

8111 EAST 109TH AVENUE, WINFIELD, IN 46307



For more information, please contact:

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LEASING WINFIELD MEDICAL OFFICE

8111 East 109th Avenue, Winfield, IN 46307



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 3,500 SF

Lease Rate: \$18.00 SF/yr (NNN)

Lot Size: 1.61 Acres

Year Built: 1988

Building Size: 8548 SF

Zoning: C3

PROPERTY HIGHLIGHTS

- Approximately 3,500sf of turnkey medical office space for lease
- Located on a high traffic primary thoroughfare
- Pylon signage available
- Directly across the street from a supermarket and shopping center
- Can be renovated to professional office or retail use



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PROPERTY DESCRIPTION

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Approximately 3,500 square feet of turnkey medical office space for lease in Winfield. Located near the intersection of 109th Avenue and Randolph Street, directly across the street from Strack & Van Til. Pylon signage with backlight available. Ample parking. The space consists of six exam rooms, a procedure room, a large lobby, four restrooms, a kitchenette/break area, x-ray room, storage room, conference room, and a second storage room with washer and dryer hook ups. Space can be renovated to professional office or retail use. NNN's currently estimated at \$4.50/sf.

LOCATION DESCRIPTION

This property is located near the southeast corner of 109th Avenue and Randolph Street in Winfield, IN. The population of Winfield was 5,987 in 2019. Winfield is part of the Chicago Metropolitan Area and addresses share the same zip code as neighboring Crown Point.



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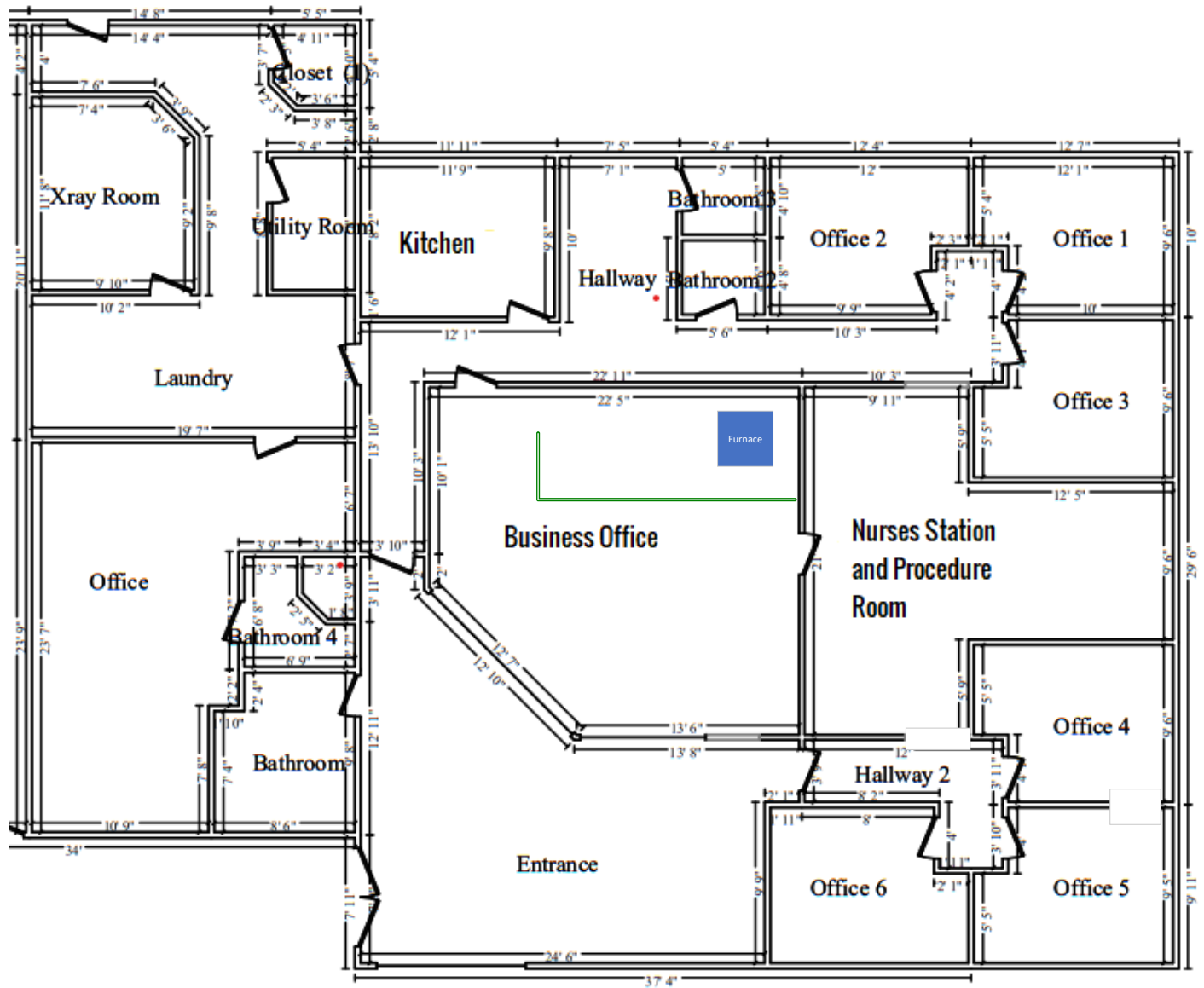
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FLOOR PLAN



