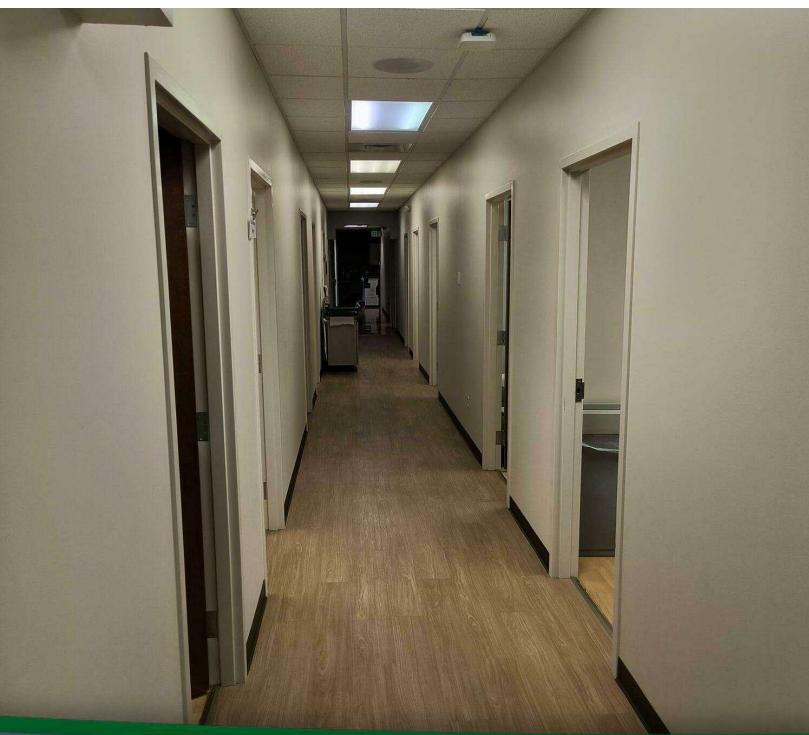


5529 HOHMAN AVE, HAMMOND, IN 46320



For more information, please contact:

ANTONY MIOCIC
Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL
219.864.0200
ckimmel@latitudeco.com


LATITUDE
COMMERCIAL
REAL ESTATE SERVICES
LATITUDECO.COM

SALE OF HAMMOND NNN MEDICAL INVESTMENT

5529 Hohman Ave, Hammond, IN 46320



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$425,000
Price / SF:	\$109.20
Cap Rate:	16.31%
NOI:	\$69,312
Lot Size:	0.26 Acres
Year Built:	1929
Building Size:	3892 SF
Zoning:	C1

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment for sale
- Tenant Franciscan Health has been in place 12 years with the current lease expiring September of 2027
- Located in Downtown Hammond on Hohman Avenue
- Turnkey modern medical office space
- Current NOI is approximately \$70,000 annually
- Very aggressive Cap Rate



ANTONY MIOCIC

Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL

219.864.0200
ckimmel@latitudeco.com

SALE OF HAMMOND NNN MEDICAL INVESTMENT

5529 Hohman Ave, Hammond, IN 46320



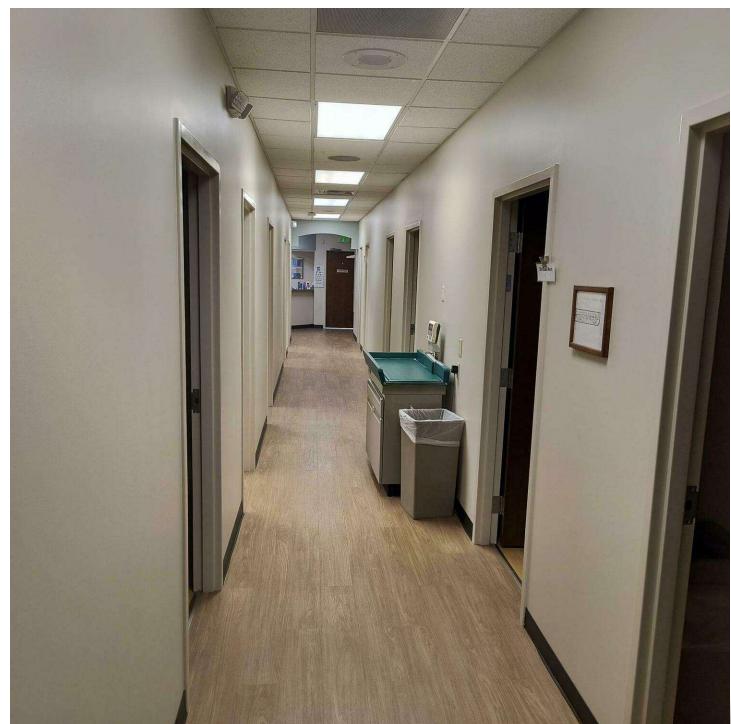
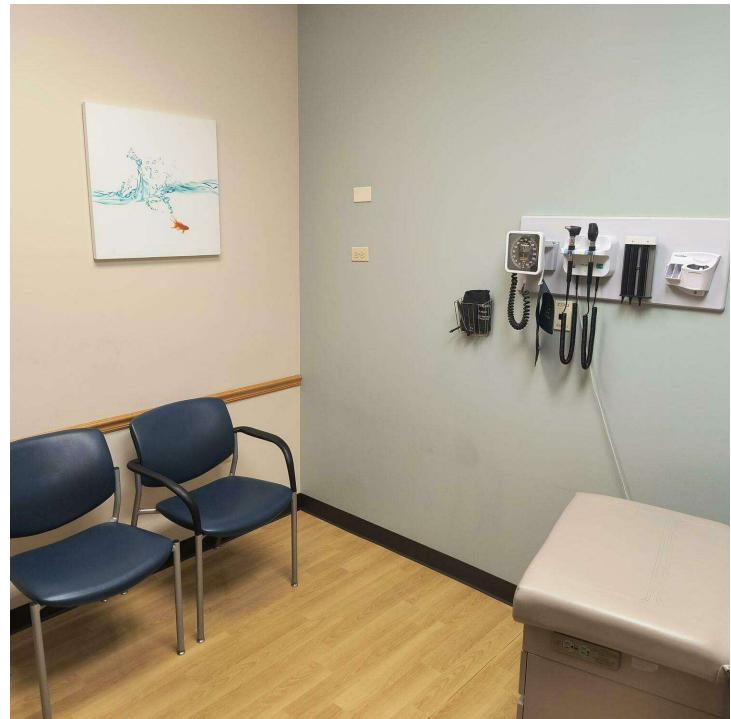
PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Introducing a premier investment opportunity in the heart of Hammond, IN. This NNN single tenant property offers a prime location on Hohman Avenue, diligently serving as the modern medical office space for tenant Franciscan Health for the past 12 years. Boasting a turnkey operation, this 3,892 SF building holds significant value with a current NOI of approximately \$70,000 annually. With a lease in place until September 2027, investors can capitalize on a stable and lucrative income stream. Zoned C1 and built in 1929, this property presents an enticing proposition for Office / Medical investors seeking a secure, long-term investment in a prominent downtown location.

LOCATION DESCRIPTION

This property is located on the southeast corner of Hohman Avenue and Condit Street in Downtown Hammond. Hammond is a city in Lake County, Indiana. Located along Lake Michigan, it is part of the Chicago metropolitan area and the only city in Indiana to border Chicago. As of the 2020 census, it is the eighth-most populous city in Indiana, with 77,879 residents. The city is traversed by numerous railroads and expressways, including the South Shore Line, Borman Expressway, and Indiana Toll Road. Notable local landmarks include the parkland around Wolf Lake and the Horseshoe Hammond riverboat casino. Part of the Rust Belt, Hammond has been industrial almost from its inception but is also home to a campus of Purdue University and numerous historic districts. Downtown Hammond has the South Shore Rail extension coming and is undergoing a large scale revitalization.



