

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$895,000
Price / SF:	\$175.90
Building Size:	5,088 SF
Lot Size:	0.84 Acre
Zoning:	C-3
Parking:	35
'23 Pay '24 Re Taxes:	\$6,477.06
Units:	2

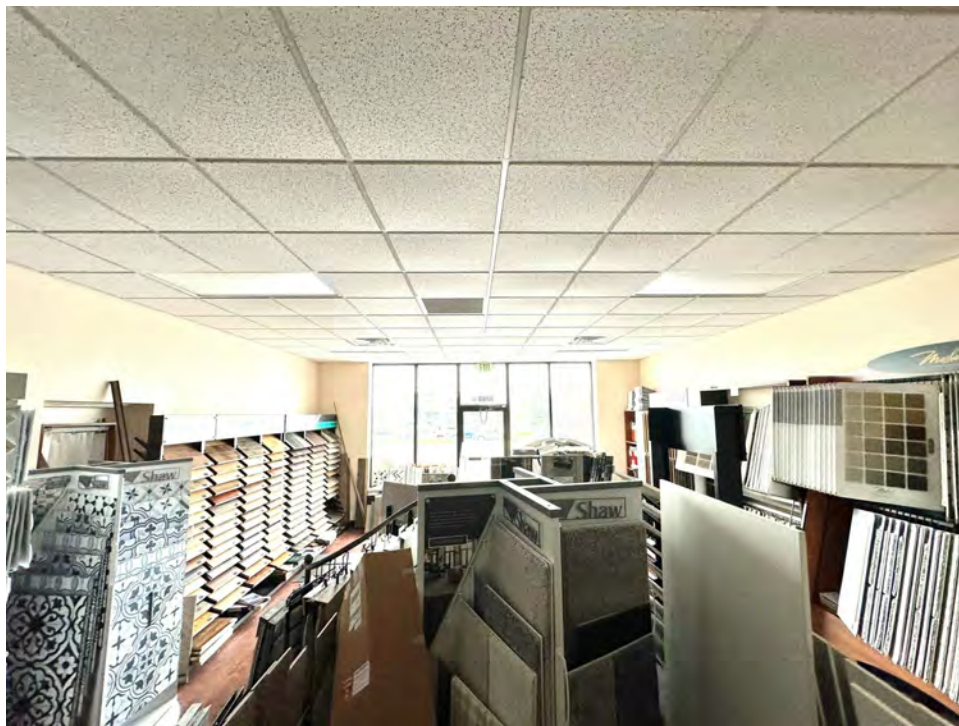
PROPERTY OVERVIEW

This is a 5,088 SF freestanding masonry building suitable for retail or office uses, located at a prime stop-light intersection. This can be a single or two tenant building. Unit 1 is 1,288 SF currently leased on a month to month basis. Unit 2 is a 3,800 SF vanilla box space ready to move in and open your business. This space has 15' ceilings to roof deck, 13' clear and 11' drop ceilings in the show room area, rear storage area and 6'8"x12' overhead door on south end. Remodeled in 2015 with all new windows, doors, 3 new HVAC roof top units and roof in 2023. 400 Amp and 3 phase electric. 2024 INDOT traffic counts 20,916 cars/day.

LOCATION OVERVIEW

1/2 mile southeast of the I-65 and U.S. 30 interchange. I-65 to U.S. 30 east 1 block to Mississippi Street then south to light. The property is situated at the northwest corner of Mississippi Street and East 83rd. Starbucks is directly across from the building. The property is surrounded by a retail trade area of approximately 6 million square feet including Macy's, Kohl's, Costco, Sam's Club, Walmart, Target, McDonald's, Starbucks and numerous other business. Southlake Mall is just east anchored by Macy's and JC Penny's. Great access to regional highways of I-65, U.S. 30, I-80/94 and I-90. Near numerous retail stores, hotels, restaurants and banks. 1/2 mile north of the New Amazon 1 million SF distribution center. 45 minutes to Chicago.

