

**FOR LEASE**

**2427 RIDGE RD  
HIGHLAND, IN 46322**



**McCOLLY BENNETT**  
**COMMERCIAL *advantage***



## THE PROPERTY

1,088-3,264 SF available in a well-maintained multi-tenant retail/office building just east of the high-traffic intersection of Ridge Road and Indianapolis Blvd in Highland. Built in 2008, the property offers excellent visibility, easy highway access, a paved and striped parking lot, and a monument sign coming soon for added exposure. Formerly a veterinary clinic, the flexible layout includes a waiting area and reception, two private restrooms, four exam rooms with sinks, a break room, surgery suite, leaded X-ray room, large open rear area, and washer/dryer hookups. All interior walls are non-load bearing and can be reconfigured or removed to suit your specific needs. Ideal for medical, professional, or retail use—this is a high-visibility, high-potential opportunity in the heart of Highland.



**RENEE EGNATZ**

**Realtor®**

219.808.7337

renee.egnatz@mccolly.com





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COMMERCIAL ADVANTAGE**

850 Deer Creek Drive, 2nd Floor  
Schererville, IN 46375  
P: 219.736.0014  
mccollycre.com

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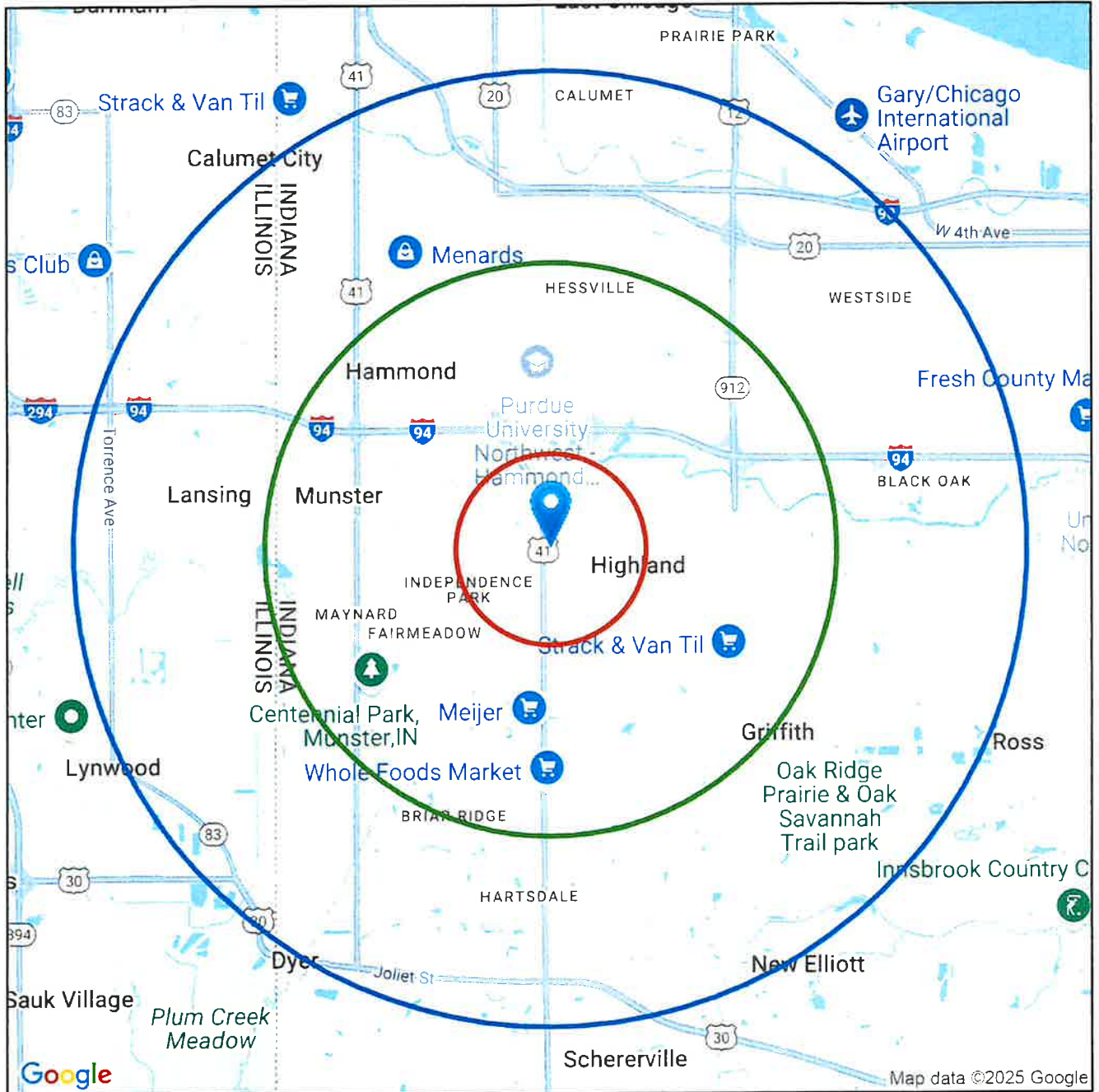