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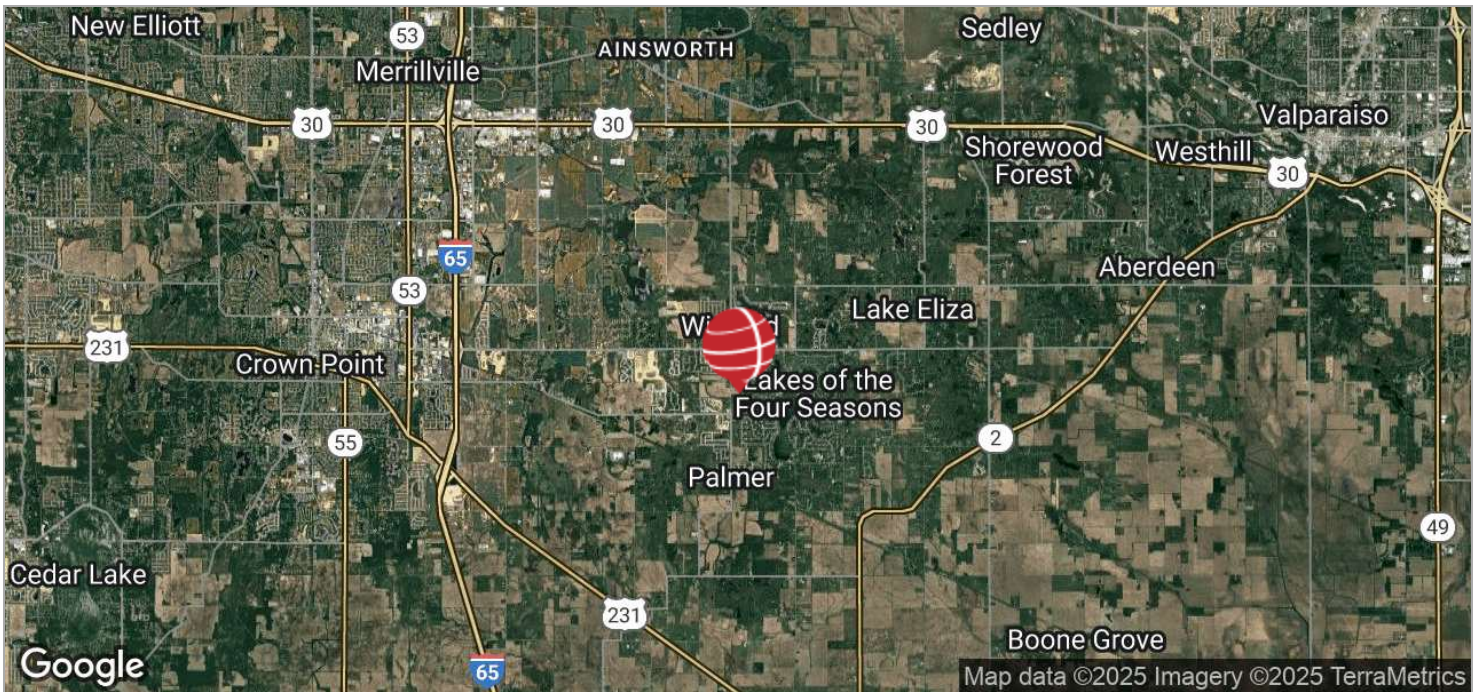