UNIT A-1



ROOM FINISH SCHEDULE

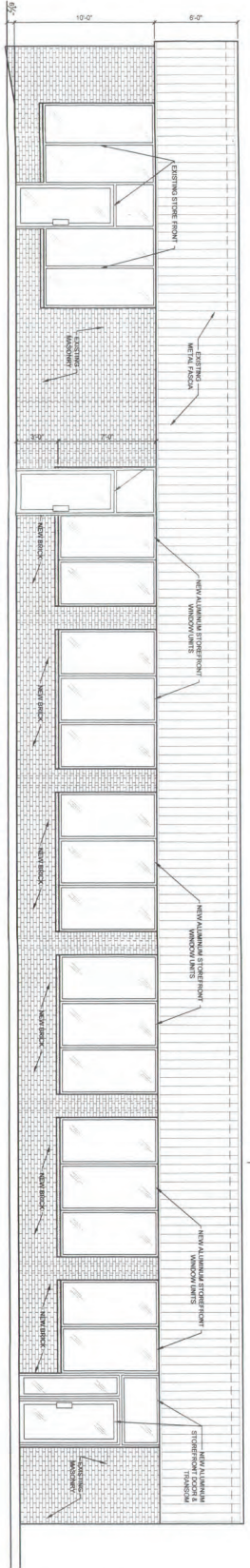
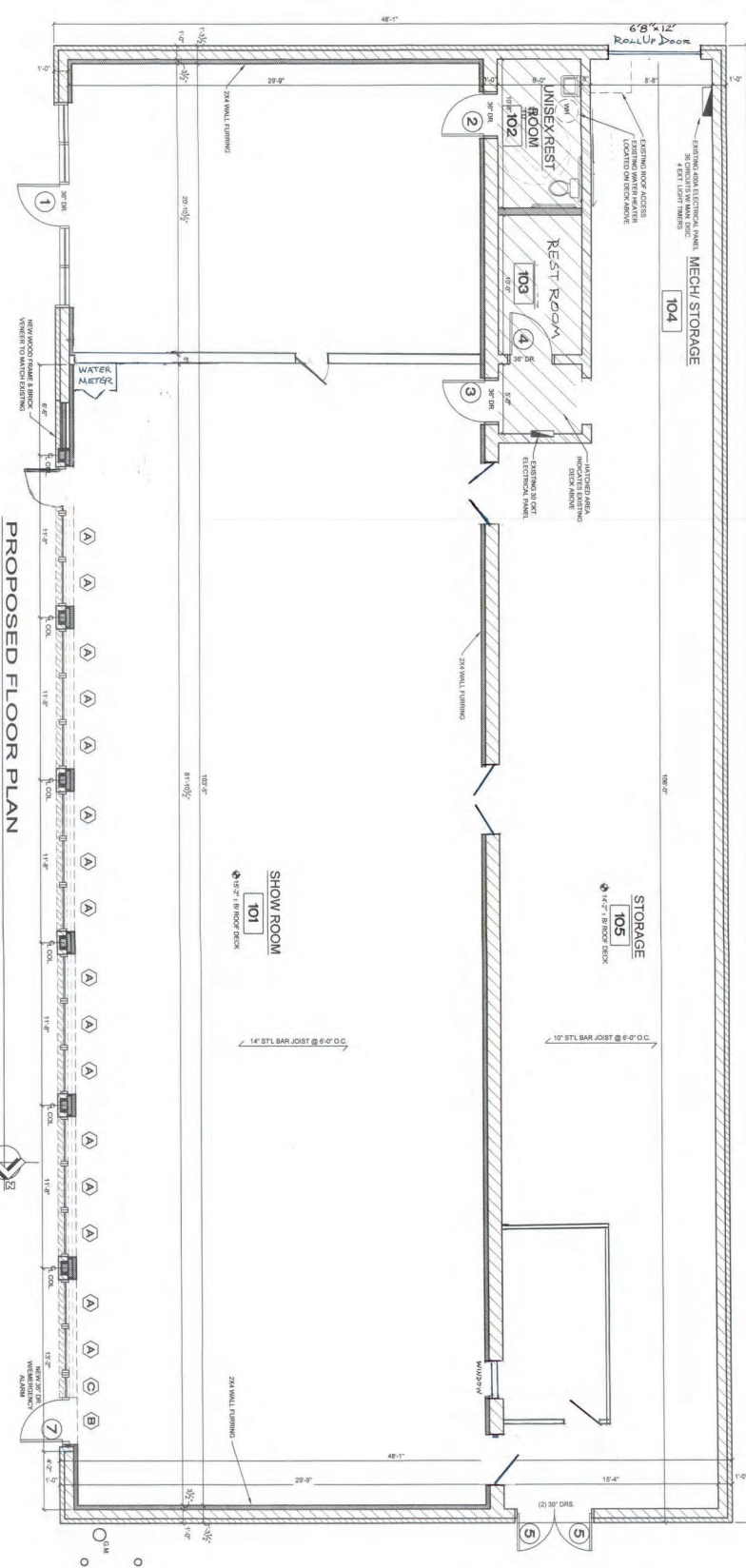
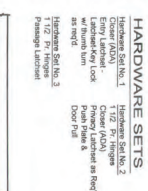
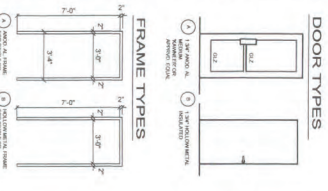
ROOM	FINISH	REMARKS
101	CEILING	ACoustic TYPICAL
101	FLOOR	WOOD BLOCK
101	WALLS	PAINT
102	CEILING	ACoustic TYPICAL
102	FLOOR	WOOD BLOCK
102	WALLS	PAINT
103	CEILING	ACoustic TYPICAL
103	FLOOR	WOOD BLOCK
103	WALLS	PAINT
104	CEILING	ACoustic TYPICAL
104	FLOOR	WOOD BLOCK
104	WALLS	PAINT
105	CEILING	ACoustic TYPICAL
105	FLOOR	WOOD BLOCK
105	WALLS	PAINT