2427 Ridge Road  
2427 Ridge Road, Highland



Demographic Analysis

Location/Study Area Map (Rings: 1, 3, 5 mile radius)





2427 Ridge Road  
2427 Ridge Road, Highland

Demographic Analysis

Infographic: Key Facts (Ring: 1 mile radius)

KEY FACTS

**10,659**  
Population

**42.2** Median Age

**2.42**  
Average Household Size

**4,440**  
Total Households

EDUCATION



**2.84%**  
No High School Diploma

**10.25%**  
High School Graduate

**24.48%**  
Some College

**20.89%**  
Bachelor's/Grad

BUSINESS

**494**  
Total Businesses

**5,016**  
Total Employees

EMPLOYMENT

**90**  
Manufacturing Employees

**1,066**  
Retail Trade Employees

**393**  
Eating & Drinking Employees

**259**  
Finance/Ins/Real Estate Emp

**3.6%** Unemployment Rate

**\$82,008**  
Median Household Income

**\$42,012**  
Per Capita Income

**\$329,604**  
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (24.51%) ■

The smallest group : < \$15,000 (2.99%) ■

Indicator	Value(%)	
< \$15,000	2.99	■
\$15,000 - \$24,999	6.03	■
\$25,000 - \$34,999	4.49	■
\$35,000 - \$49,999	11.72	■
\$50,000 - \$74,999	20.02	■
\$75,000 - \$99,999	13.87	■
\$100,000 - \$149,999	24.51	■
\$150,000 - \$199,999	10.32	■
\$200,000+	6.05	■



2427 Ridge Road  
2427 Ridge Road, Highland

Demographic Analysis

Infographic: Key Facts (Ring: 3 mile radius)

KEY FACTS

**94,282**  
Population

**40.3** Median Age

**2.43**  
Average Household Size

**38,836**  
Total Households

EDUCATION



4.62%  
No High School Diploma



10.05%  
High School Graduate



19.03%  
Some College

21.23%  
Bachelor's/Grad

BUSINESS

**3,512**  
Total Businesses

**45,353**  
Total Employees

EMPLOYMENT

**2,487**  
Manufacturing Employees

**11,445**  
Retail Trade Employees

**4,329**  
Eating & Drinking Employees

**2,066**  
Finance/Ins/Real Estate Emp

**3.8%** Unemployment Rate

**\$75,646**  
Median Household Income

**\$39,917**  
Per Capita Income

**\$264,239**  
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (20.19%)

The smallest group : \$15,000 - \$24,999 (5.12%)

Indicator	Value(%)	
< \$15,000	7.95	
\$15,000 - \$24,999	5.12	
\$25,000 - \$34,999	5.14	
\$35,000 - \$49,999	12.26	
\$50,000 - \$74,999	19.01	
\$75,000 - \$99,999	14.67	
\$100,000 - \$149,999	20.19	
\$150,000 - \$199,999	7.93	
\$200,000+	7.72	



2427 Ridge Road  
2427 Ridge Road, Highland

Demographic Analysis

Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

**209,169**  
Population

**39.6** Median Age

**2.48**  
Average Household Size

**84,125**  
Total Households

EDUCATION



5.7%

No High  
School  
Diploma

9.62%

High School  
Graduate

19.94%

Some College

17.95%

Bachelor's/  
Grad

BUSINESS



EMPLOYMENT

**21,397**

Retail Trade  
Employees

**5,589**

Manufacturing  
Employees

**8,147**

Eating &  
Drinking  
Employees

**3,637**

Finance/Ins/Real  
Estate Emp

**5.3%**

Unemployment Rate



**\$67,384**

Median Household Income

INCOME



**\$36,190**

Per Capita Income



**\$203,601**

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (19.38%)