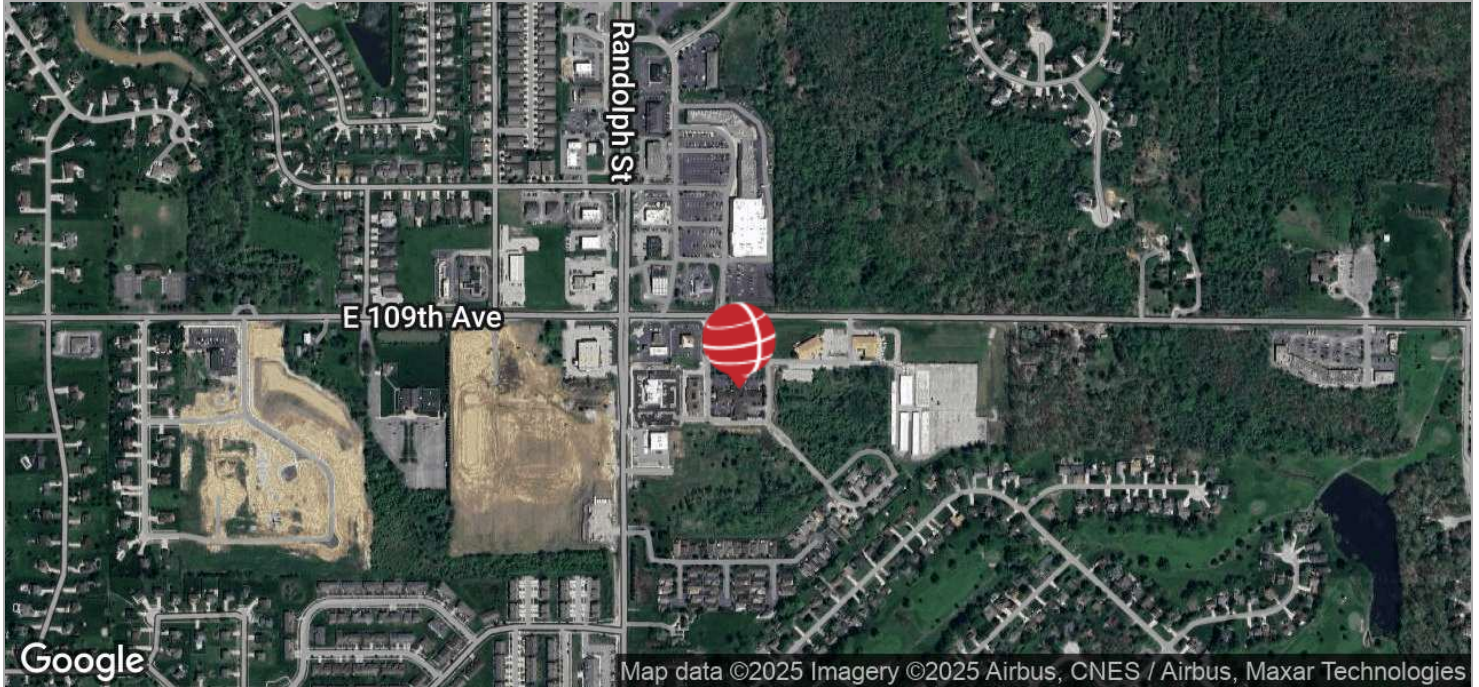
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LOCATION MAPS



