

8035 EUCLID AVENUE, MUNSTER, IN 46321



For more information, please contact:

CHANDLER KIMMEL
Associate Broker
219.864.0200
ckimmel@latitudeco.com

ANTONY MIOCIC
219.864.0200
amiocic@latitudeco.com



LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

LATITUDECO.COM

MUNSTER PROFESSIONAL OFFICES

8035 Euclid Avenue, Munster, IN 46321



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 800 - 1,600 SF

Lease Rate: \$24.00 SF/yr (Gross)

Lot Size: 0.77 Acres

Year Built: 1984

Building Size: 6400 SF

Zoning: CD-4.A

PROPERTY HIGHLIGHTS

- 3 turkey units ranging from 800sf to 1600sf
- Well maintained building
- Minutes from I 80/94
- Located directly behind Target anchored retail center
- Visible signage from Broadmoor Avenue



CHANDLER KIMMEL

Associate Broker
219.864.0200
ckimmel@latitudeco.com

ANTONY MIOCIC

219.864.0200
amiocic@latitudeco.com

MUNSTER PROFESSIONAL OFFICES

8035 Euclid Avenue, Munster, IN 46321



PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Well maintained office building with 3 turkey units available. Units range from 800sf to 1,600sf. Excellent location, just minutes from I 80/94, and located just behind a target anchored retail center. Ample parking with visible signage from Broadmoor Ave.

LOCATION DESCRIPTION

The building is located on the northwest corner of Broadmoor and Euclid Ave in Munster, IN. This property backs up to a Target anchored retail center and is a half mile from I 80/94

Munster is a town located in North Township, Lake County, Indiana, United States. This bedroom community lies in the Chicago metropolitan area, approximately 30 miles (48 km) southeast of the Chicago Loop, and shares municipal boundaries with Hammond to the north, Highland to the east, Dyer and Schererville to the south and Lansing and Lynwood directly west of the Illinois border. The 2010 U.S. Census counted the town's population at 23,603.



CHANDLER KIMMEL

Associate Broker
219.864.0200
ckimmel@latitudeco.com

ANTONY MIOCIC

219.864.0200
amiocic@latitudeco.com

MUNSTER PROFESSIONAL OFFICES

8035 Euclid Avenue, Munster, IN 46321



LEASE SPACES



LEASE INFORMATION

Lease Type: Gross Lease Term: Negotiable
Total Space: 800 - 1,600 SF Lease Rate: \$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8041 Euclid Ave	Available	1,600 SF	Gross	\$24.00 SF/yr	-
8043 Euclid Ave	Available	800 SF	Gross	\$24.00 SF/yr	-
8045 Euclid Ave	Available	800 SF	Gross	\$24.00 SF/yr	-