The smallest group : \$25,000 - \$34,999 (6.47%)

Indicator	Value(%)	
< \$15,000	9.56	
\$15,000 - \$24,999	6.63	
\$25,000 - \$34,999	6.47	
\$35,000 - \$49,999	12.43	
\$50,000 - \$74,999	19.38	
\$75,000 - \$99,999	13.75	
\$100,000 - \$149,999	18.63	
\$150,000 - \$199,999	6.67	
\$200,000+	6.48	



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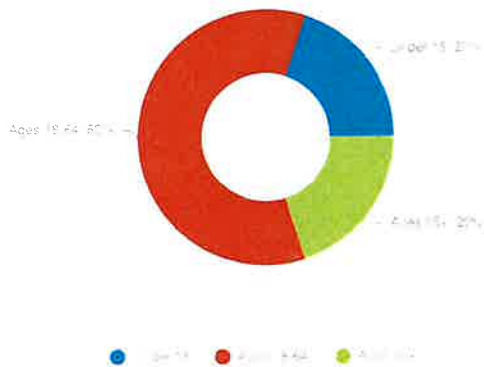
Demographic Analysis

Infographic: Population Trends (Ring: 1 mile radius)

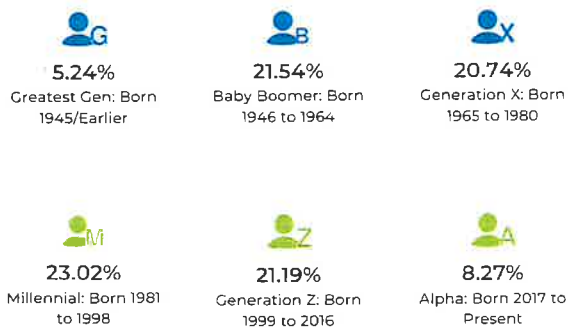
POPULATION TRENDS AND KEY INDICATORS  
1 Miles Ring

10,659	4,411	42.2
Population	Households	Median Age
2.42	\$82,008	\$240,584
Avg Size Household	Median Household Income	Median Home Value
87	131	62.2
Wealth Index	Housing Affordability	Diversity Index

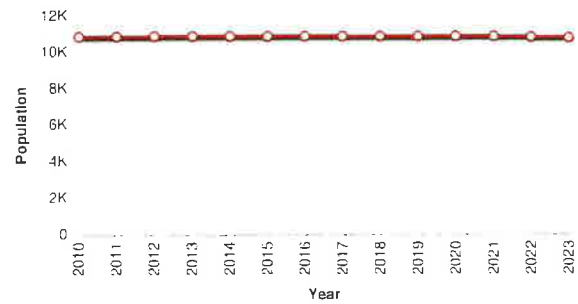
POPULATION BY AGE



POPULATION BY GENERATION



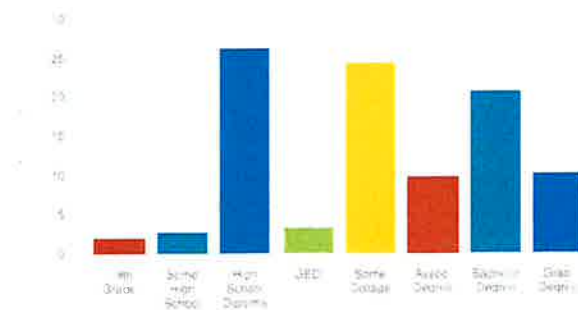
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION





2427 Ridge Road  
2427 Ridge Road, Highland

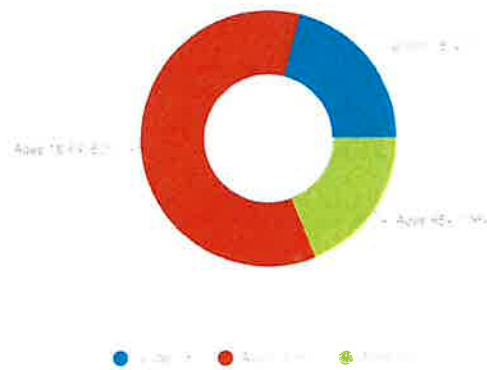
Demographic Analysis

Infographic: Population Trends (Ring: 3 mile radius)

