

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,882 SF
Min/Max:	1,882 SF
Lease \$/SF:	\$16.00/SF
Lease Type:	Gross Landlord Pays Taxes and CAM
Tenant Expenses:	Utilities/Janitorial
Lot Size:	2.17 Acres
Parking:	90
Zoning:	C-3
2022 Traffic Counts:	43,240/day

PROPERTY OVERVIEW

This attractive two-story 16,160 SF octagon shaped building with split face block and dryvit design, offers one remaining first floor unit with a flexible floor plan that has AT&T internet fiber on site. In addition to the many windows which allow an abundance of light into the space, the existing buildout includes 4 offices, conference room, two private bathrooms, one with a shower, kitchenette, some operable windows with screens, new furnace and air conditioning unit and LED lights.

Since the change of ownership in March of 2022, active and ongoing renovations include: new exterior LED lighting, new 25' pylon sign highly visible from both the west and east side of U.S. Highway 30, parking lot seal coated and striped, new fire monitoring system, repairs to sidewalk and curbs which also includes a new handicap accessible ramp, the exterior of building has been newly painted and landscaping added around building.

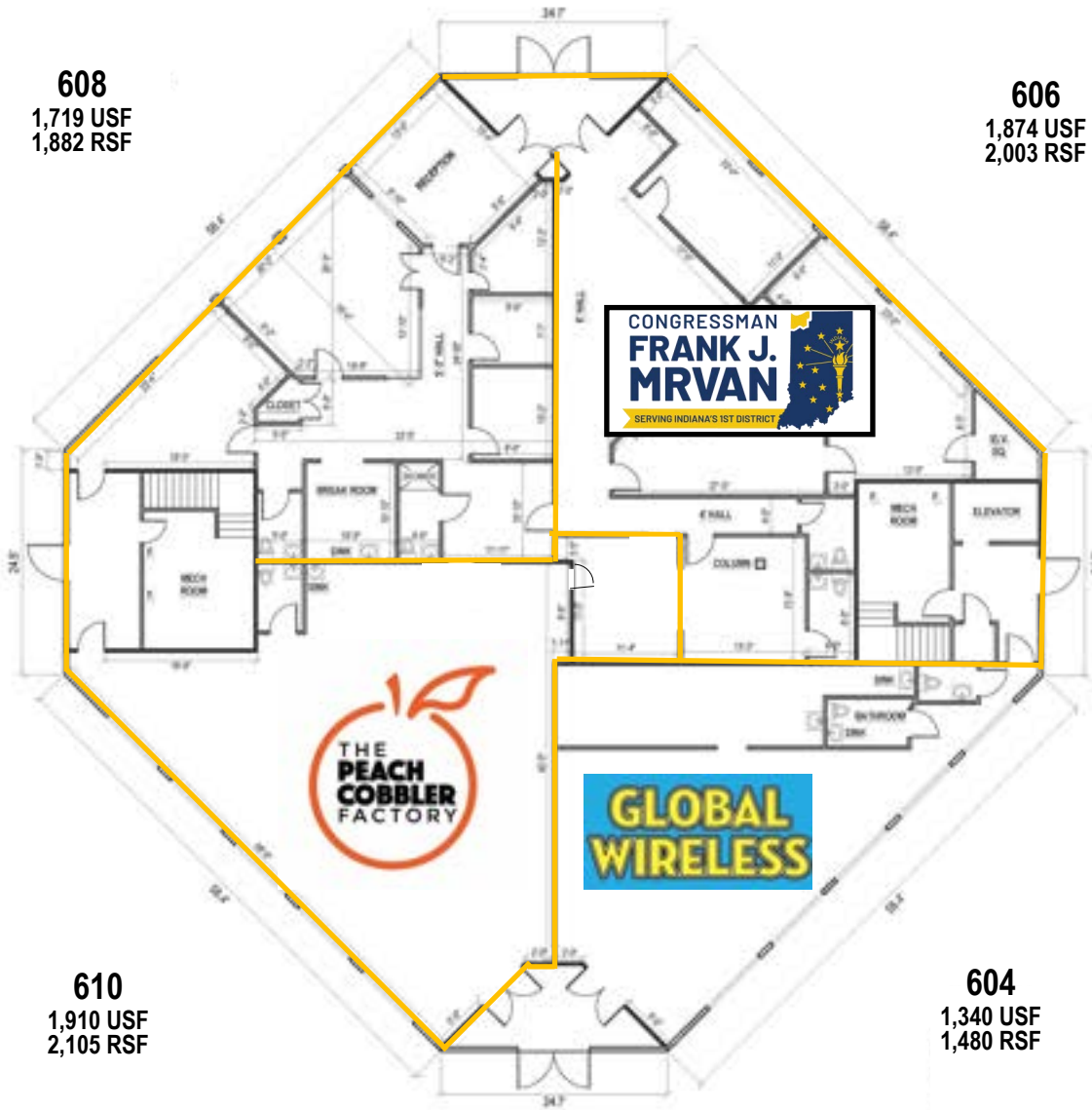
Global Wireless occupies the southeast unit and Coming Spring of 2024 - The Peach Cobbler Factory! Second floor is fully leased to Union Wellness Centers Merrillville, one of eight union health clinics and the first to be located in Indiana. UWC is a partnership between 9 Local Trade Unions and Marathon Health serving their union members and families.

