

# 9635 SARIC CT. , HIGHLAND, IN 46322



For more information, please contact:

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# LEASING 9635 SARIC CT

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 140 SF

**Lease Rate:** \$500.00 per month  
(Full Service)

**Lot Size:** 0.23 Acres

**Year Built:** 1971

**Building Size:** 7668 SF

**Zoning:** B3

### PROPERTY HIGHLIGHTS

- Professional office space for lease in Highland
- Located on a main thoroughfare, 45th Street
- Private offices leased individually
- Aggressive lease rate on a full service lease structure
- Turnkey space



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## PROPERTY DESCRIPTION

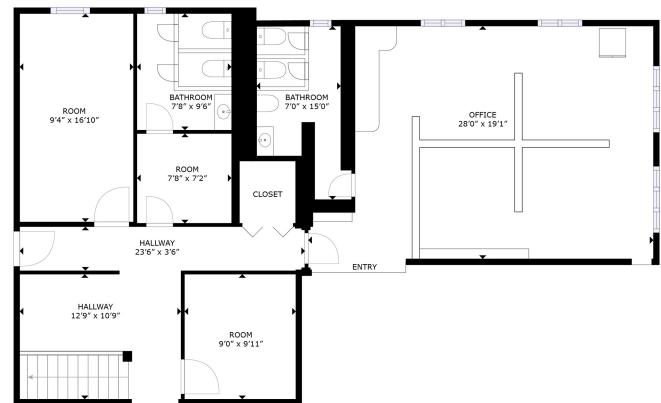
### PROPERTY DESCRIPTION

Professional office space available for lease in Highland. Property is located directly off of 45th Street. Additional parking is available to tenants if needed. Aggressive lease rate with utilities included in rent. Space is turnkey and consists of several individual offices which can be leased together or separate.

3D Tour: <https://my.matterport.com/show/?m=uFpgZbUpKhP>

### LOCATION DESCRIPTION

This property is located on a main thoroughfare, 45th Street, in Highland, IN. Highland is a town in Lake County, Indiana, United States. The population was 23,984 at the 2020 census. The town was incorporated on April 4, 1910. It is a part of the Chicago metropolitan area and North Township, and is surrounded by Hammond to the north, Munster to the west, Schererville to the south and Griffith to the east.



GROSS INTERNAL AREA  
FLOOR PLAN: 1,291 SF. ACTUAL MAY VARY.  
SIZES AND DIMENSIONS ARE APPROXIMATE.

Matterport

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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	140 SF	Lease Rate:	\$500.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9635 Saric Ct Suite 2	-	700 - 1,300 SF	Full Service	\$14.00 SF/yr	-
Private Offices	Available	140 SF	Full Service	\$500 per month	-