DOOR SCHEDULE

ROOM	NO.	TYPE	FINISH	REMARKS
101	1	SWING	PAINT	EXISTING DOOR
102	2	SWING	PAINT	EXISTING DOOR
103	3	SWING	PAINT	EXISTING DOOR
104	4	SWING	PAINT	EXISTING DOOR
105	5	SWING	PAINT	EXISTING DOOR

GLAZING SCHEDULE

WINDOW	QUANTITY	DESCRIPTION	GLAZING	FINISH	REMARKS
1	1	5'-0" x 7'-0" FIXED ALUMINUM WINDOW	1/2" CLEAR GLASS	PAINT	EXISTING WINDOW
2	1	5'-0" x 7'-0" FIXED ALUMINUM WINDOW	1/2" CLEAR GLASS	PAINT	EXISTING WINDOW
3	1	5'-0" x 7'-0" FIXED ALUMINUM WINDOW	1/2" CLEAR GLASS	PAINT	EXISTING WINDOW
4	1	5'-0" x 7'-0" FIXED ALUMINUM WINDOW	1/2" CLEAR GLASS	PAINT	EXISTING WINDOW
5	1	5'-0" x 7'-0" FIXED ALUMINUM WINDOW	1/2" CLEAR GLASS	PAINT	EXISTING WINDOW



PROJECT: BUILDING REMODEL FOR: TED KORABEL
8280 WEST LAKE PLAZA
MERRILLVILLE, INDIANA 46410

DATE: 09-19-2013
PROJECT NO.: 1329

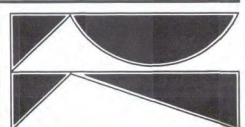
ARCHITECT: R. KEILMAN ASSOCIATES
DESIGNER: JPK

SCALE: 1/4" = 1'-0"