LOCATION OVERVIEW

Conveniently located on the north side of U.S. Highway 30 just 2 blocks west of Broadway (S.R. 53), 1 mile west of the I-65 interchange and 1 mile east of Taft Street (S.R. 55). Directly across U.S. 30 from Meijer, Starbucks, Discount Tire, and Crew Carwash. Just east of Pep Boys, Steak N Shake and Enterprise Rent-A-Car. Near Walgreens, Gino's, Gamba, Portillo's, Asparagus, Panera, Wendy's, Merrillville Post Office, FedEx, several car dealerships, restaurants and more. Broker Owned.

608
1,719 USF
1,882 RSF

606
1,874 USF
2,003 RSF



Occupies The Entire
2nd Floor

610
1,910 USF
2,105 RSF

604
1,340 USF
1,480 RSF

FIRST FLOOR PLAN
7,470 R.S.F.

IVY PARK SOUTH BUILDING, MERRILLVILLE
604-606-608-610 WEST LINCOLN HIGHWAY, MERRILLVILLE, INDIANA
16,160 TOTAL S.F.

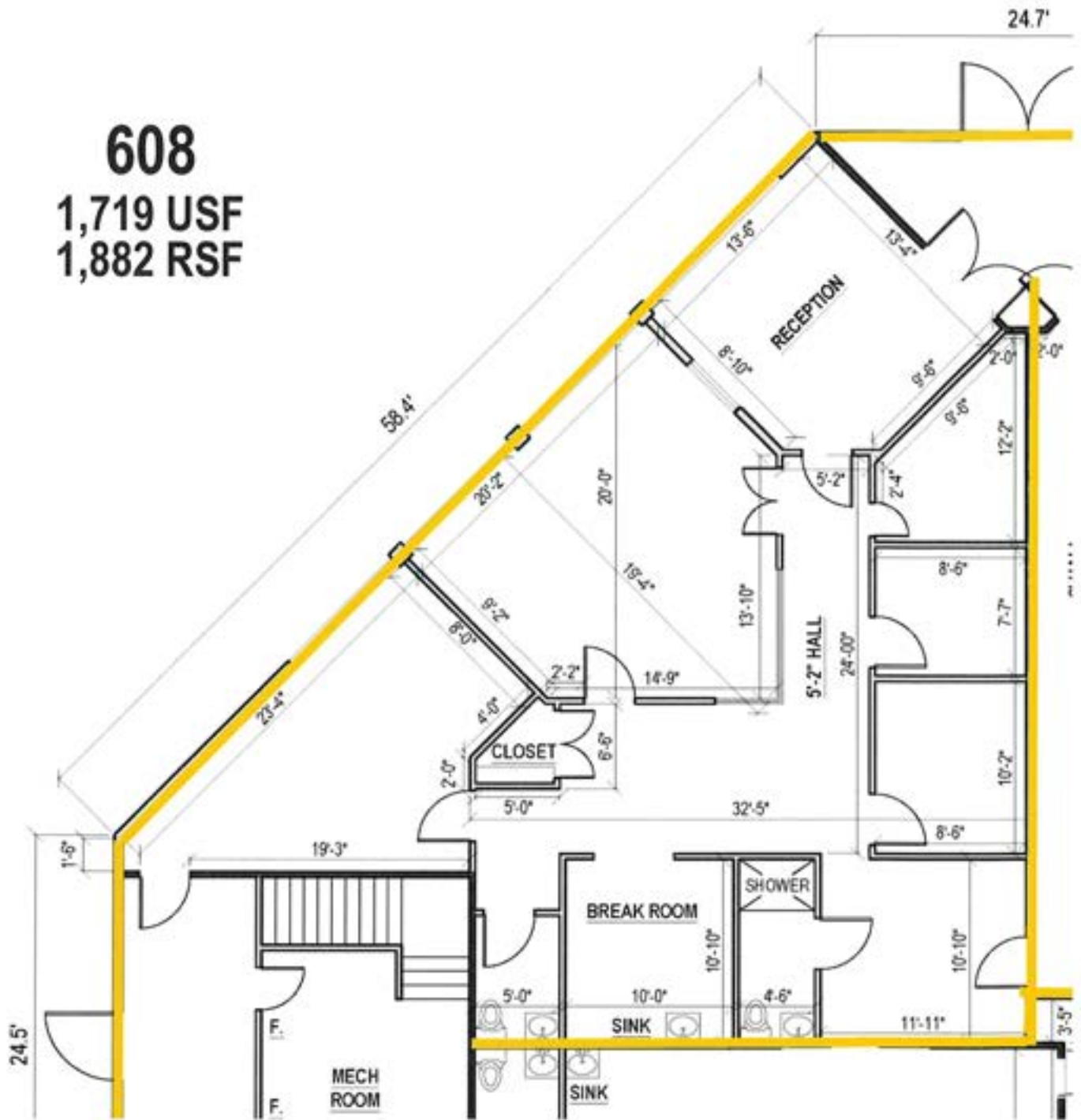
UNIT 608



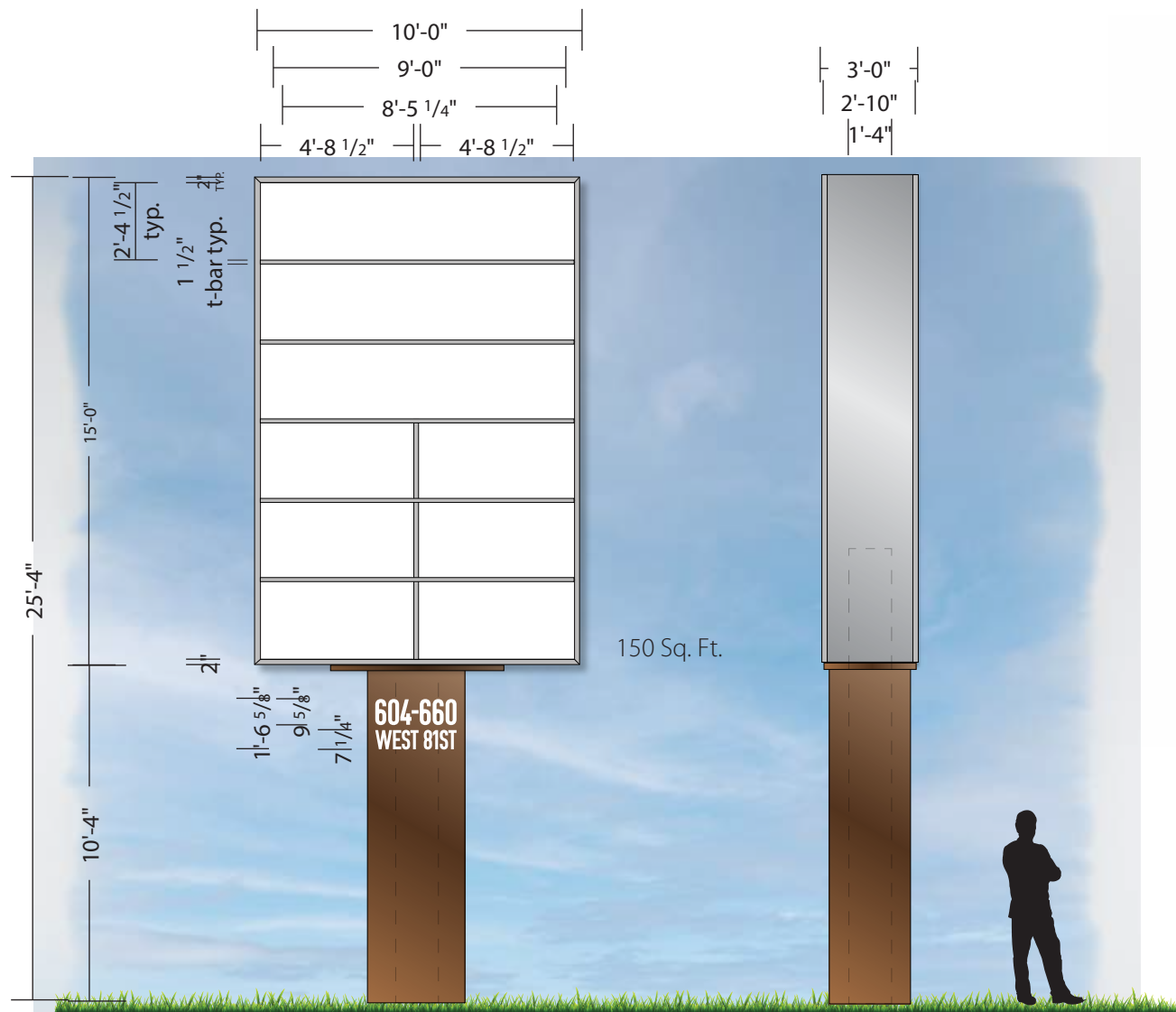