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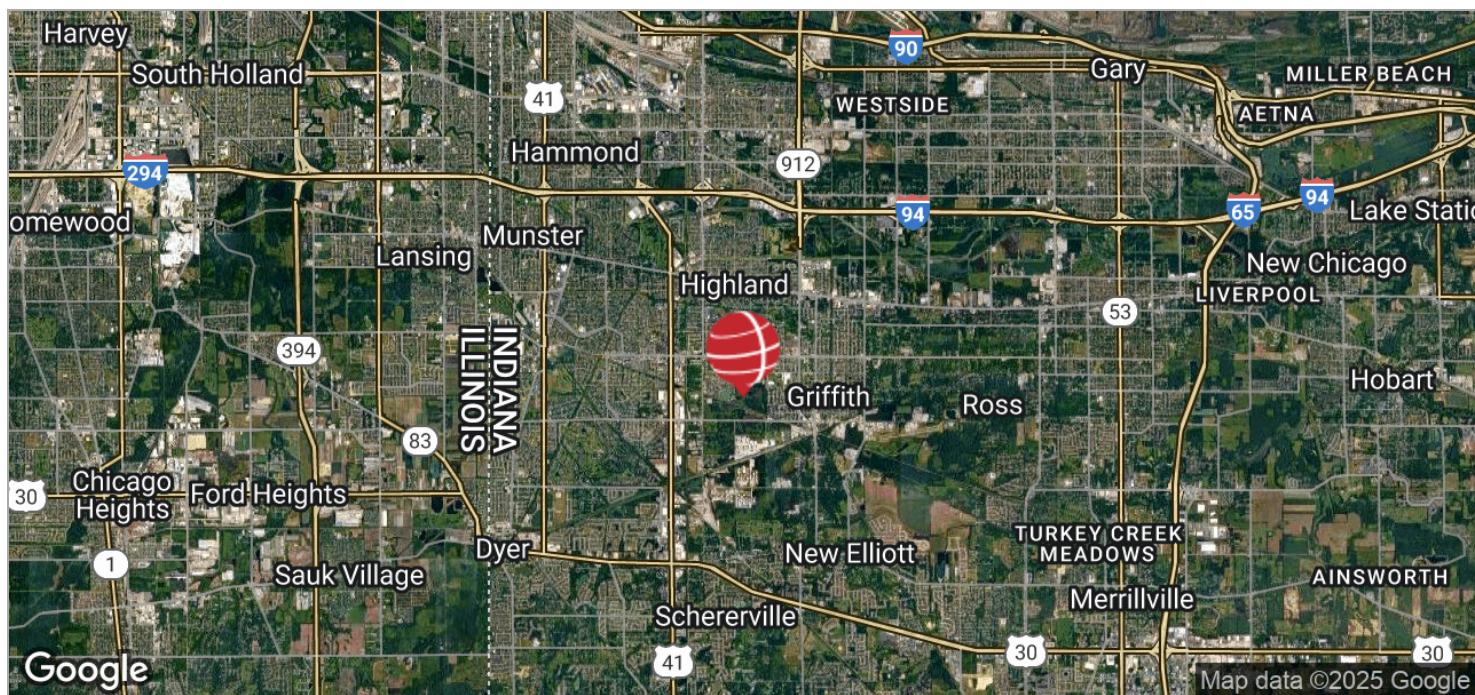
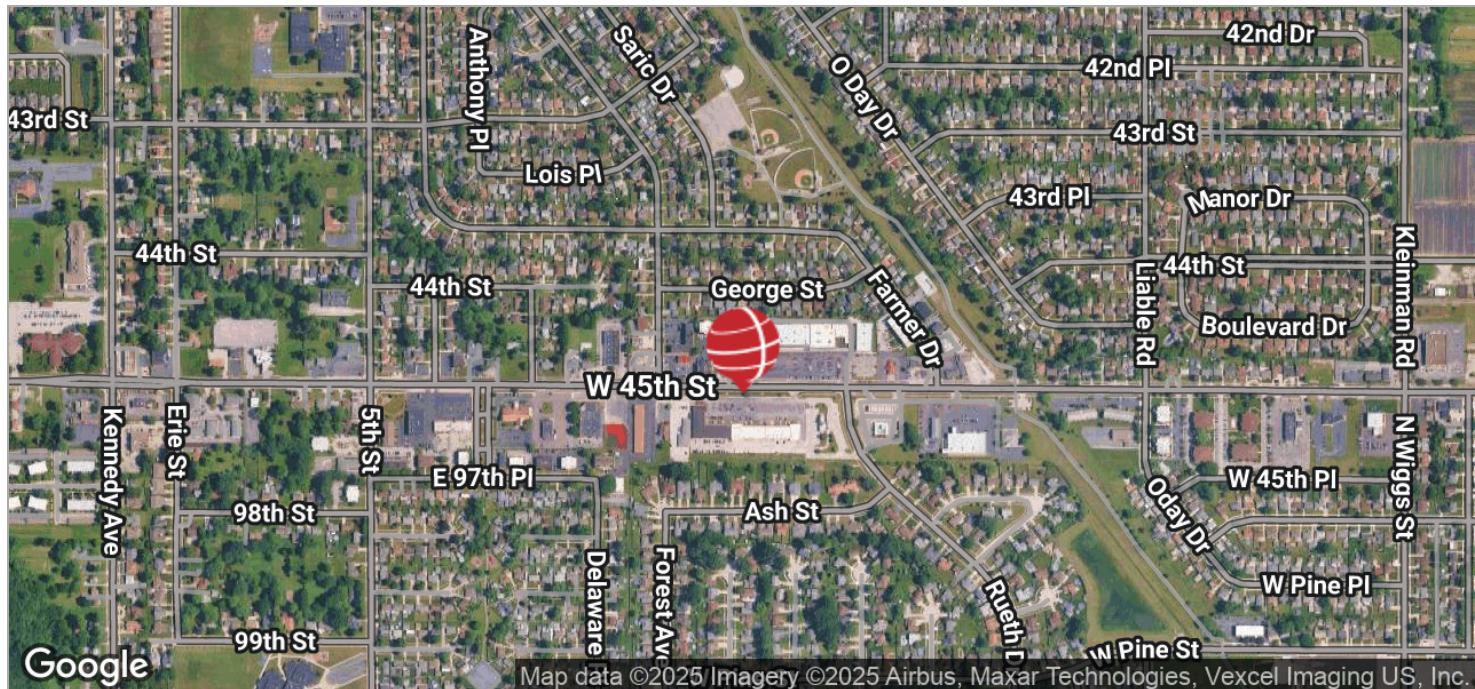
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## LOCATION MAPS



