

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,350,000
Price / SF:	\$136.47
Total Building Size:	17,220 SF
8695 Building Size:	9,181 SF
8679 Building Size:	8,039 SF
8695 Real Estate Taxes:	\$14,496.62
8679 Real Estate Taxes:	\$11,558.90
Lease Rate:	\$16.00/SF
Lease Type:	Gross
Available SF:	1,149/1,481 SF
Lot Size:	2.28 Acres
Taxes:	11558.9

PROPERTY OVERVIEW

These are 2 of the 5 buildings in the Environ Professional Center P.U.D. complex which adjoins Southlake Methodist Hospital. Both buildings offer a beautiful brick exterior with interior renovations including Pergo "wood" flooring. This is an ideal location for all professional, medical and dental related tenants. Recent improvements to the Environ Professional complex include replacement of metal roofs, landscaping, paving and a fountain at entrance.

The 8695 building is 9,181 SF and 100% leased. Suite A is 1,751 SF is leased to Apex Physical Therapy. Suite B is leased to Legaci Homecare Service. Suite C is a leased to Reith Riley and Suite D/E is Bionic Prosthetics & Orthotics Group willing to sign a 5-year lease or vacate at the sale of the building. 2025 pay 2026 RE Taxes \$14,496.62 (\$1.57/SF).

The 8679 building is a three unit 8,039 SF building with one available suite. Suite A/B is leased to Retina Assoc. Suite C is currently available to lease with interior features 1,149 SF with 4 exam rooms, 1 office, reception/waiting area, filing room and a set of bathrooms. Suite D is 1,481 SF with 2 offices, open area, storage room and bathroom, available September 1st, 2026. Gross rent includes Real Estate taxes, insurance and CAM expense. Tenants pay separately metered utilities and janitorial cleaning. 2025 pay 2026 RE Taxes \$11,558.90 (\$1.43/SF).

LOCATION OVERVIEW

1/2 mile southwest of I-65/U.S. Highway 30 interchange; 1 block east of Broadway (S.R. 53) with access via 86th Avenue to Connecticut Street or via Southlake Methodist Hospital Drive off Broadway. Near Gamba's, Gino's Steakhouse, Portillos, banking, shopping, restaurants and more!

LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,149 - 1,481 SF	Lease Rate:	\$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8679 Connecticut, Suite C	Available	1,149 SF	Gross	\$16.00 SF/yr	Tenants pay separately metered utilities and janitorial cleaning. Can be combined with Suite D to form 2,630 SF.
8679 Connecticut, Suite D	Available	1,481 SF	Gross	\$16.00 SF/yr	Tenants pay separately metered utilities and janitorial cleaning. Can be combined with Suite C to form 2,630 SF.



8695 CONNECTICUT STREET MERRILLVILLE, IN
9,181± S.F.

FLOOR PLAN
SCALE : 3/16" = 1'-0"

[illegible]

PROJECT
FLOOR
PLAN -
ENVIRON
8695

DATE :
PROJECT NUMBER :
DRAWN BY:
CHECKED BY:

PERMIT SET

SHEET :

A-1.0

FILE NAME :

8695 CONNECTICUT, SUITE A - LEASED



8695 CONNECTICUT, SUITE B - LEASED



8695 CONNECTICUT, SUITE C 1,200 SF



8695 CONNECTICUT - SUITE D/E - 3,659 SF LEASED



[illegible]

PROJECT
FLOOR
PLAN -
ENVIRON
8679

DATE:

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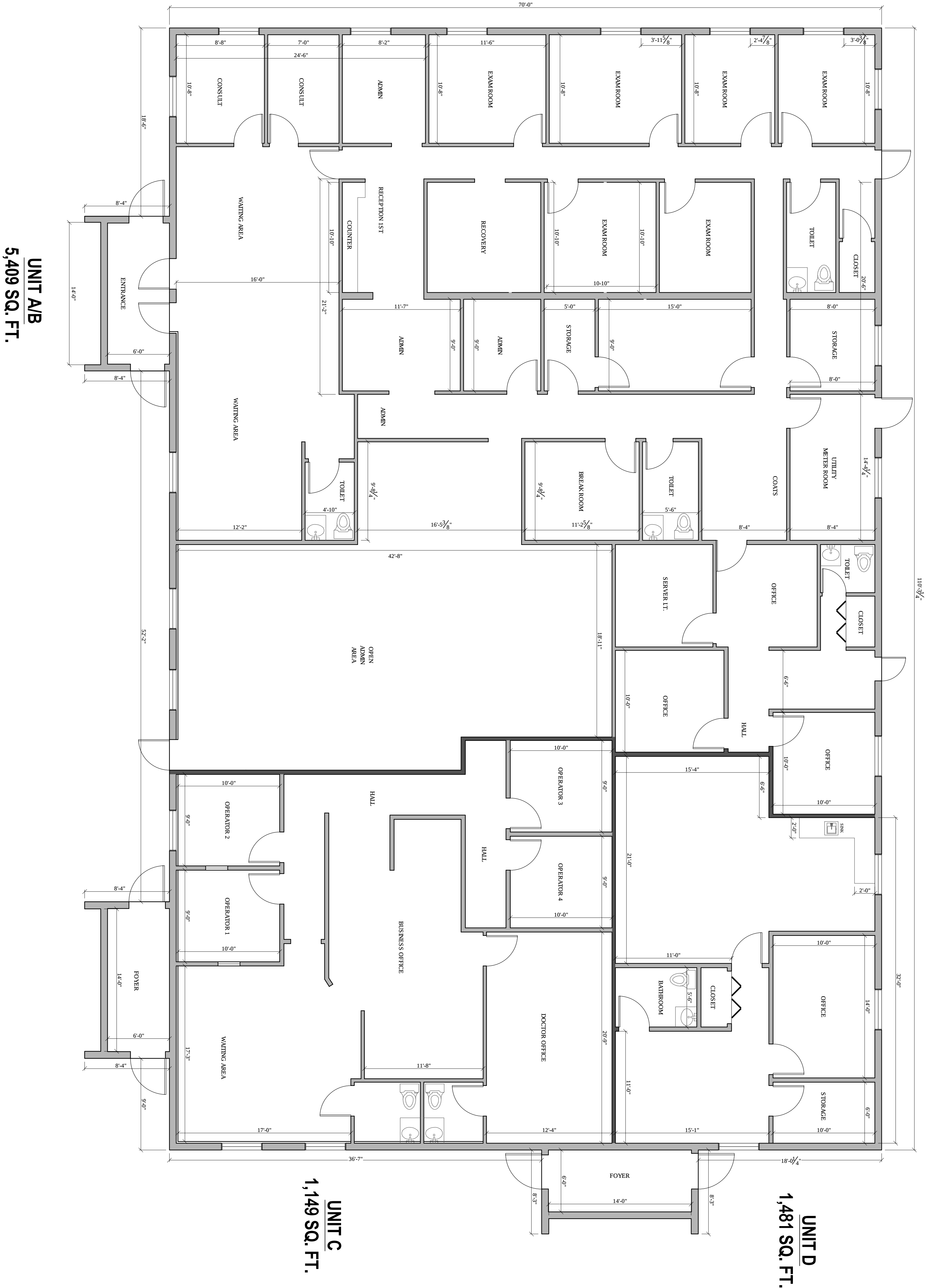
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FILE NAME :



