

EXECUTIVE SUMMARY



OFFERING SUMMARY

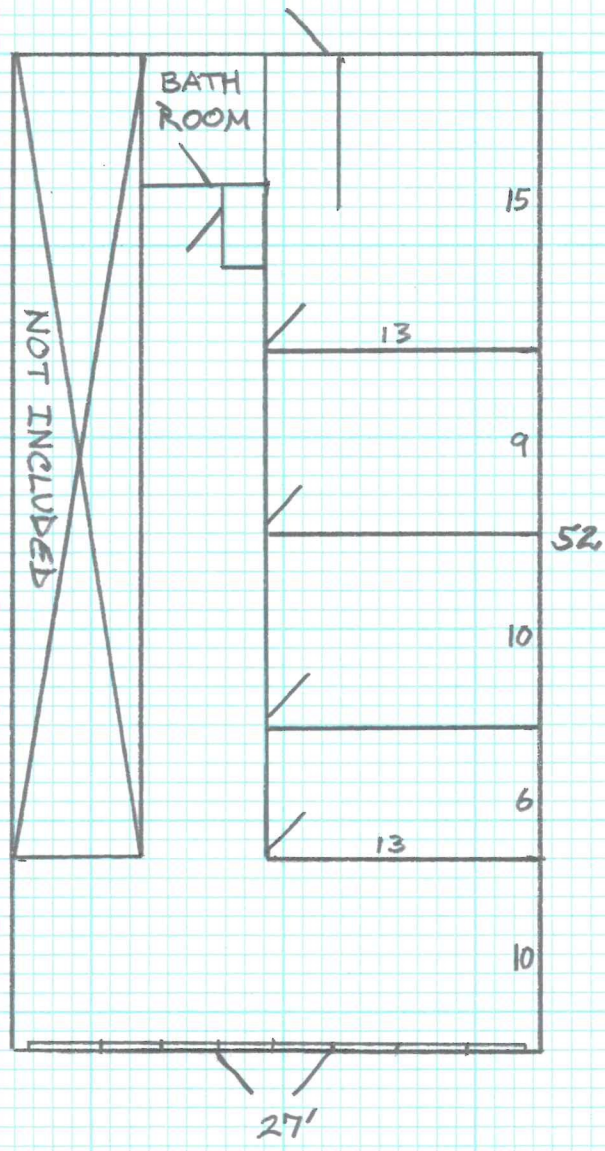
Lease Rate:	\$16.50 SF/yr
Available SF:	1,200 SF
Min/Max SF:	1,200 SF
Lease Type:	Triple Net
Expenses:	\$7.30/SF
Building Size:	17,907 SF
Lot Size:	2.12 Acres
Parking:	97 spaces
Zoning:	C-1

PROPERTY OVERVIEW

This is an attractive, all brick retail strip center ideal for all types of retail and professional office uses. 1,200 SF space featuring 4 offices, reception and bathroom. Current tenants include Wings Etc., Edible Arrangements, Trish Nails and Spas, Century 21 Affiliated, Transitions Dental and Glamour Hair Design. The building offers ease of access from Silhavy Drive and ample parking. Amenities include a shared outdoor patio, multi-panel monument sign, and plenty of room on building for signage. Triple net expenses for 2021 are estimated at \$7.30/SF.

LOCATION OVERVIEW

Silhavy Square is conveniently located at the northwest corner of Silhavy Road and E. Chicago Street, just 1/2 mile west of S.R. 49 and 1 mile north of U.S. Highway 30. This property is also just 1 block north of LaPorte Avenue (S.R. 2). Very close to Valparaiso Market Place anchored by Target, Home Depot, American Mattress, Panera Bread, Fashion Bug, Quizno's, Qdoba, Bath and Body Works, Menards, McDonald's and many more. Porter's Vale is one mile east featuring anchors such as Meijer, Dick's Sporting Goods, and Cinemark Theater.



