



NET LEASE INVESTMENT OFFERING



NorthShore Health Centers

200 3rd Court St
DeMotte, IN 46310 (Chicago CSA)



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Tenant Overview





Executive Summary

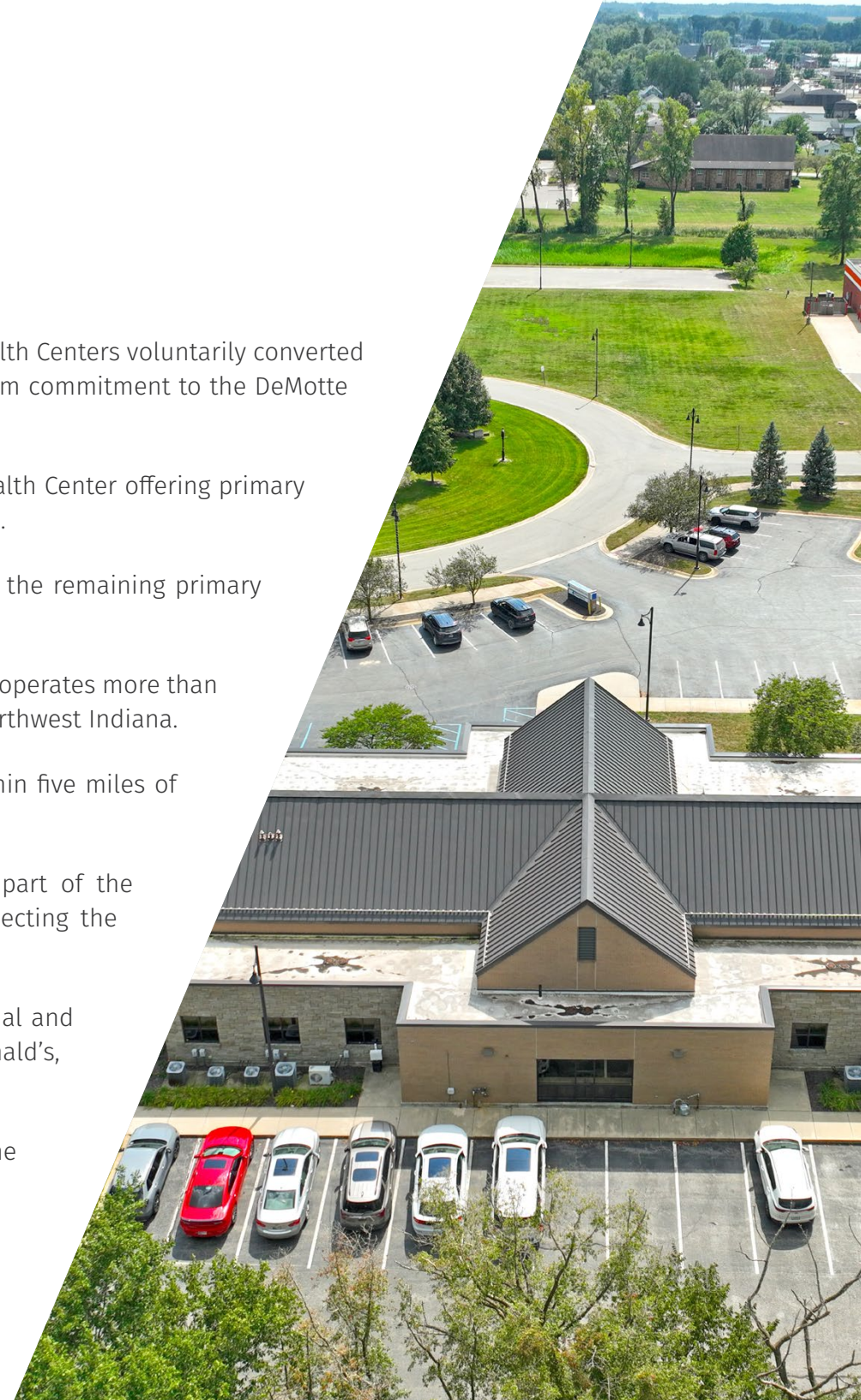
The Boulder Group is pleased to exclusively market for sale a single tenant net leased NorthShore Health Centers property located in DeMotte, Indiana. NorthShore Health Centers has operated at this location since January 2022, providing primary and family medical care to the surrounding community. The tenant recently extended its lease through December 2031, demonstrating a strong commitment to the location. The lease features 2% annual rental escalations throughout the remaining term, along with one 5-year renewal option.

The 8,920 square-foot building is located along US Route 231, which carries 13,000 vehicles per day. The property benefits from an established retail corridor, with national and regional retailers including Ace Hardware, CVS Pharmacy, Dairy Queen, Dollar General, Family Dollar, McDonald's, O'Reilly Auto Parts, Pizza Hut, Scooter's Coffee, and Taco Bell located nearby. DeMotte sits within Jasper County, one of the Indiana counties incorporated into the Chicago metropolitan area, giving the trade area access to the economic depth of greater Chicagoland. There are approximately 14,000 residents within five miles of the property, who maintain an average household income of approximately \$100,000.