SHEET NO.: A-4

R. KEILMAN ASSOCIATES
 ARCHITECTS
 ENGINEERS
 DESIGNERS

111 W. JULIET STREET, CROWN POINT, INDIANA 46033 (317) 862-8600



UNIT A-2



PIERCE MIDDLE SCHOOL

53

MERRILLVILLE

Indiana Regional Impact Center

ALDI

USPS.COM

Waldgreens

Pellicani

EB

WEBB MERRILLVILLE

30

DISCOUNT TIRE

meijer

Gordon FOOD SERVICE STORE

at home

Panera Bread

United Castle

First Country PUBLIC LIBRARY

Country of Indiana STAY AMERICA

Best Western

tru

WOODBRING SITES

HOME 2 TRADEBE

8

Methodist SOUTHLAKE MEDICAL CENTER

HomeLife EXPRESSES

PINNACLE HOSPITAL

AMG+

amazon

53

65

MISSISSIPPI ST

Howard Johnson

Planet Fitness

Gabes

Portillo's

Hampden

MERRILLVILLE PLAZA

TJ-MAXX

SALLY Durlington

Five Below

Office DEPOT

Costco

Carmax

LOWE'S

POPEYES JOHN CICCIO'S MENSWEAR

OLD NAVY

HARBOR FREIGHT

Office DEPOT DISCOUNTS

Walmart

LOBBY

Party City

sam's club

CRUICK CHESSE

DICK'S

Wendy's

AVALLON MANOR

PET SMART

Urban Air

TARGET

Starbucks

ULTA

Michaels

Roomplace

DOLLAR TREE

Best Buy

DSW

AVALLON MANOR

Mendy's

Urban Air

PET SMART

Urban Air

PET SMART

Urban Air

TARGET

Starbucks

GREEN ACERS

KM

TOYOTA

30

HERDIT BOWL II

HONDA

SOUTHLAKE MALL

JCPenney

macy's

FOREVER 21

KOHL'S

Foot Locker

AMERICAN EAGLE

Barter

DTLR

KAY

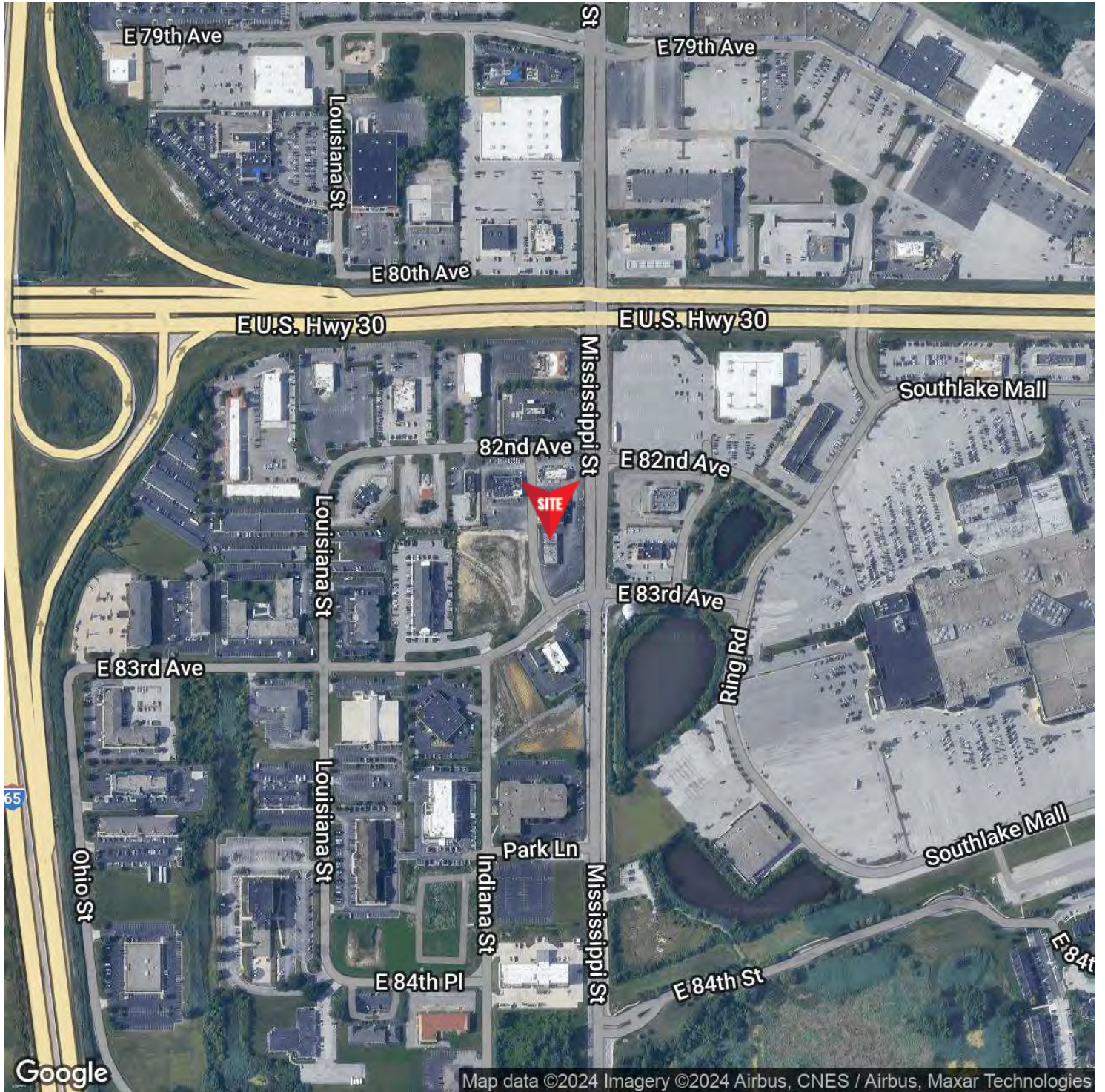
SUBJECT PROPERTY
8280 MISSISSIPPI ST
MERRILLVILLE, IN

amazon

EXTERIOR PHOTOS



LOCATION MAP



For Information Contact:

