

LEASE



OFFICE

311 EAST 89TH AVENUE



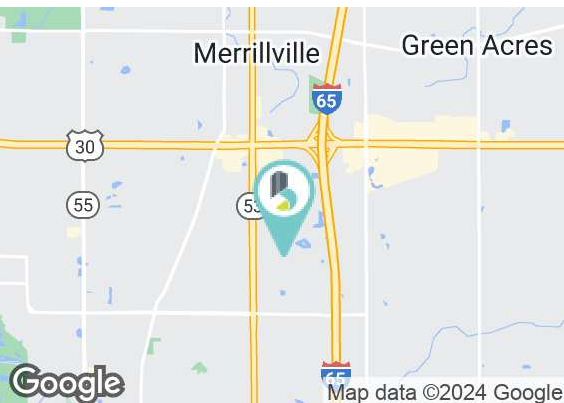
311 EAST 89TH AVENUE, MERRILLVILLE, IN 46410

PROPERTY HIGHLIGHTS

- Medical Office Sublet on the campus of Methodist Hospital Southlake
- The office consists of reception office, nurses station, four exams two procedure rooms with a patient recovery room
- Shared waiting room with patient restroom
- Tenant has access to common washrooms and breakroom
- Sublease expires in February of 2029
- All brick construction built in 1996 office recently renovated for current tenant

LEASE RATE \$19.00 SF/YR (MG)

Available SF:	1,732 SF
Lot Size:	5.75 Acres
Building Size:	29,275 SF



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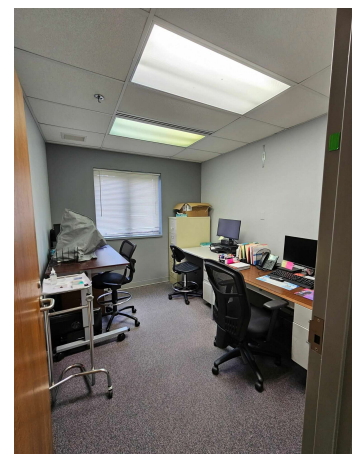
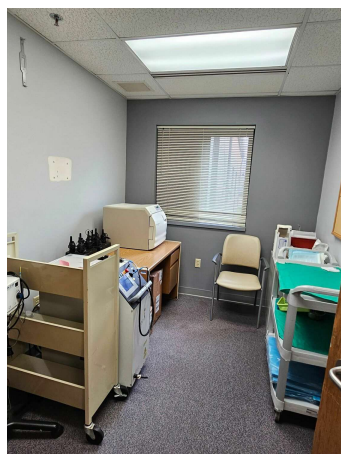
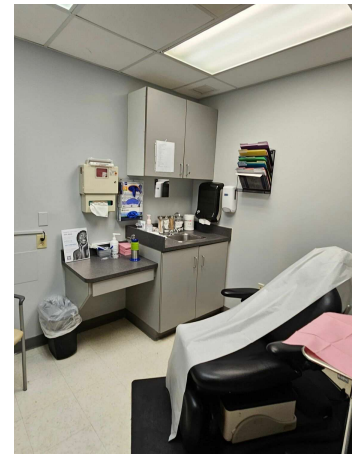
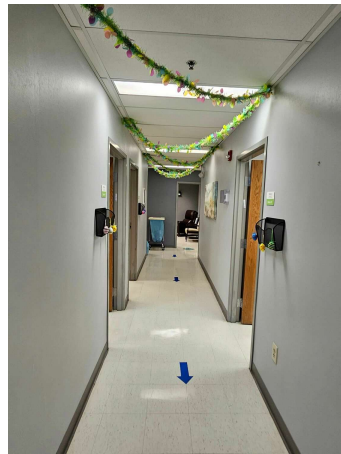
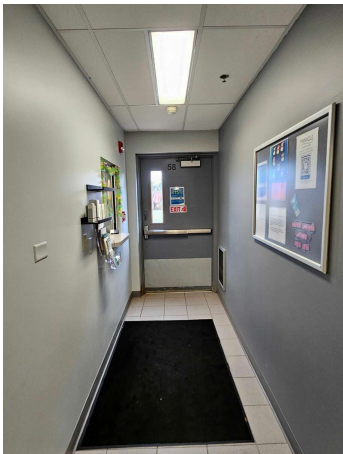
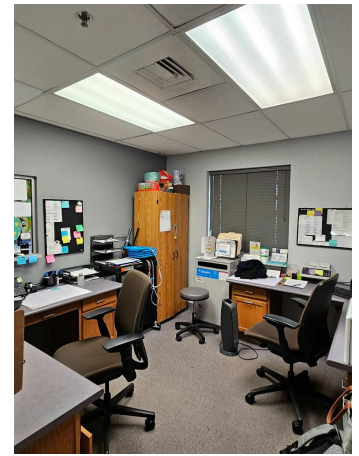
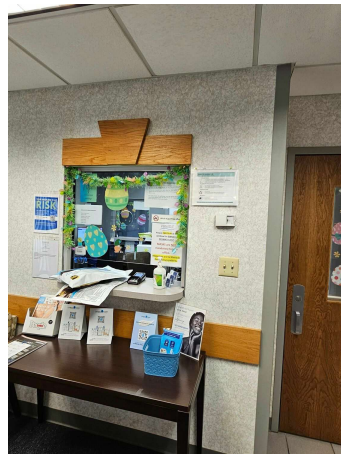
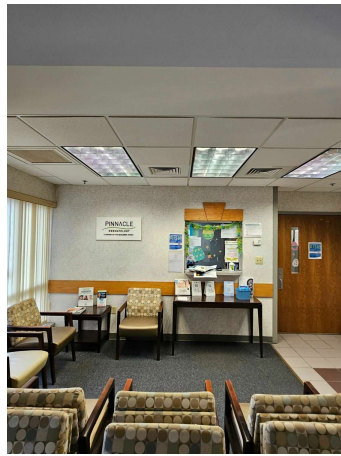
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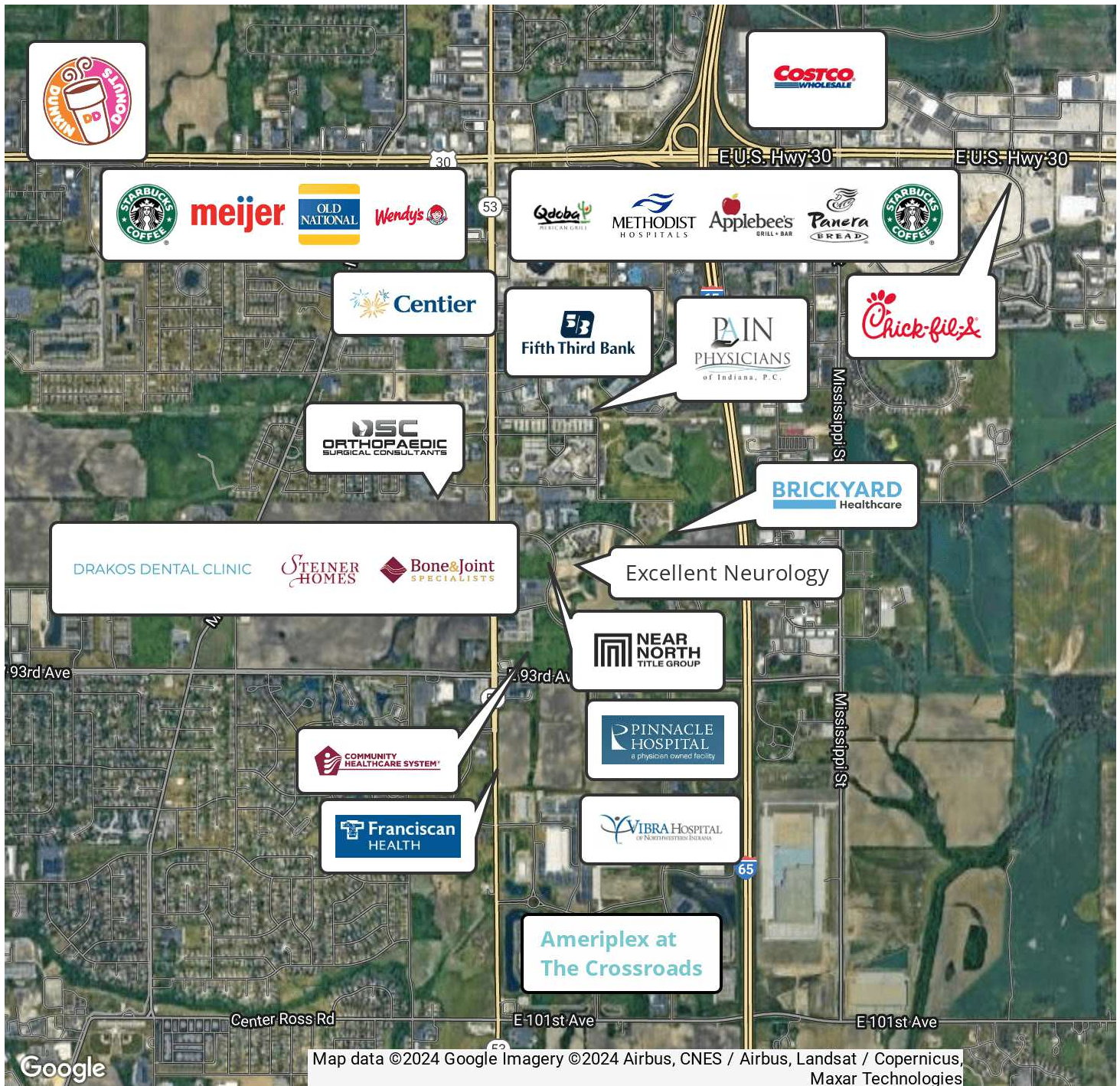