NorthShore Health Centers is a nonprofit Federally Qualified Health Center (FQHC) providing primary care, dental, behavioral health, women's health, and pediatric services to communities across Northwest Indiana, regardless of a patient's ability to pay. The organization operates more than ten locations across Lake, Porter, LaPorte, and Jasper Counties, including the subject property, and has continued to expand its footprint to meet growing demand for accessible community healthcare.

Investment Highlights

- » **Tenant-Initiated Lease Extension** - In October 2025, NorthShore Health Centers voluntarily converted its remaining renewal option into firm term, reaffirming its long-term commitment to the DeMotte location.
- » **Essential Healthcare Use** - This location is a Federally Qualified Health Center offering primary care, behavioral health, OB/GYN, pediatrics, and ultrasound services.
- » **Contractual Rent Growth** - 2% annual rental increases throughout the remaining primary term and renewal option provide steadily growing income.
- » **Growing Regional Healthcare Network** - NorthShore Health Centers operates more than ten locations across Lake, Porter, LaPorte, and Jasper Counties in Northwest Indiana.
- » **Established, Growing Trade Area** - Nearly 14,000 residents live within five miles of the property, with an average household income of \$100,798.
- » **Chicago CSA Location** - The property sits within Jasper County, part of the Chicago-Naperville-Elgin, IL-IN-WI Combined Statistical Area, connecting the trade area to the broader Chicagoland economy.
- » **Established Retail Corridor** - The property is surrounded by national and regional retailers including Ace Hardware, CVS Pharmacy, McDonald's, O'Reilly Auto Parts, and Taco Bell, among others.
- » **Signalized Intersection Access** - The property is located near the junction of US Route 231 and State Road 10 in downtown DeMotte.



Property Overview



PRICE
\$2,132,013



CAP RATE
7.25%



NOI
\$154,571
(as of Jan 2027 increase)

NorthShore Health Centers

LEASE COMMENCEMENT DATE: 1/1/2022

LEASE EXPIRATION DATE: 12/31/2031

RENEWAL OPTIONS: One 5-year

RENTAL ESCALATION: 2% annual

LEASE TYPE: NN – Roof, Structure, Foundation, CAM¹

TENANT: NorthShore Health Centers

YEAR BUILT: 2010

BUILDING SIZE: 8,920 SF

LAND SIZE: 0.84 AC

1. Landlord administers CAM; Tenant reimburses costs for parking lot, landscaping, snow removal, and sidewalk maintenance.

Photographs



Aerial



Site Plan



A map showing the location of NorthShore Health Centers in Demotte, Indiana. The map includes major highways (Interstates 80, 90, 65, 41, 47, 52, 57, 231, 421, 30, 38, 49, 17, 13, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) and local roads. The NorthShore Health Centers logo is prominently displayed in the center, with a blue pin indicating the 'SUBJECT PROPERTY' location in Demotte, Indiana. The map also shows the Chicago area to the north and the Indiana/Ohio border to the east.

Location Overview

DEMOTTE, INDIANA

DeMotte is a community of approximately 3,800 residents in Jasper County, Indiana, situated along the US Route 231 corridor in the northwestern part of the state. The town serves as a local commercial hub for the surrounding agricultural region and has developed a stable base of healthcare, retail, and professional services. DeMotte benefits from its position within Jasper County, one of four Indiana counties incorporated into the Chicago metropolitan area, providing residents with access to the employment base, transportation network, and economic resources of greater Chicagoland.

CHICAGO, IL CSA

Jasper County is part of the Lake County-Porter County-Jasper County, IN Metropolitan Division, within the broader Chicago-Naperville-Elgin, IL-IN-WI Combined Statistical Area, one of the largest and most diverse economies in the United States. The Chicago metropolitan area is anchored by finance, manufacturing, logistics, and healthcare industries and benefits from extensive transportation infrastructure, including O’Hare International Airport, an extensive interstate highway network, and rail and shipping connections through the Port of Indiana. The region’s scale and economic diversity provide long-term stability and demand drivers for the surrounding Northwest Indiana submarket.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	3,323	1,411	\$74,137	\$80,470
3-MILE	7,660	3,064	\$75,571	\$86,899
5-MILE	13,978	5,464	\$79,946	\$100,798

Tenant Overview

NORTHSHORE HEALTH CENTERS

NorthShore Health Centers is a nonprofit Federally Qualified Health Center (FQHC) serving communities across Lake, Porter, LaPorte, and Jasper Counties in Northwest Indiana. The organization provides integrated primary care, dental care, behavioral health, women’s health, and pediatric services on a sliding-fee scale, ensuring access to care regardless of a patient’s ability to pay. As an FQHC, NorthShore Health Centers plays a defined role delivering comprehensive primary care in medically underserved areas, supported in part by federal Health Resources and Services Administration (HRSA) funding.



WEBSITE

www.northshorehealth.org

OF LOCATIONS

10+/-

HEADQUARTERS

Hammond, IN

COMPANY TYPE

Private



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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