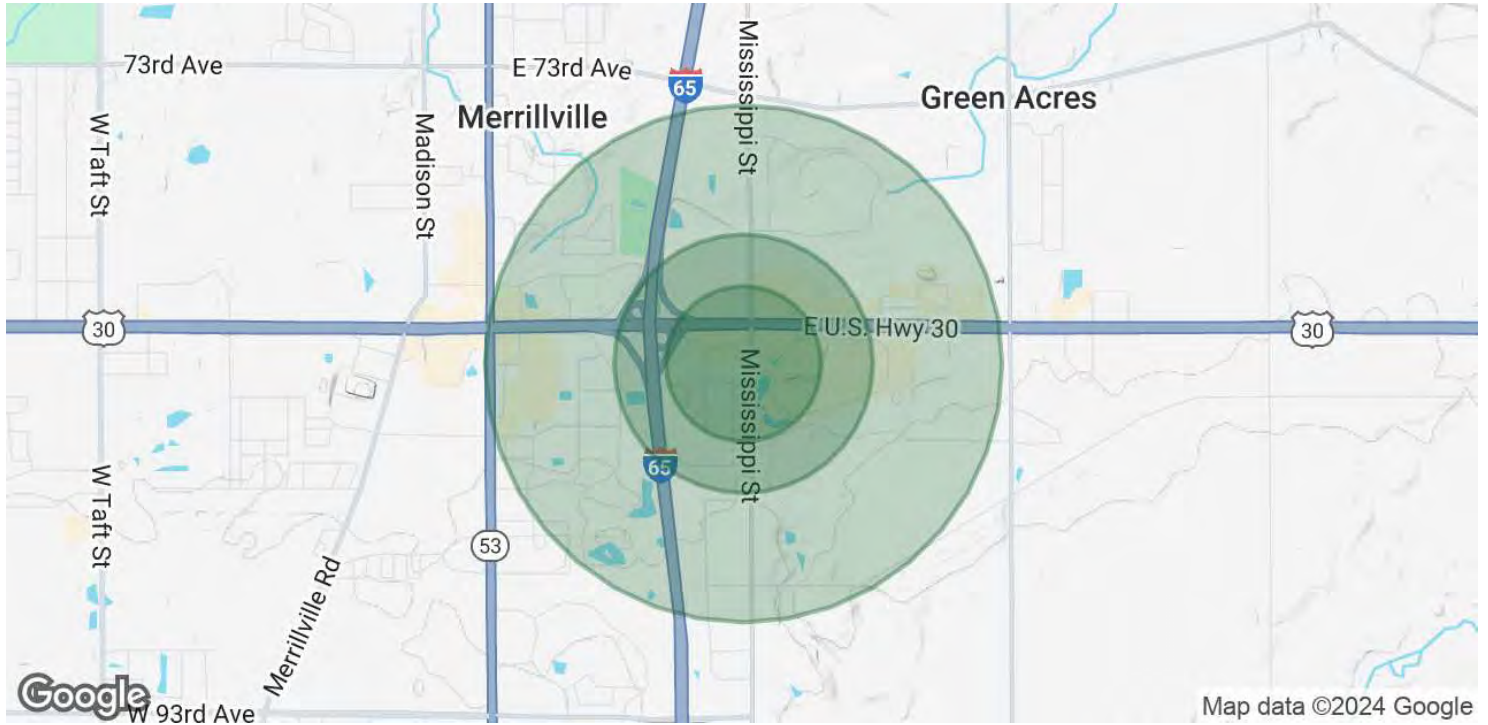
David Lasser, SIOR/CCIM

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	55	242	2,384
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	115	1,158
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$90,065	\$85,462	\$75,773
Average House Value	\$273,922	\$273,077	\$267,085

Demographics data derived from AlphaMap