POPULATION TRENDS AND KEY INDICATORS  
3 Miles Ring

94,282	38,542	40.3
Population	Households	Median Age
2.43	\$75,646	\$235,559
Avg Size Household	Median Household Income	Median Home Value
87	124	75.6
Wealth Index	Housing Affordability	Diversity Index

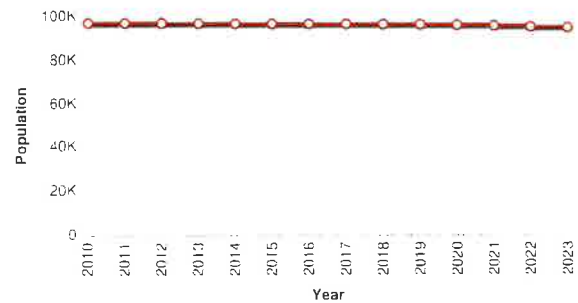
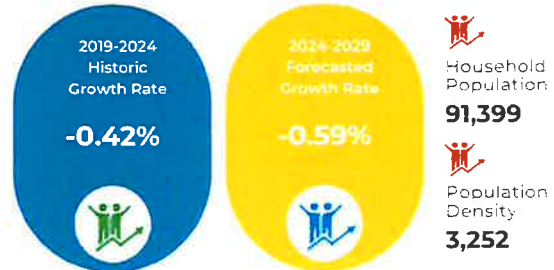
POPULATION BY AGE



POPULATION BY GENERATION

4.96%	20.59%	19.49%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
23.74%	22.37%	8.86%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

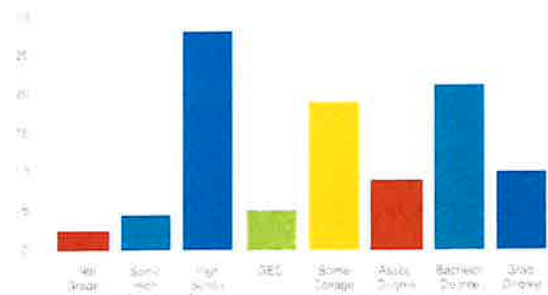
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION





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2427 Ridge Road, Highland

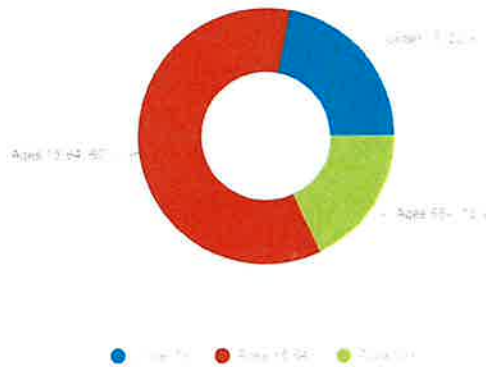
Demographic Analysis

Infographic: Population Trends (Ring: 5 mile radius)

POPULATION TRENDS AND KEY INDICATORS  
5 Miles Ring

209,169	83,818	39.6
Population	Households	Median Age
2.48	\$67,584	\$213,871
Avg Size Household	Median Household Income	Median Home Value
77	119	80.3
Wealth Index	Housing Affordability	Diversity Index

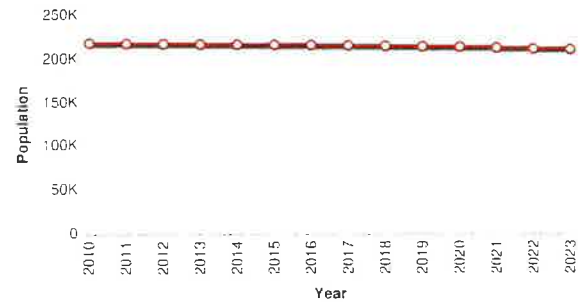
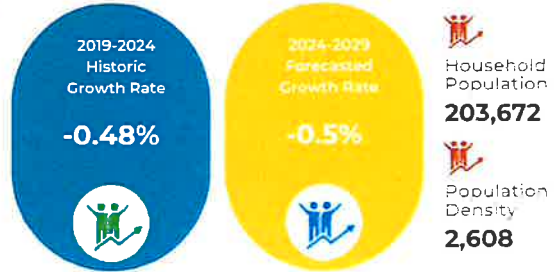
POPULATION BY AGE



POPULATION BY GENERATION

4.72%	20%	19.61%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
23.3%	23.17%	9.19%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION

