

5401 - 5443 BROADWAY , MERRILLVILLE, IN 46410



For more information, please contact:

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LEASING EXECUTIVE PLAZA

5401 - 5443 Broadway , Merrillville, IN 46410



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,000 SF

Lease Rate: \$10.00 SF/yr (NNN)

Lot Size: 0.8 Acres

Building Size: 15120 SF

PROPERTY HIGHLIGHTS

- Turnkey office suites for lease
- Very Aggressive Lease Rate
- Corner lot on Broadway and 54th Avenue
- Directly across the street from a Save A Lot grocery store with multiple other national retailers in a one mile radius
- Well maintained office building with ample parking



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PROPERTY DESCRIPTION



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Turnkey spaces with aggressive lease rates in a well maintained office building. Located directly across the street from Save A Lot grocery store with numerous national retailers within a one mile radius. Property sits on a corner lot (Broadway and 54th) and has pylon signage directly on Broadway. Ample parking with an overflow lot in the rear of the building. NNN's currently estimated at \$4/sf.

LOCATION DESCRIPTION

The 15120 square foot office building is located on Broadway in Merrillville, Indiana. Merrillville is a town in Ross Township, Lake County, Indiana. The town is centered on the intersection of U.S. Route 30 and Interstate 65. The population was 35,246 at the 2010 census. Merrillville is located in the east-central portion of Lake County, in the Chicago metropolitan area.



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LEASE SPACES



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1,000 SF Lease Rate: \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5437 Broadway	-	2,065 SF	NNN	\$10.00 SF/yr	-
5425 Broadway	Available	1,000 SF	NNN	\$10.00 SF/yr	-
5401 Broadway Ste. G	-	840 SF	NNN	\$10.00 SF/yr	-
5401 Broadway Ste. E	-	1,080 SF	NNN	\$10.00 SF/yr	-
5401 Broadway Ste. H	-	830 SF	NNN	\$10.00 SF/yr	-
5429 Broadway	-	1,100 SF	NNN	\$10.00 SF/yr	-
5401 Broadway Ste. F	-	650 SF	NNN	\$10.00 SF/yr	-