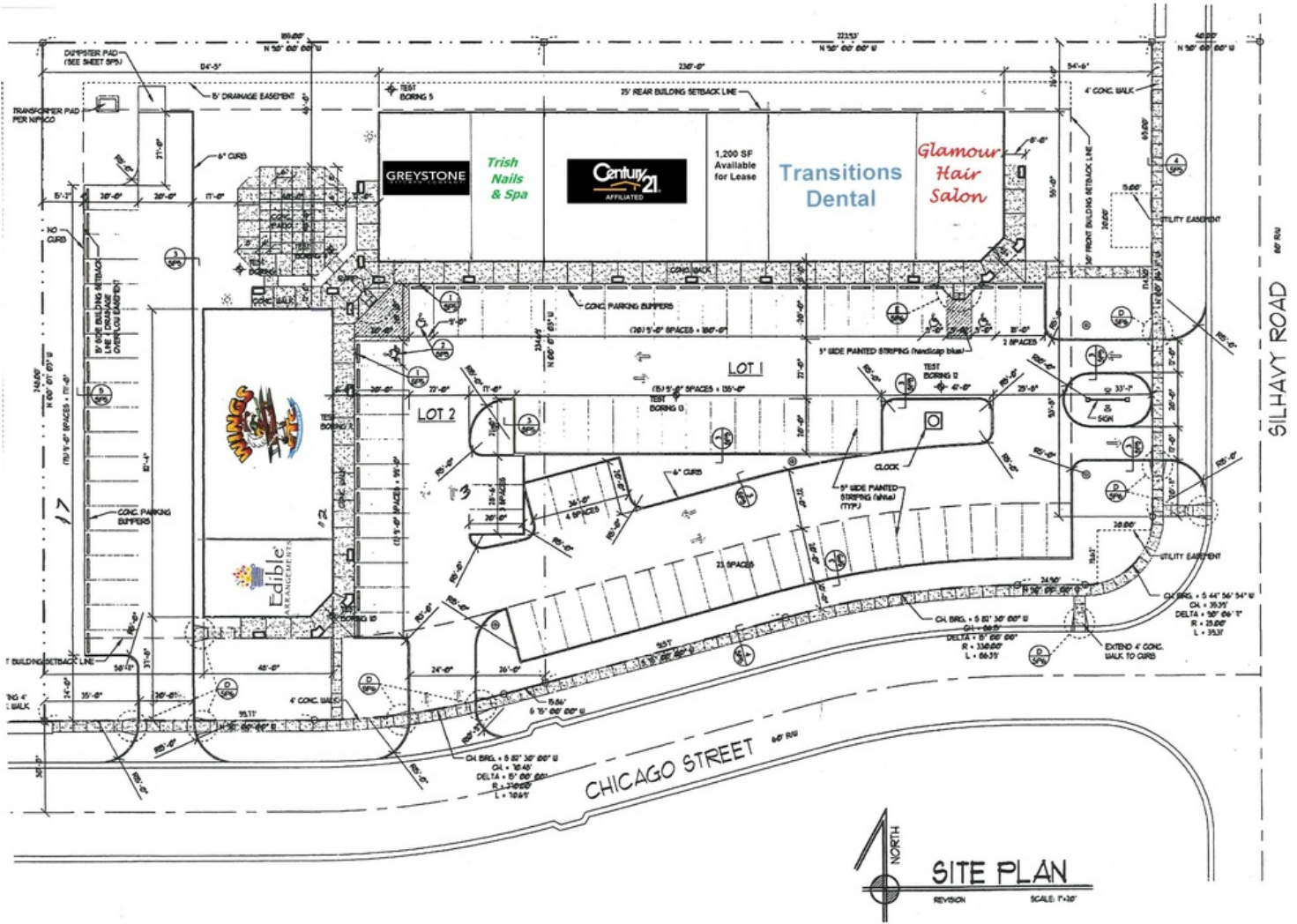
1,200+/- SF
Silhavy Square
Suite A103

1"=10'+/-

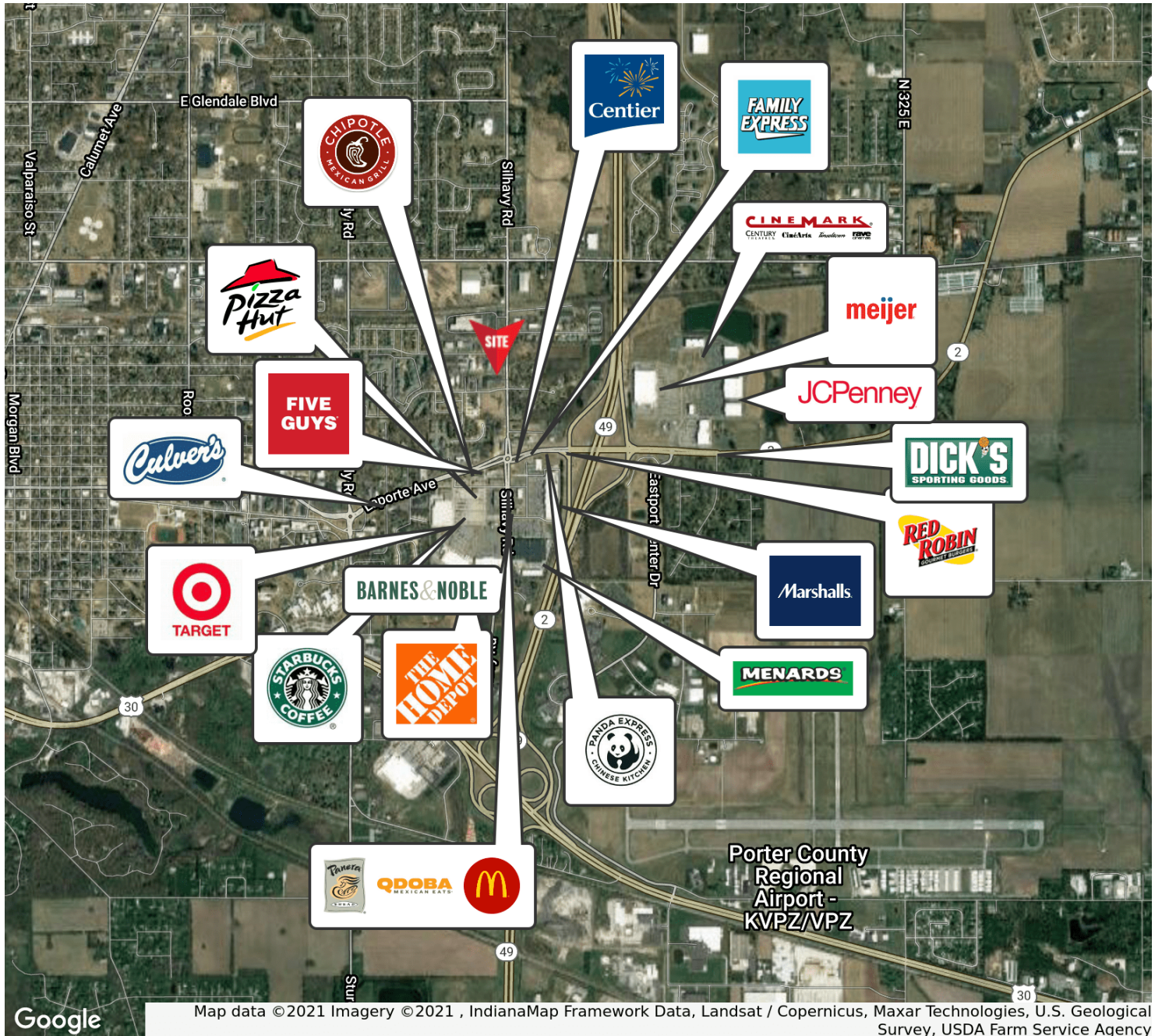
ADDITIONAL PHOTOS



TENANT SITE PLAN



RETAILER MAP



AERIAL



For Information Contact:

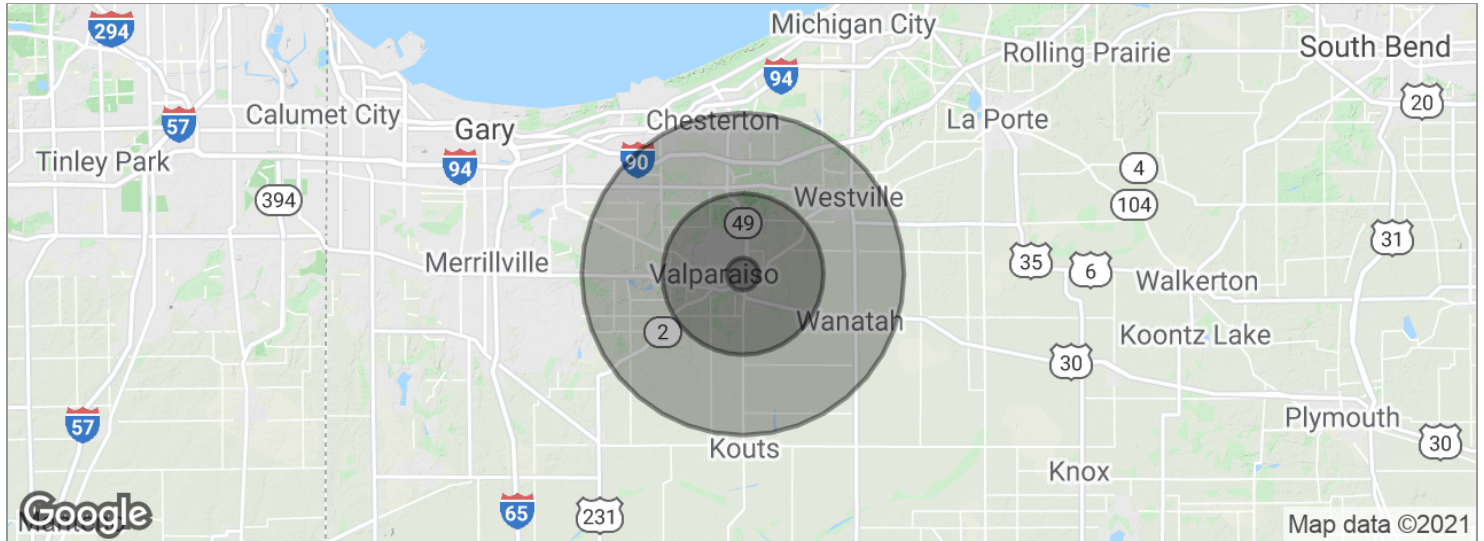
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	5,468	57,302	126,332
Median age	32.7	36.5	37.7
Median age (Male)	31.0	34.7	36.4
Median age (Female)	34.5	38.3	38.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,356	22,520	47,710
# of persons per HH	2.3	2.5	2.6
Average HH income	\$57,999	\$70,449	\$74,511
Average house value	\$167,405	\$215,293	\$222,896

* Demographic data derived from 2010 US Census