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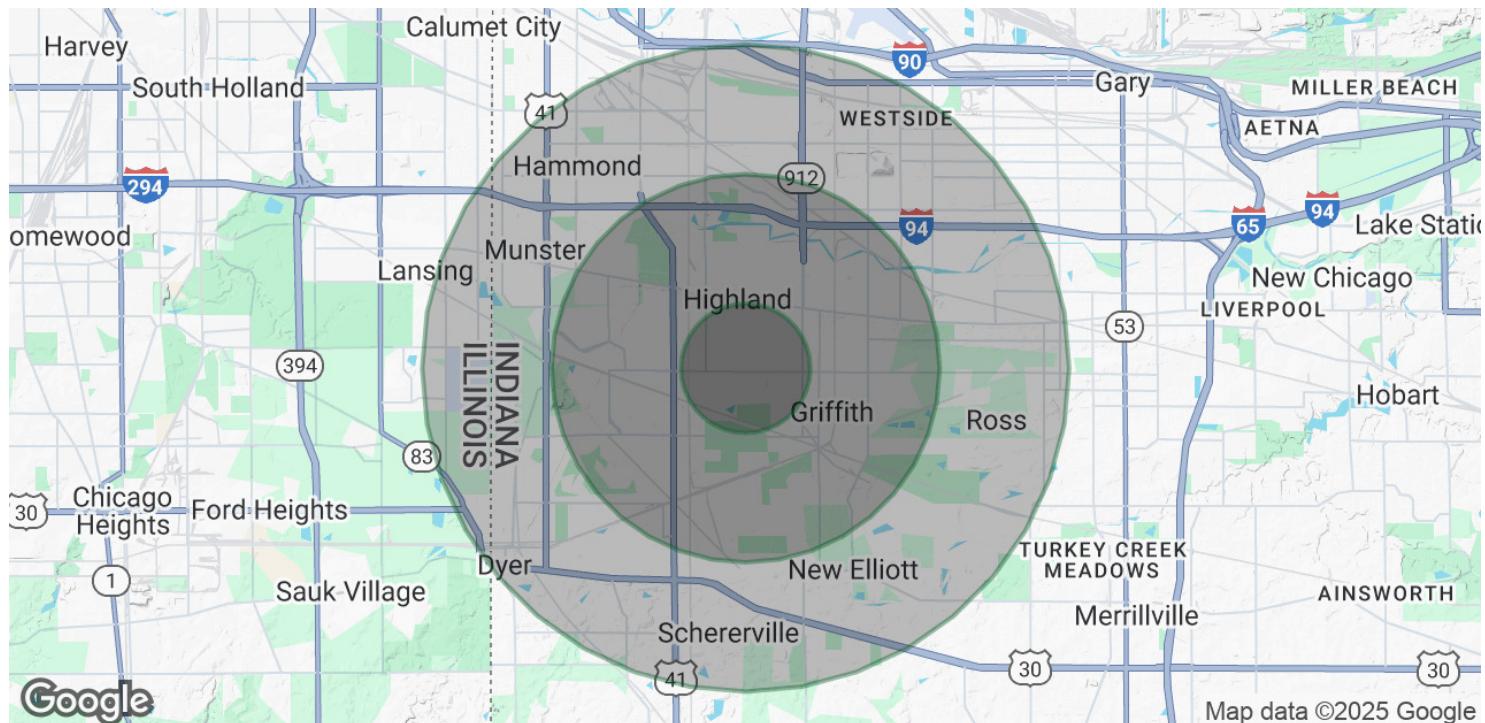
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,437	77,445	185,467
Average Age	41.5	39.6	39.1
Average Age (Male)	38.8	37.9	37.3
Average Age (Female)	44.3	41.6	40.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,125	30,868	71,457
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$68,715	\$68,677	\$67,865
Average House Value	\$167,673	\$171,417	\$186,566

2020 American Community Survey (ACS)

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