AI FLOOR PLAN

1.0 SCALE: 3/16" = 1'-0"

8679 CONNECTICUT SUITE D



AERIAL IMAGE



RETAILER MAP



For Information Contact:

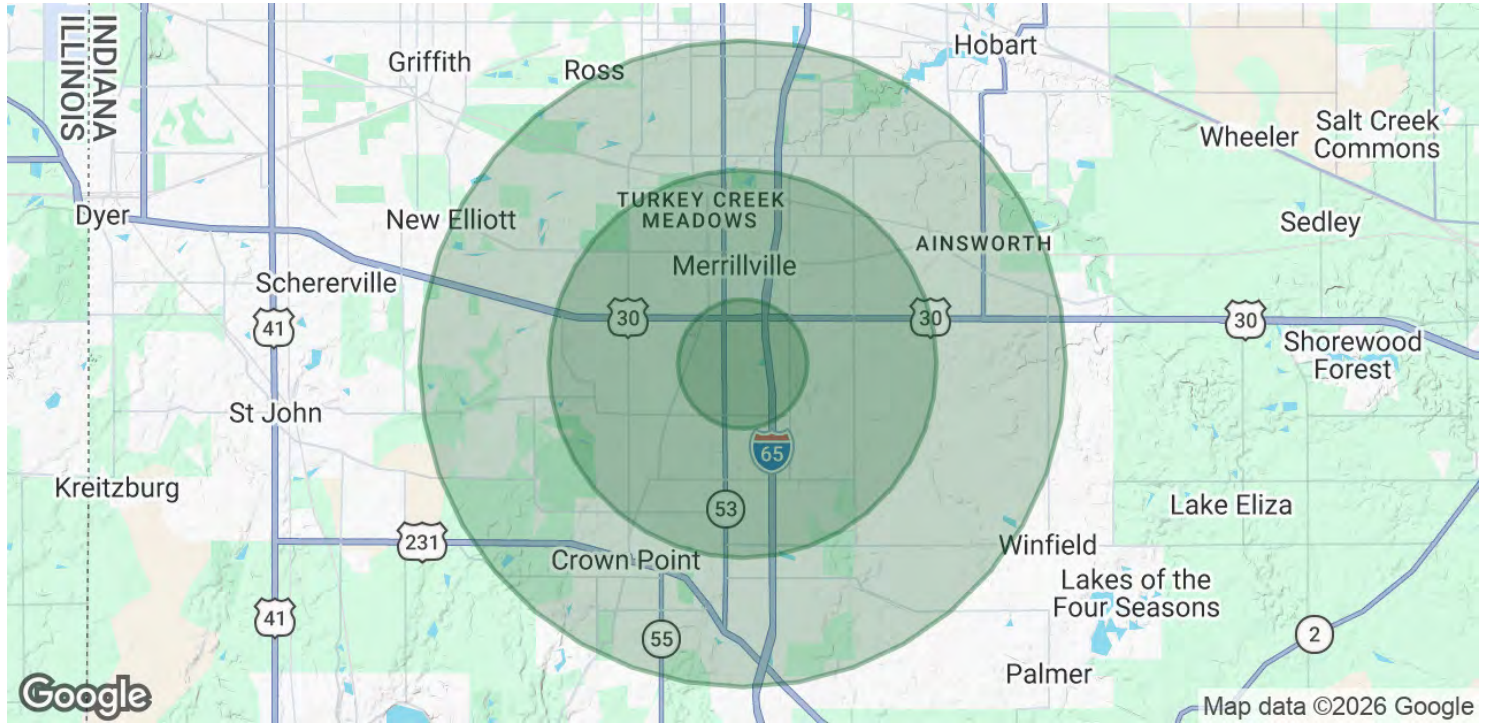
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,102	32,736	90,734
Average Age	46.5	41.1	41.2
Average Age (Male)	45.9	38.6	39.2
Average Age (Female)	46.9	42.2	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,024	14,678	38,258
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$64,432	\$73,318	\$76,004
Average House Value	\$142,459	\$145,405	\$174,131

* Demographic data derived from 2020 ACS - US Census