

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$6.52 SF/yr
Available SF:	3,679 SF
Lease Type:	NNN
Expenses:	Utilities/Janitorial
Building Size:	3,679 SF
Lot Size:	0.20 acres
Parking:	11
Zoning:	C-2

PROPERTY OVERVIEW

This is a 3,679 SF former residential home completely updated and turned into a small business office. Interior features pergo flooring, recently painted, updated bathrooms, built out offices, open area, fireplace and kitchen and full basement. Building sits on a corner lot. \$6.25/SF, Triple Net (NNN) estimates at \$1.34/SF.

LOCATION OVERVIEW

Located on the NE corner of Broadway (S.R. 53) north of 57th Street. 3/4 miles north of 61st Street, 1 1/2 miles west of the 61st St/I-65 interchange. 3+ miles south of to I-80/94. Near King Gyro, Andy's Smoke Shop, Advance Auto Parts, Andrean High School, Dunkin Donuts, KFC, Strack and Van Til and many restaurants and more.

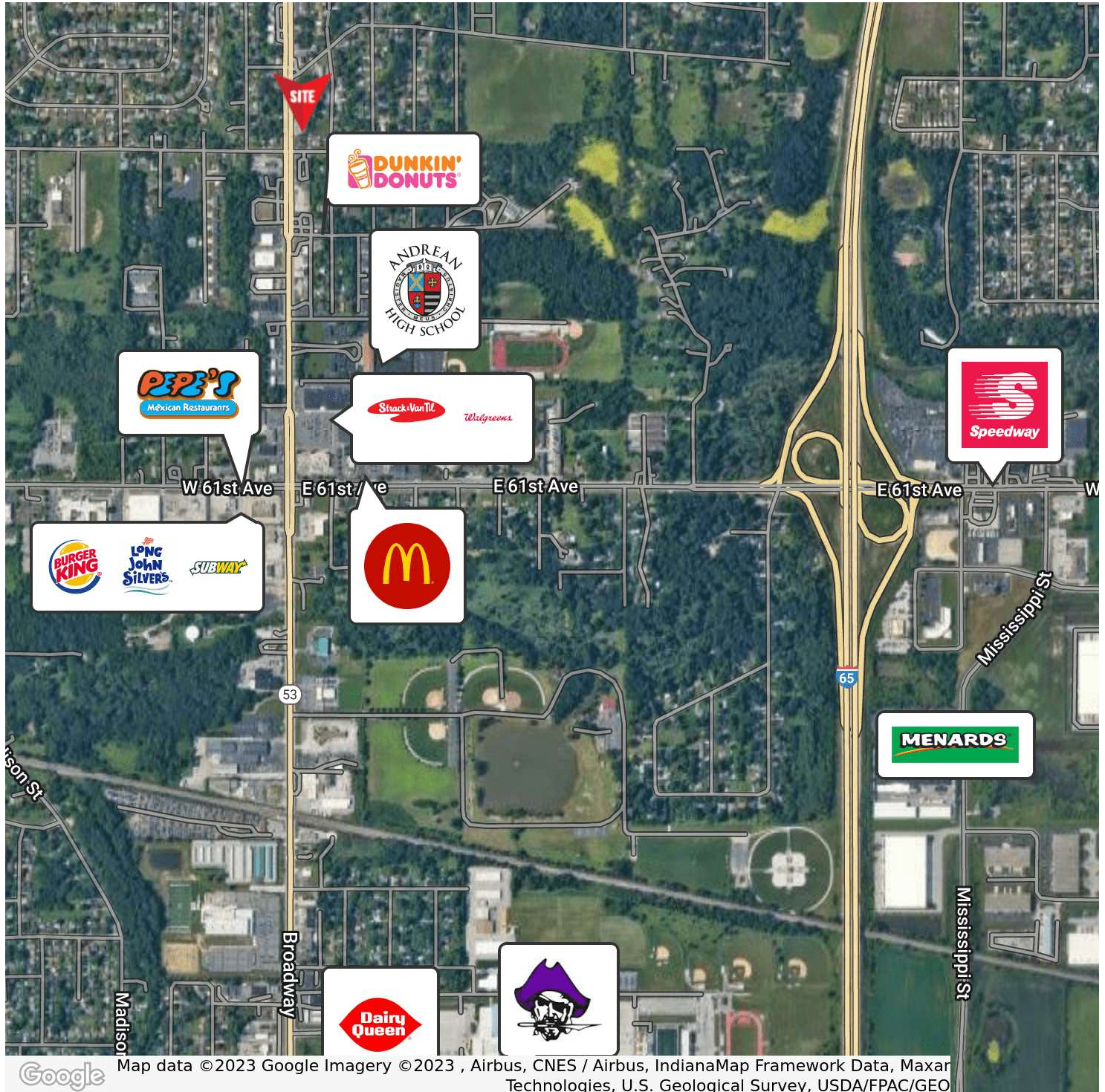
INTERIOR PHOTOS



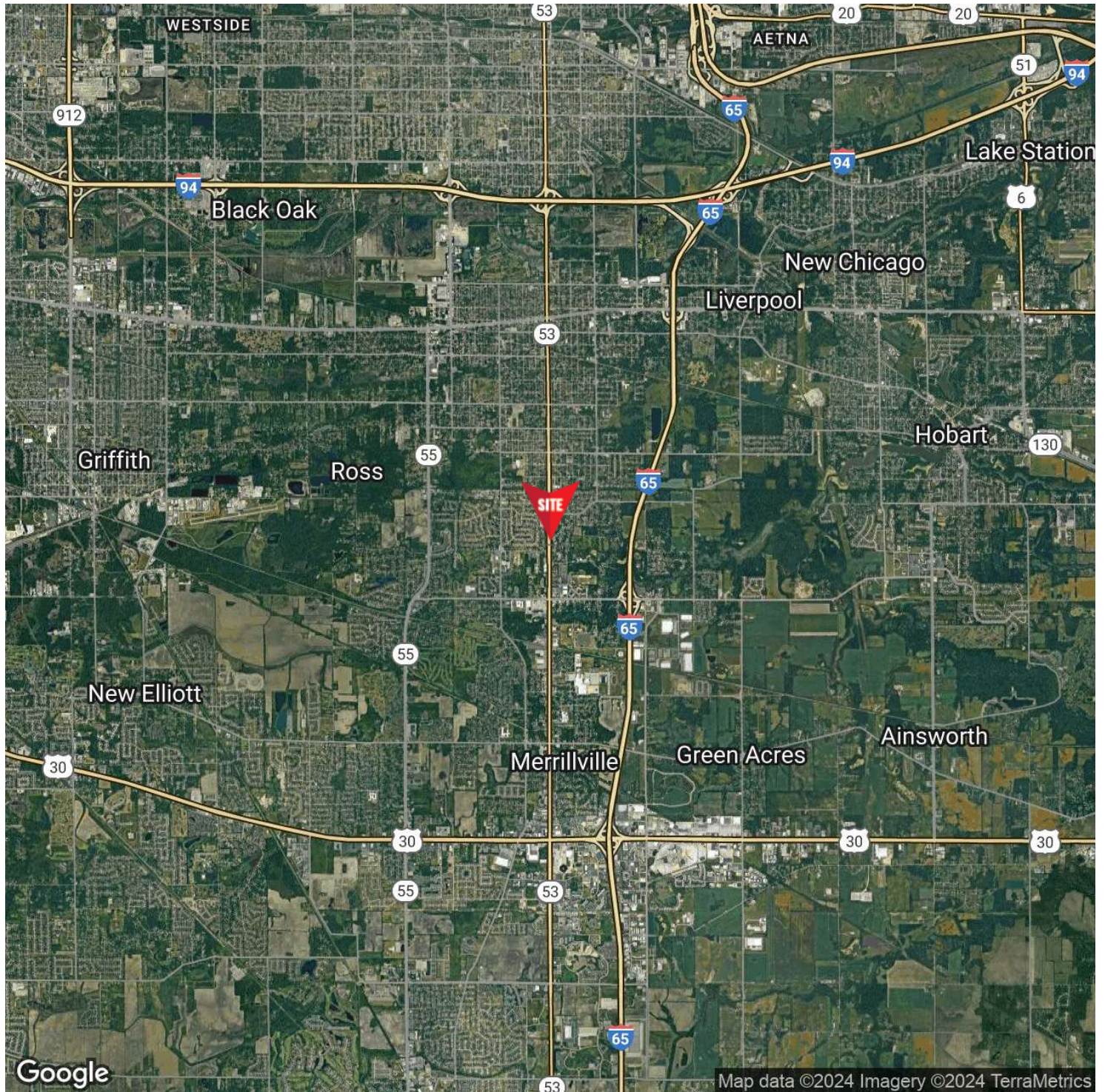
INTERIOR PHOTOS



RETAILER MAP



LOCATION MAP



For Information Contact:

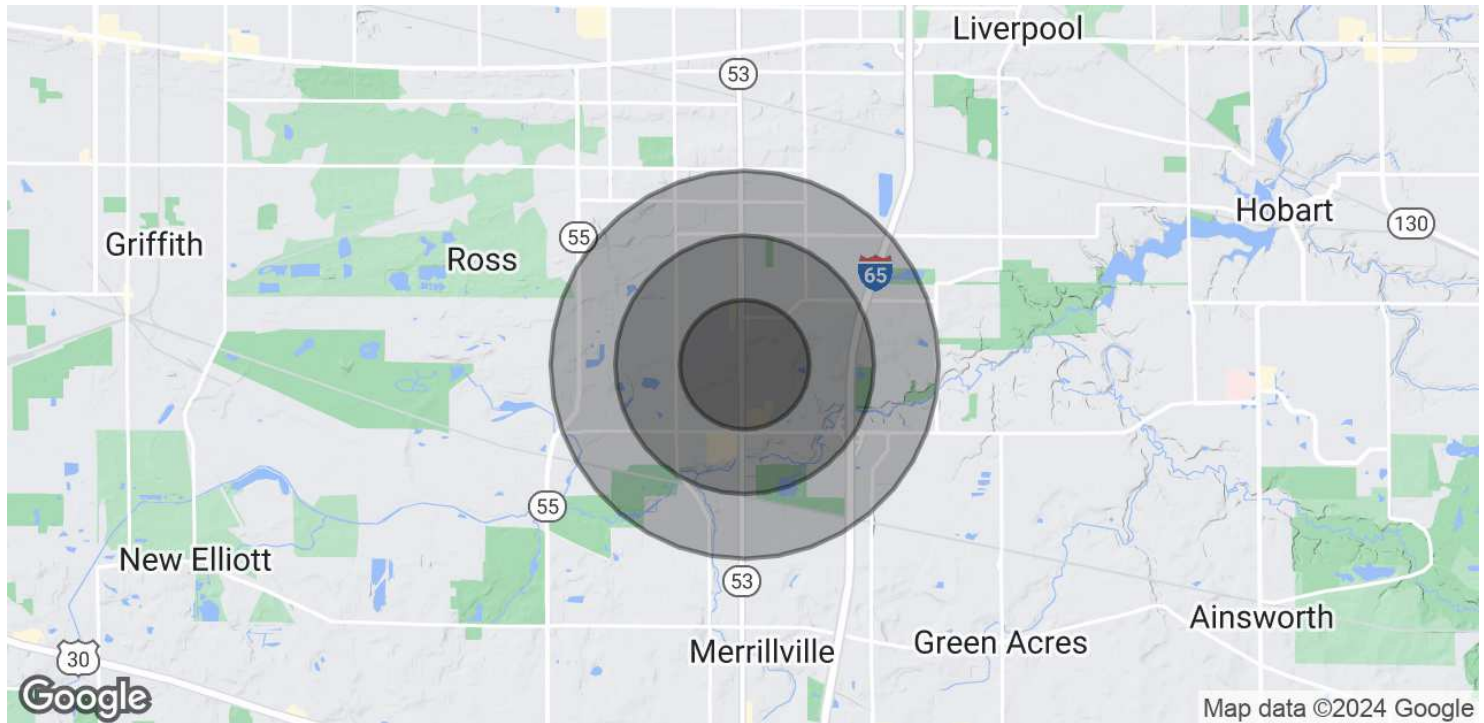
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,620	7,915	16,045
Average Age	40.3	41.3	40.4
Average Age (Male)	36.0	39.7	39.2
Average Age (Female)	40.0	39.2	39.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	705	3,736	7,837
# of Persons per HH	2.3	2.1	2.0
Average HH Income	\$59,335	\$51,994	\$48,388
Average House Value	\$116,618	\$98,864	\$100,666

* Demographic data derived from 2020 ACS - US Census