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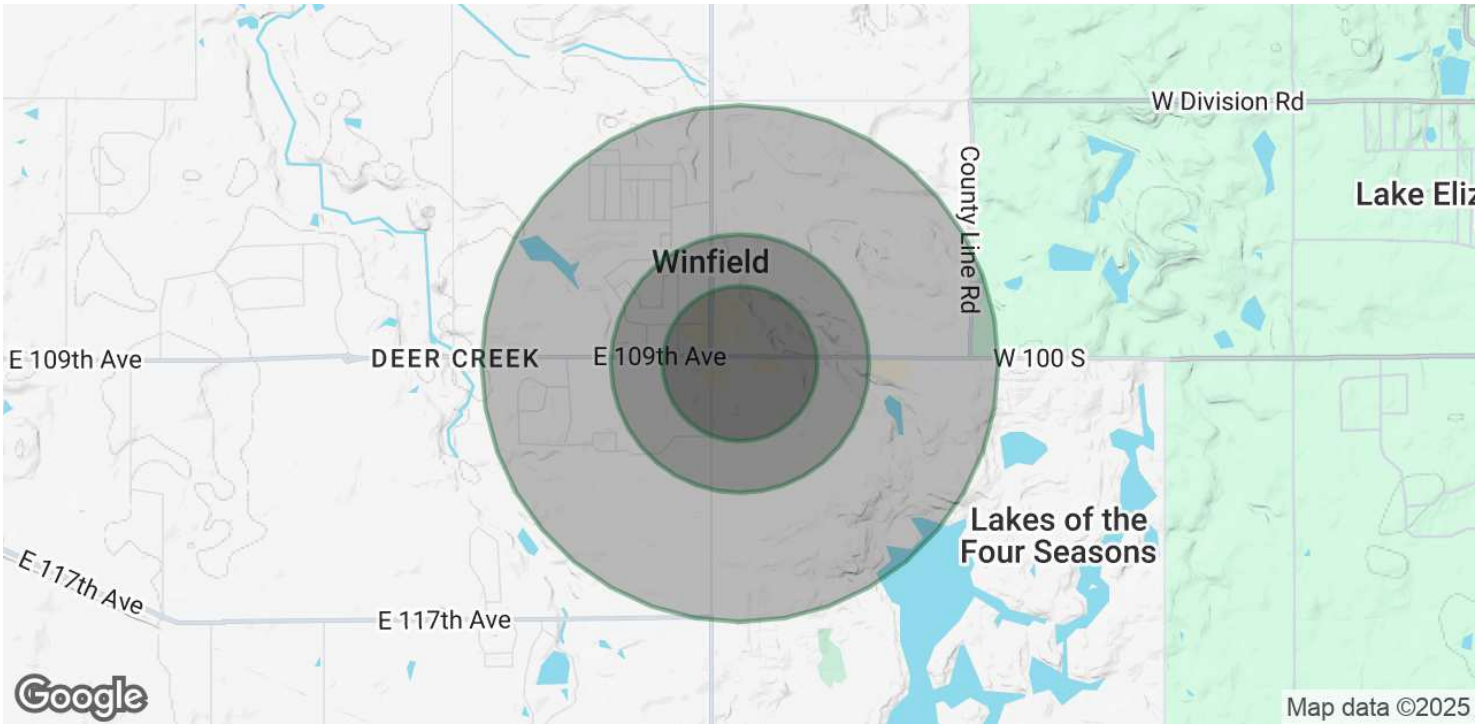
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	241	1,623	6,169
Average Age	39	39	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	82	544	2,094
# of Persons per HH	2.9	3	2.9
Average HH Income	\$125,845	\$126,313	\$128,655
Average House Value	\$354,612	\$357,228	\$361,641

Demographics data derived from AlphaMap

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