CHANDLER KIMMEL

Associate Broker
219.864.0200
ckimmel@latitudeco.com

ANTONY MIOCIC

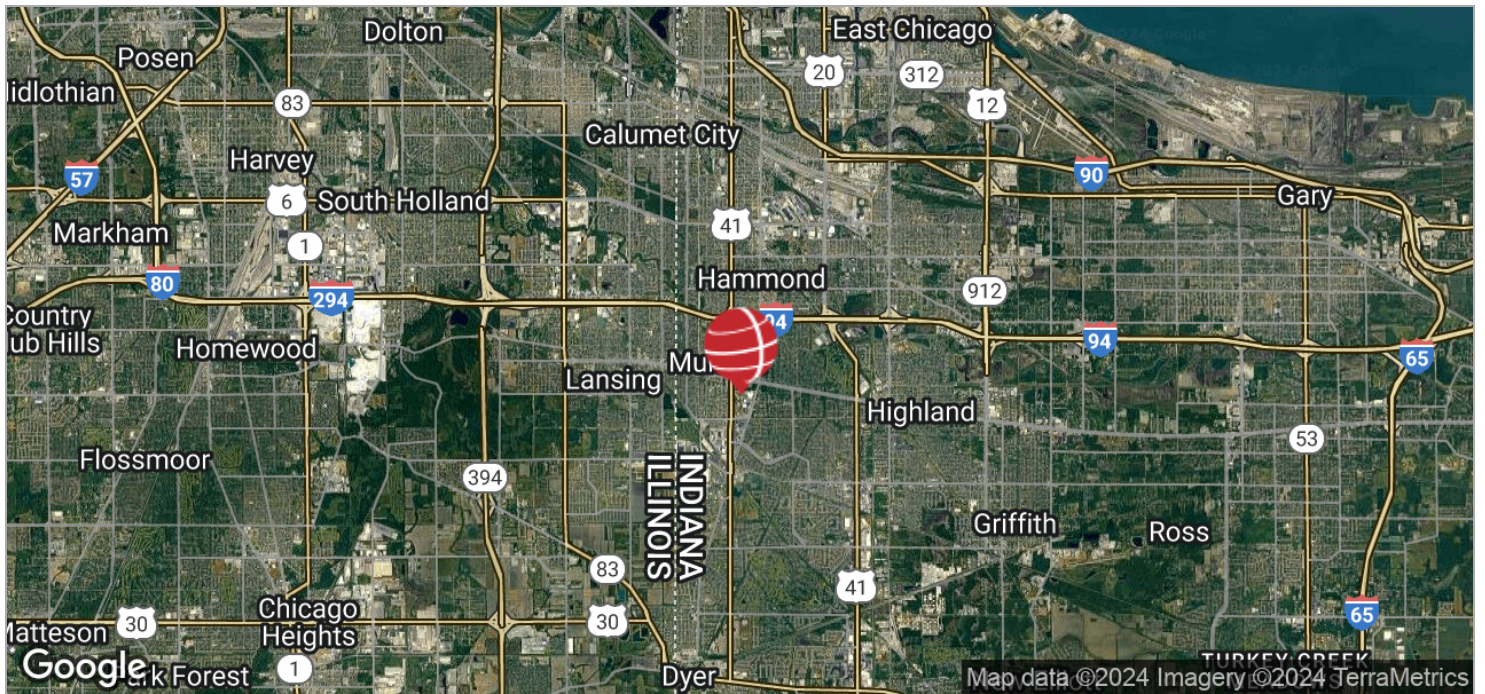
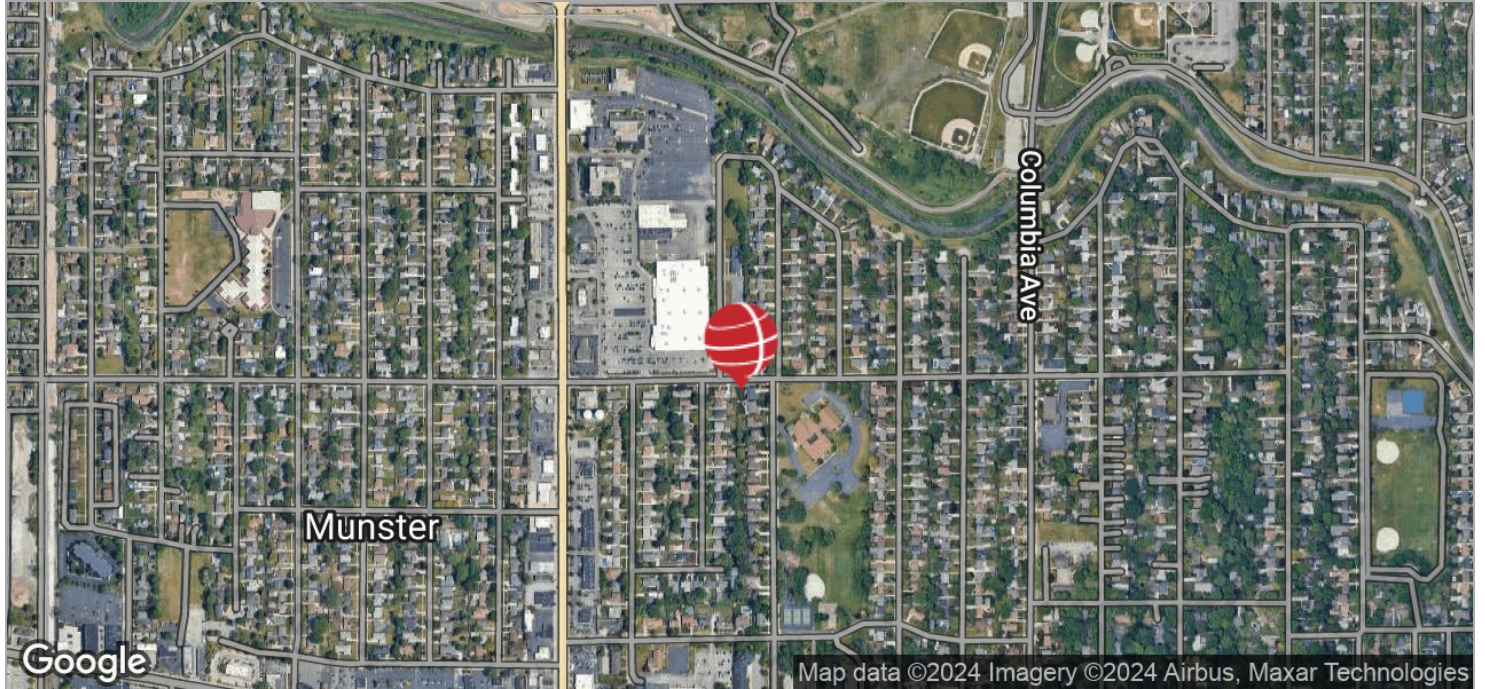
219.864.0200
amiocic@latitudeco.com

MUNSTER PROFESSIONAL OFFICES

8035 Euclid Avenue, Munster, IN 46321



LOCATION MAPS



CHANDLER KIMMEL
Associate Broker
219.864.0200
ckimmel@latitudeco.com

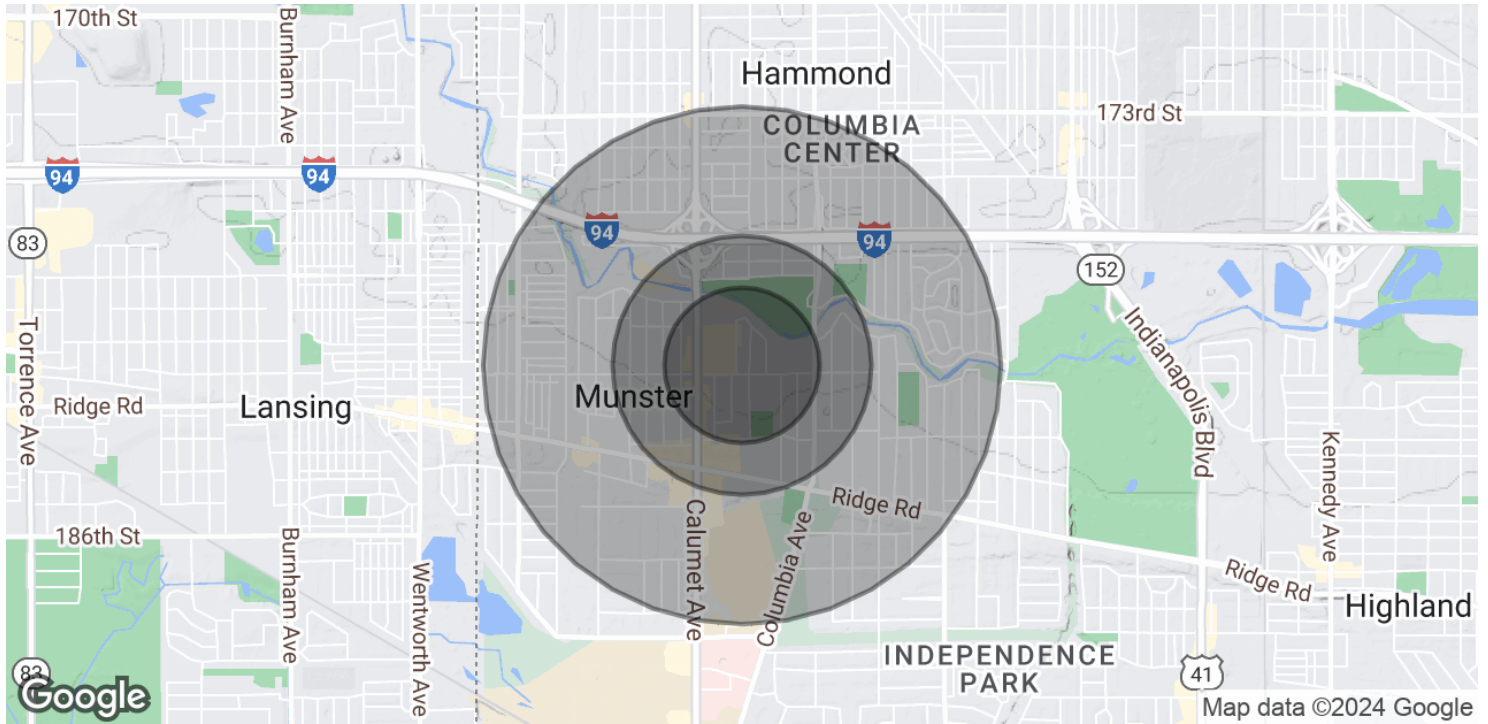
ANTONY MIOCIC
219.864.0200
amiocic@latitudeco.com

MUNSTER PROFESSIONAL OFFICES

8035 Euclid Avenue, Munster, IN 46321



DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	867	3,089	14,935
Average Age	48	44	41
Average Age (Male)	44	42	39
Average Age (Female)	51	46	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	300	1,112	5,813
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$107,635	\$98,687	\$86,514
Average House Value	\$290,644	\$271,983	\$233,371

Demographics data derived from AlphaMap

CHANDLER KIMMEL

Associate Broker
219.864.0200
ckimmel@latitudeco.com

ANTONY MIOCIC

219.864.0200
amiocic@latitudeco.com