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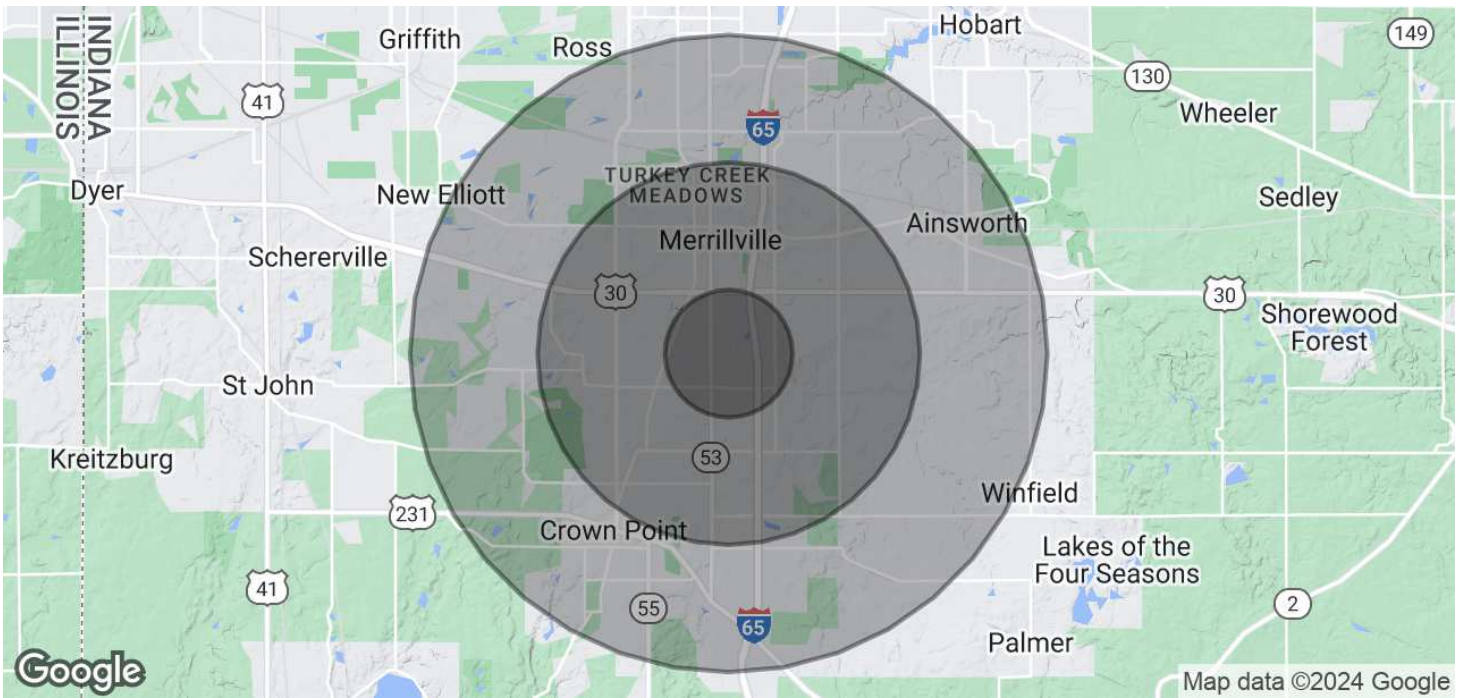


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,095	33,631	100,102
Average Age	54	43	41
Average Age (Male)	50	41	40
Average Age (Female)	57	45	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	855	14,192	39,369
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$82,767	\$88,797	\$99,357
Average House Value	\$282,874	\$247,291	\$279,914

Demographics data derived from AlphaMap

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