UNIT 608



608
1,719 USF
1,882 RSF





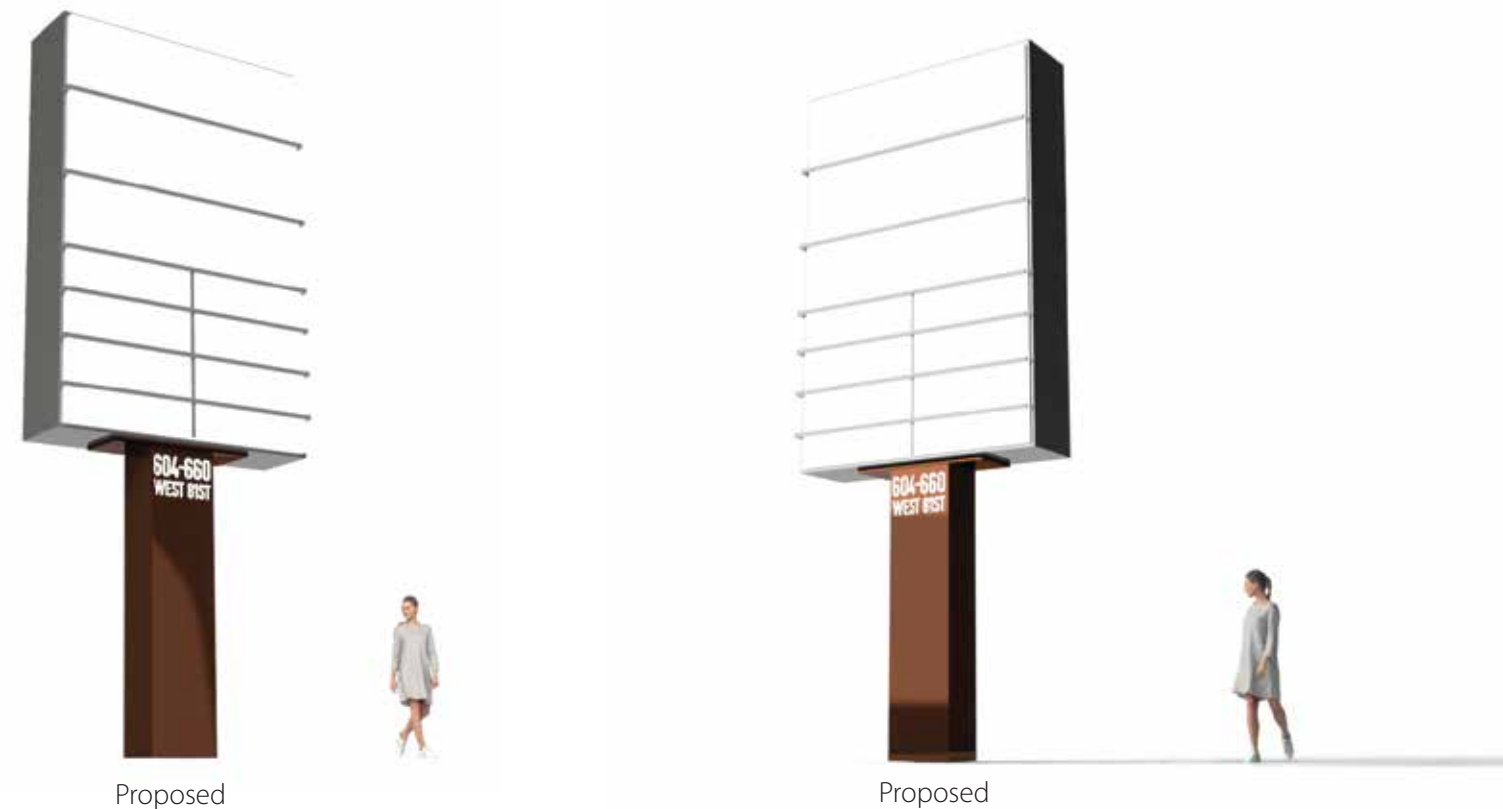


Front View

Side View

REPAINT POLE COVER ON PYLON SIGN

POLE COVER = PAINTED SATIN MAP MP41313 BRONZE WITH 3M WHITE CONTROLTAC ADDRESS COPY



Proposed placement (with building trim painted to match signage by others)

SCALE: 3/16" = 1'



7933 W Hwy 6, Westville, IN 46391

PROJECT: Ivy Park Lasser

DATE: 5-11-2022

REVISIONS:

1.