ANTONY MIOCIC

Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL

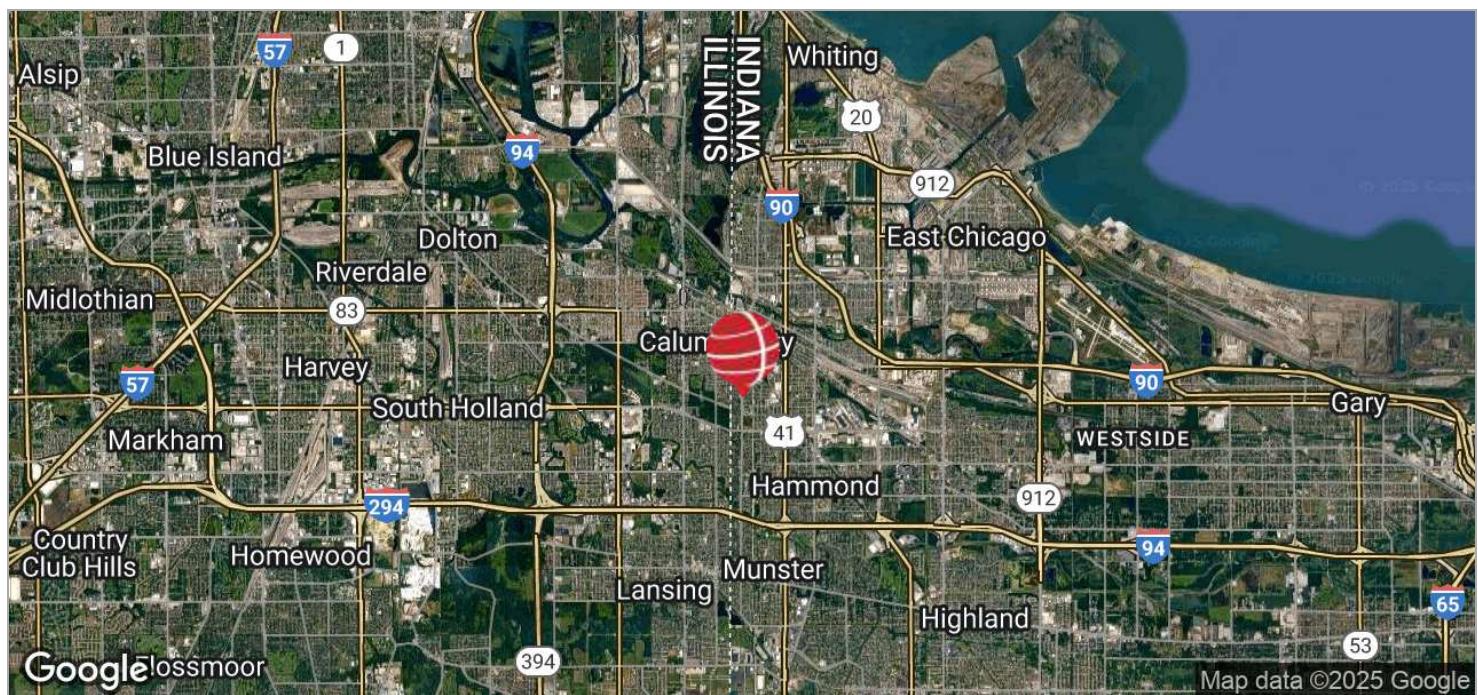
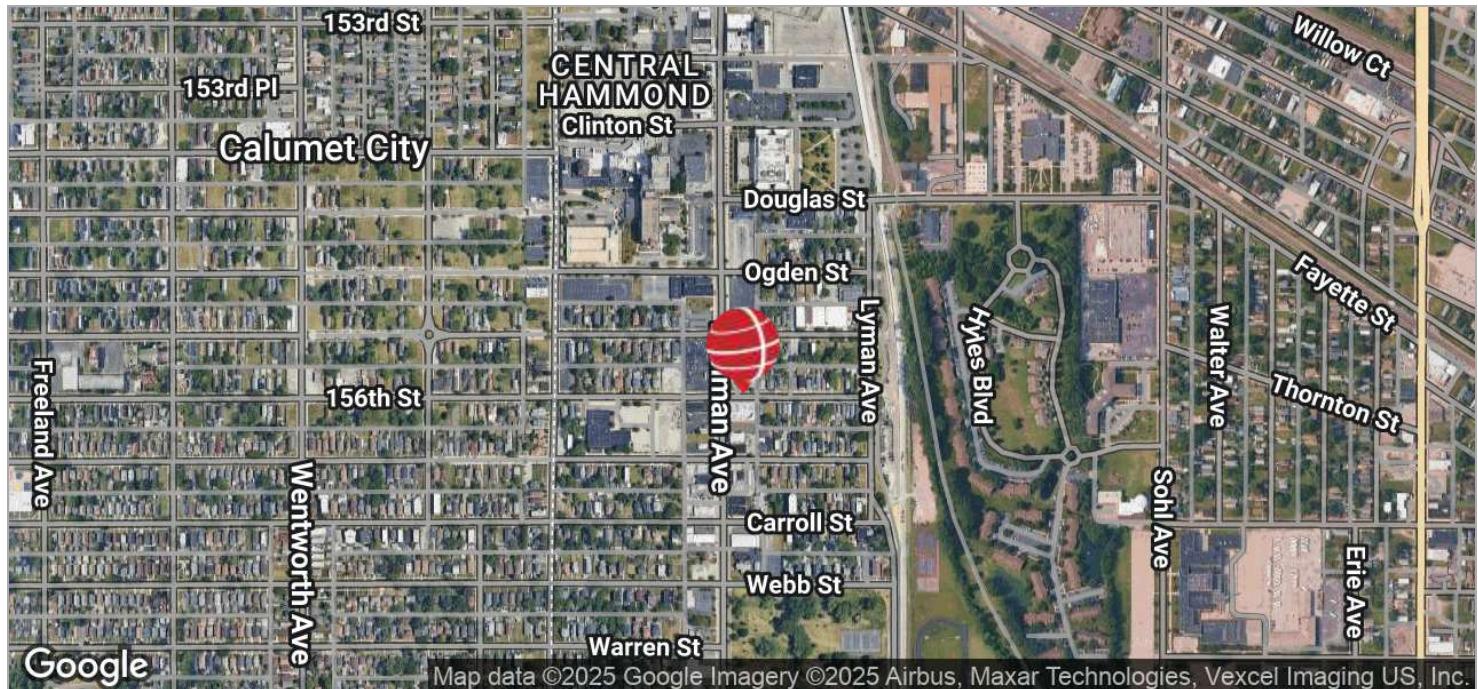
219.864.0200
ckimmel@latitudeco.com

SALE OF HAMMOND NNN MEDICAL INVESTMENT

5529 Hohman Ave, Hammond, IN 46320



LOCATION MAPS



ANTONY MIOCIC

Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL

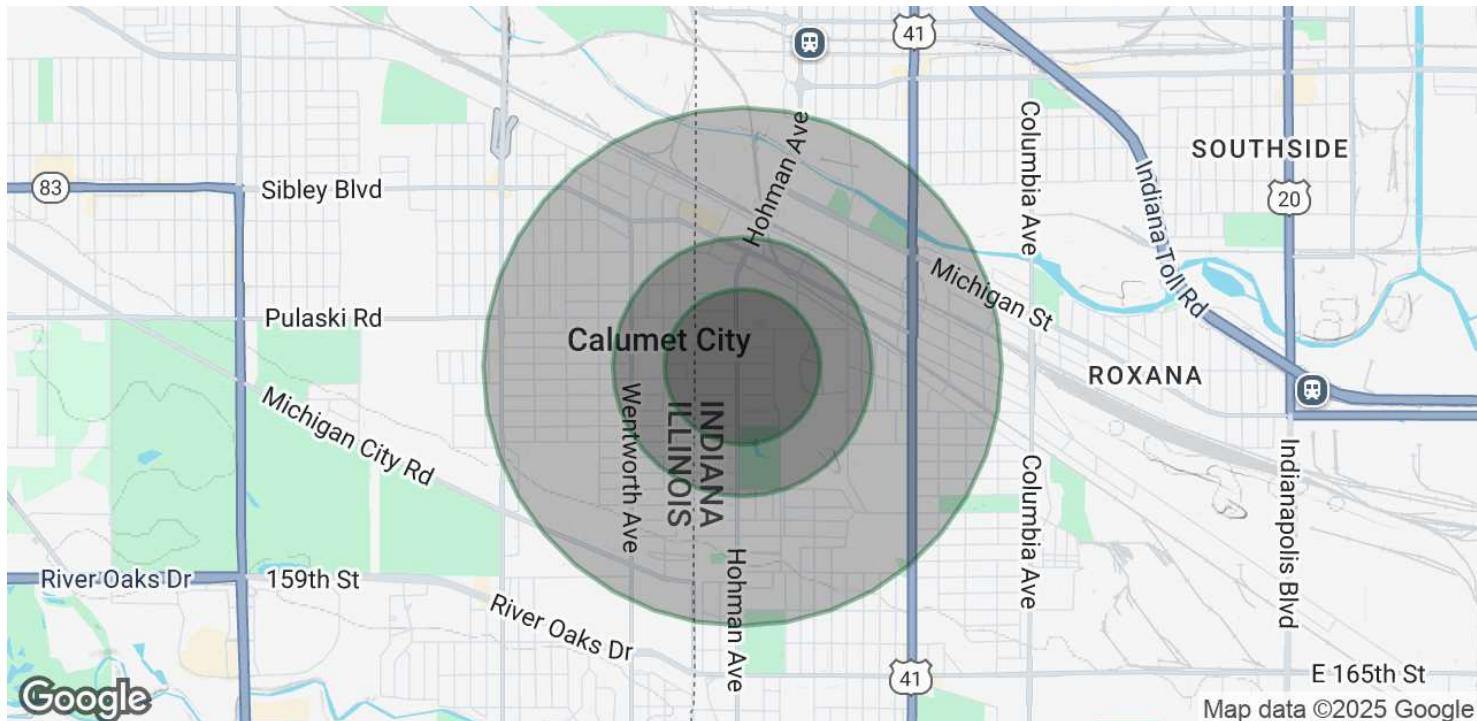
219.864.0200
ckimmel@latitudeco.com

SALE OF HAMMOND NNN MEDICAL INVESTMENT

5529 Hohman Ave, Hammond, IN 46320



DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	970	4,399	18,236
Average Age	36	36	36
Average Age (Male)	36	36	36
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	434	1,770	6,886
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$52,465	\$54,869	\$56,188
Average House Value	\$163,867	\$152,709	\$181,491

Demographics data derived from AlphaMap

ANTONY MIOCIC

Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL

219.864.0200
ckimmel@latitudeco.com