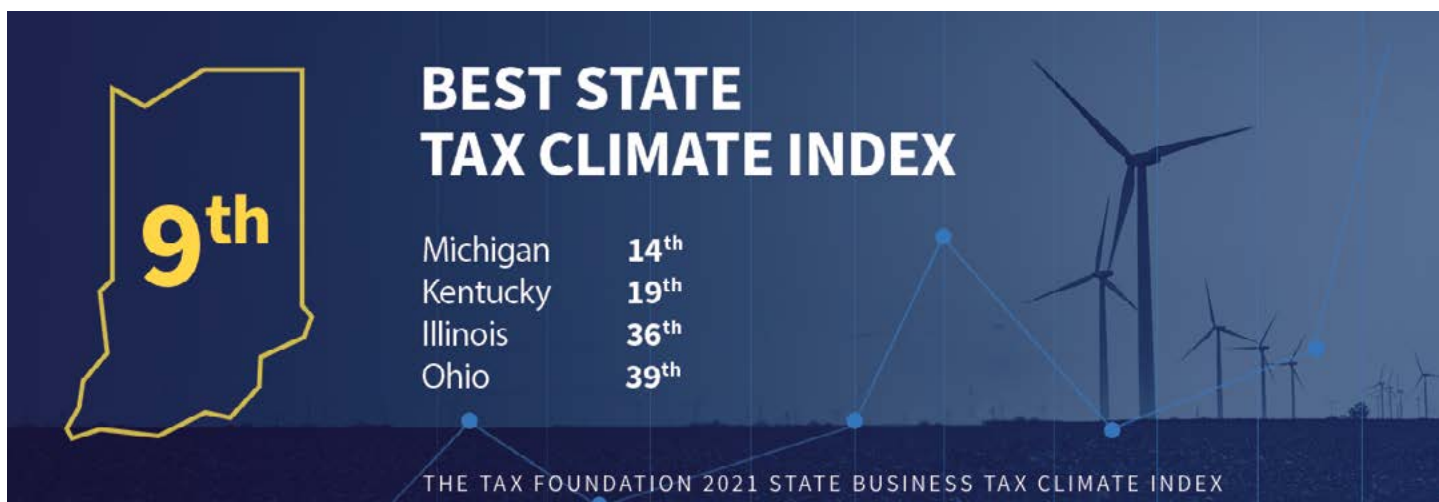
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TAXES & FACTORS	INDIANA	Illinois	Kentucky	Michigan	Ohio
Corporate Income Tax Rate (a)	5.25%	9.50%	5.0%	6.0%	None
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Single Sales Factor	Single Sales Factor	No State Income Tax
Individual Income Tax Rate	3.23%	4.95%	5%	4.25%	0% - 4.797%
Local Average Individual Income Tax Rate (b)	1.56%	NONE	2.08%	1.7%	2.5%
Local Average & Sales Tax Rate (c)	7.00%	6.25%	6.00%	6.00%	5.75%
Unemployment Insurance Tax-New Employer (d)	\$238	\$398	\$292	\$243	\$243
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$0.77	\$1.46	\$1.13	\$1.14	\$1.11
Mean Hourly Wage (e)	\$23.57	\$29.87	\$22.94	\$26.35	\$24.80
Cost of Living Index	95.3	99.9	92.6	90.5	92.3
Right To Work	Yes	No	Yes	Yes	No

(a) The corporate income tax rate decreases are effective July 1 of each year noted.

(b) The effective local income tax rate is calculated by taking the mean of the income tax rate in the most populous city and the capital city.

(c) City, county and municipal rates vary. These rates are weighted by population to compute an average local tax rate.

(d) Highest new employer (non-construction/mining) rate multiplied by highest new employer wage base

(e) QCEW 2019 - Statewide, Total-all industries, Private, All establishment sizes, Average Annual Pay/2080

Source: Tax Foundation (1/2021). Federation of Tax Administrators (State Apportionment of Corporate Income, 1/2020). Oregon Dept. of Consumer & Business Services (Oregon Workers' Compensation Premium Rate Ranking, 10/2018). Various state unemployment insurance agencies. ADP 2020 FastFacts. Bureau of Labor Statistics - Quarterly Census of Employment & Wages (9/2020). Emsi 2020.3 (using C2ER Cost of Living data). National Right To Work Legal Defense Foundation. Area Development (9/2020). Chief Executive (5/2020). CNBC (7/2019). Forbes (12/2019). US News (5/2019). S&P Global Rating (1/2020). Forbes (12/2019). US News (5/2019). S&P Global Rating (1/2020).