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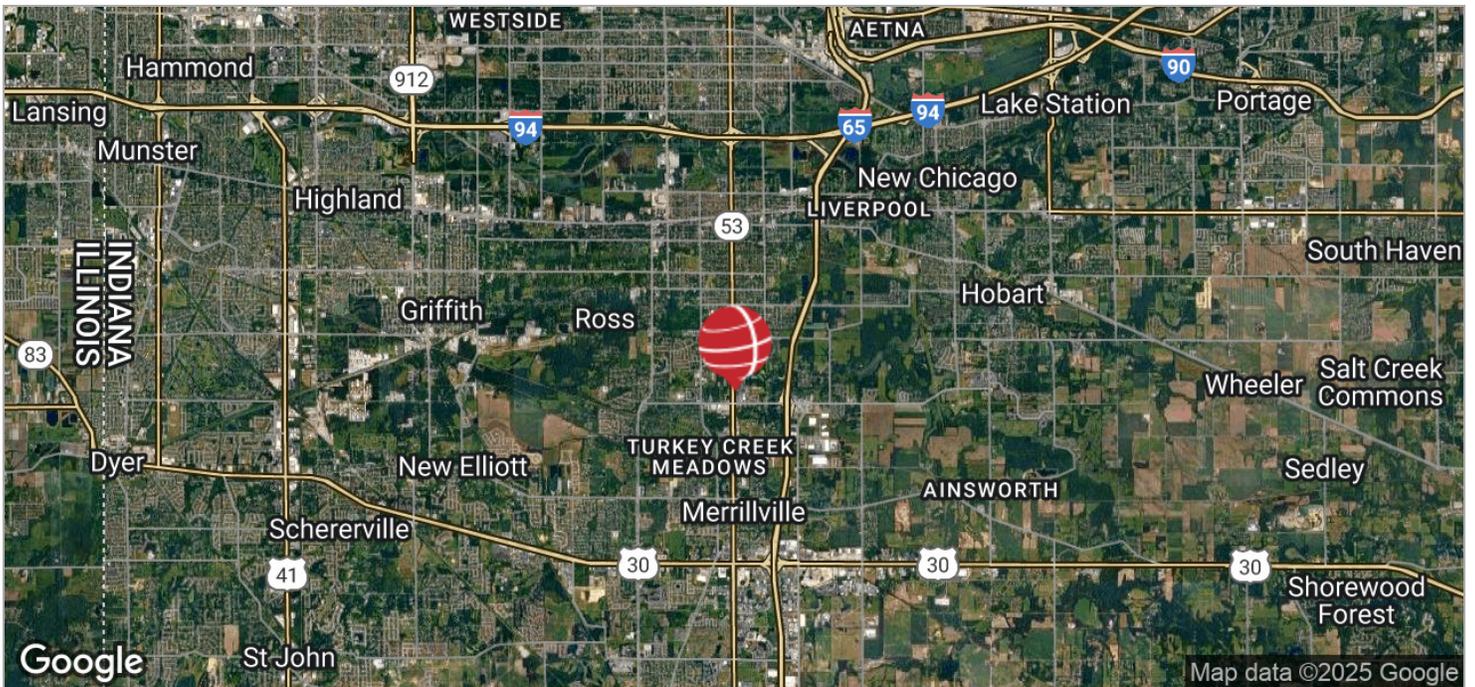
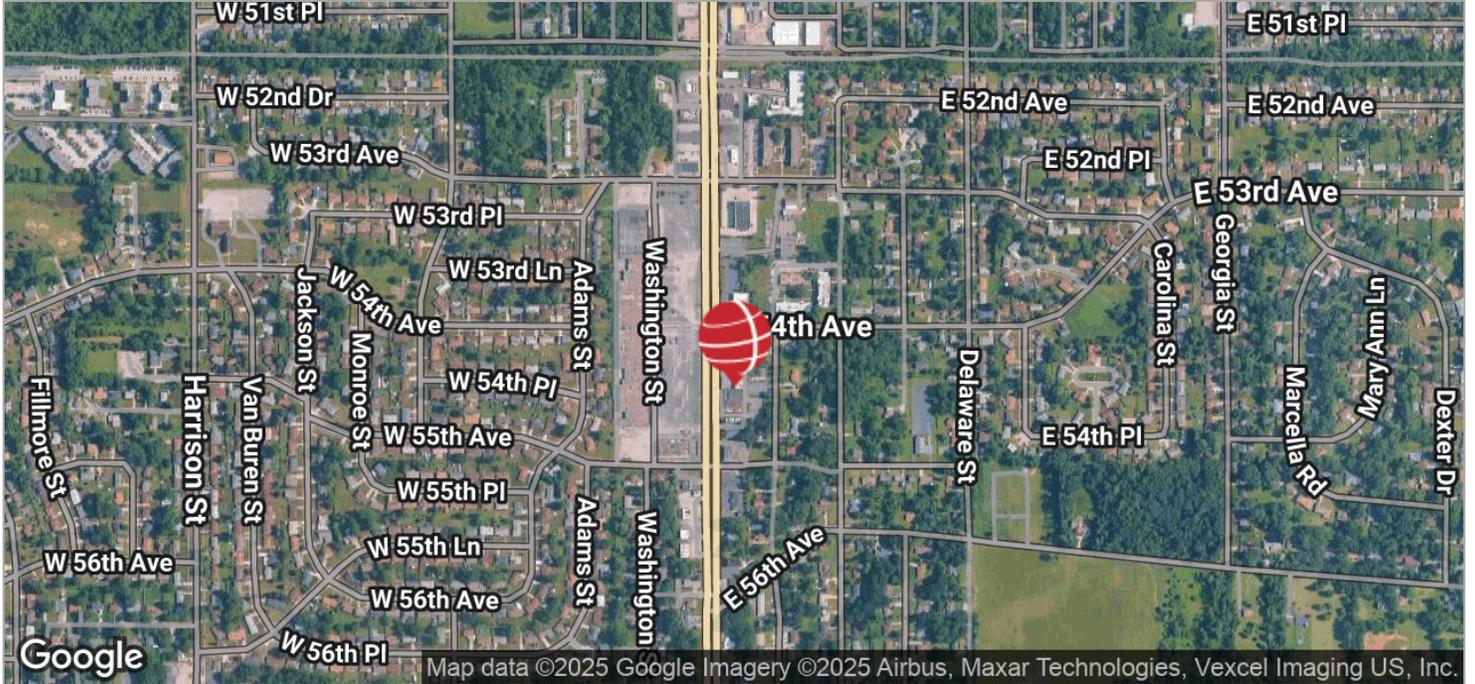
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LOCATION MAPS



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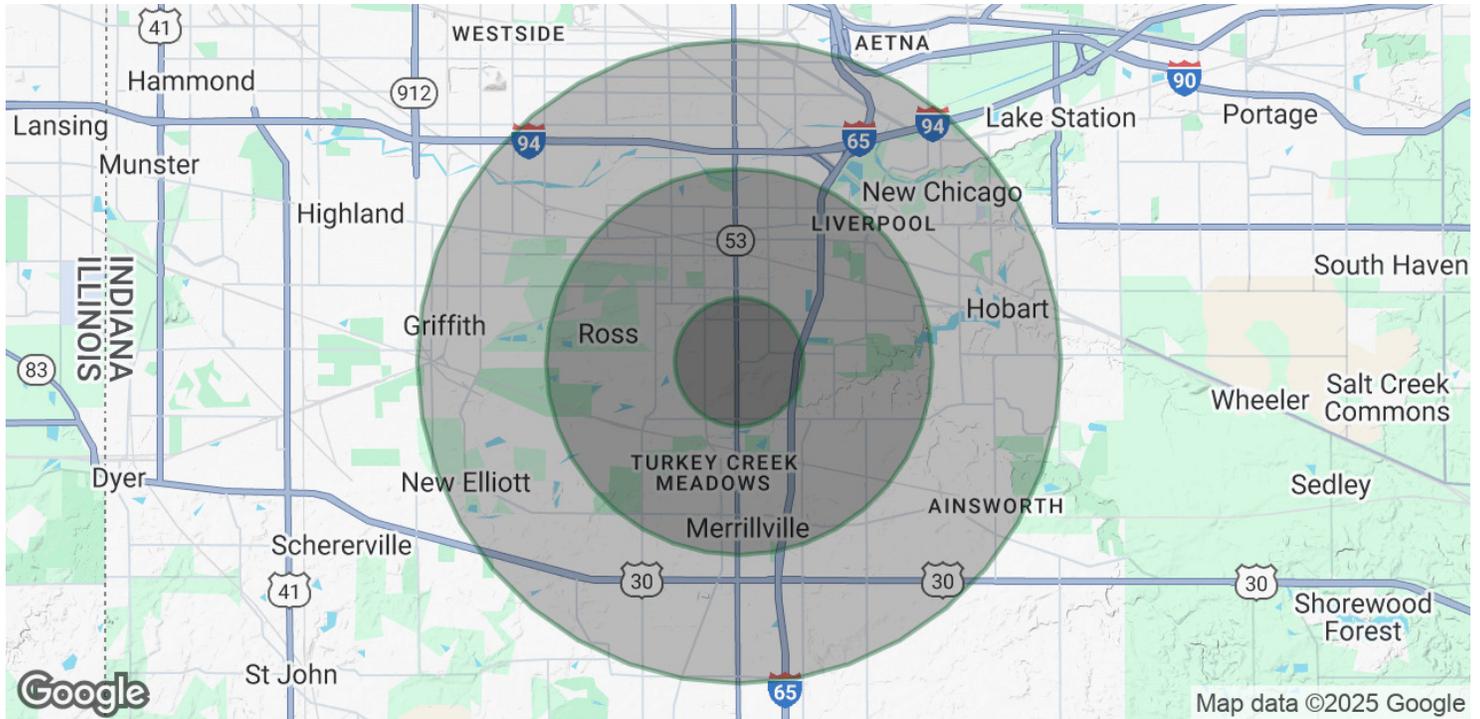
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,881	55,943	130,759
Average age	36.0	36.2	37.0
Average age (Male)	33.8	33.2	34.5
Average age (Female)	38.2	38.5	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,189	20,403	48,989
# of persons per HH	2.8	2.7	2.7
Average HH income	\$52,375	\$51,794	\$49,653
Average house value	\$71,750	\$82,794	\$112,724

* Demographic data derived from 2020 ACS - US Census

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