DRAWING: LY-0125-2B

CLIENT APPROVAL: _____

REP: Larry Yurko 219-406-2002

DESIGNER: *James Bowling*

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and all other representations herein. I also understand that color representations on this print are approximate, and may not match actual colors produced.



AERIAL PHOTOS



For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

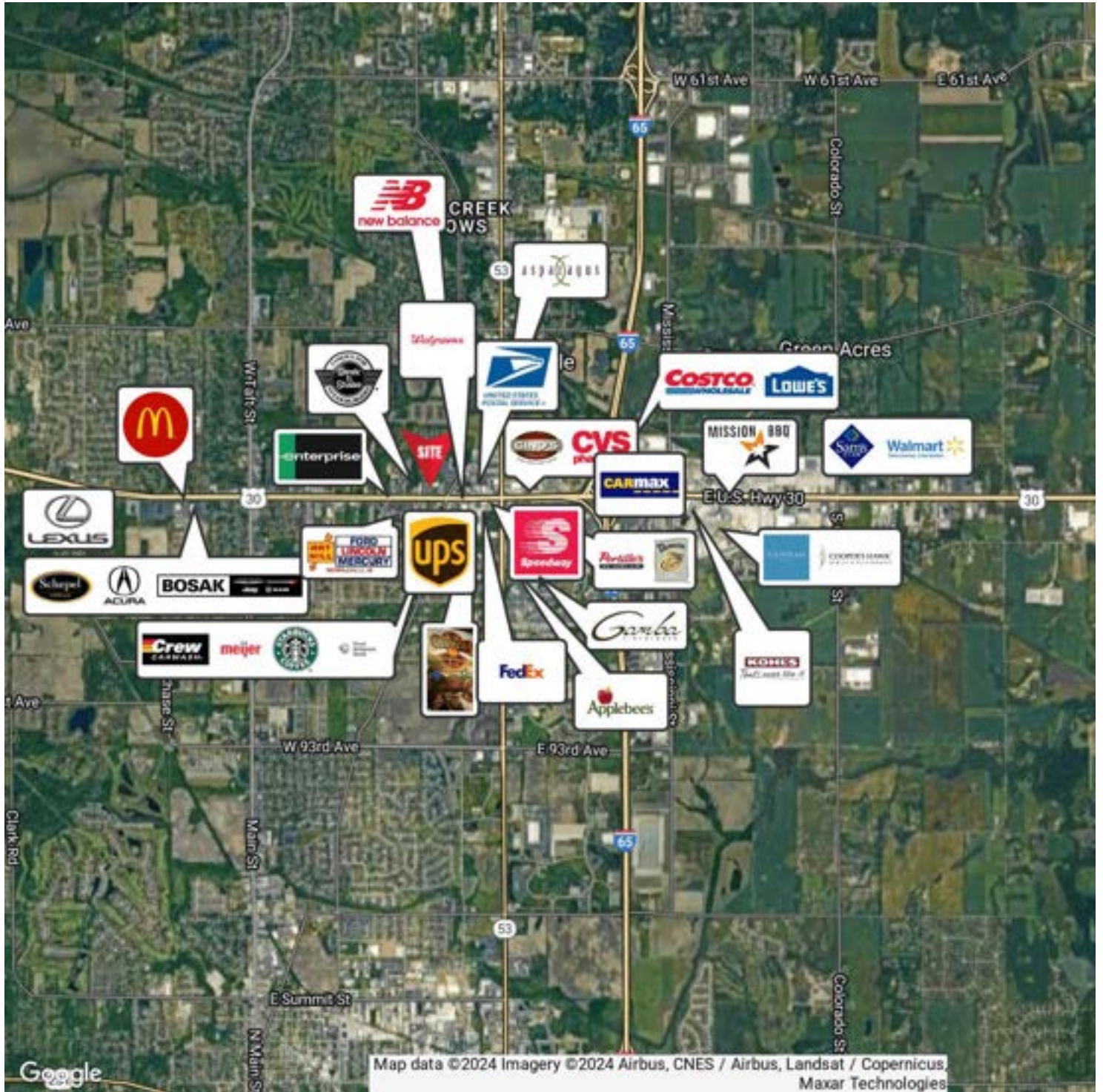
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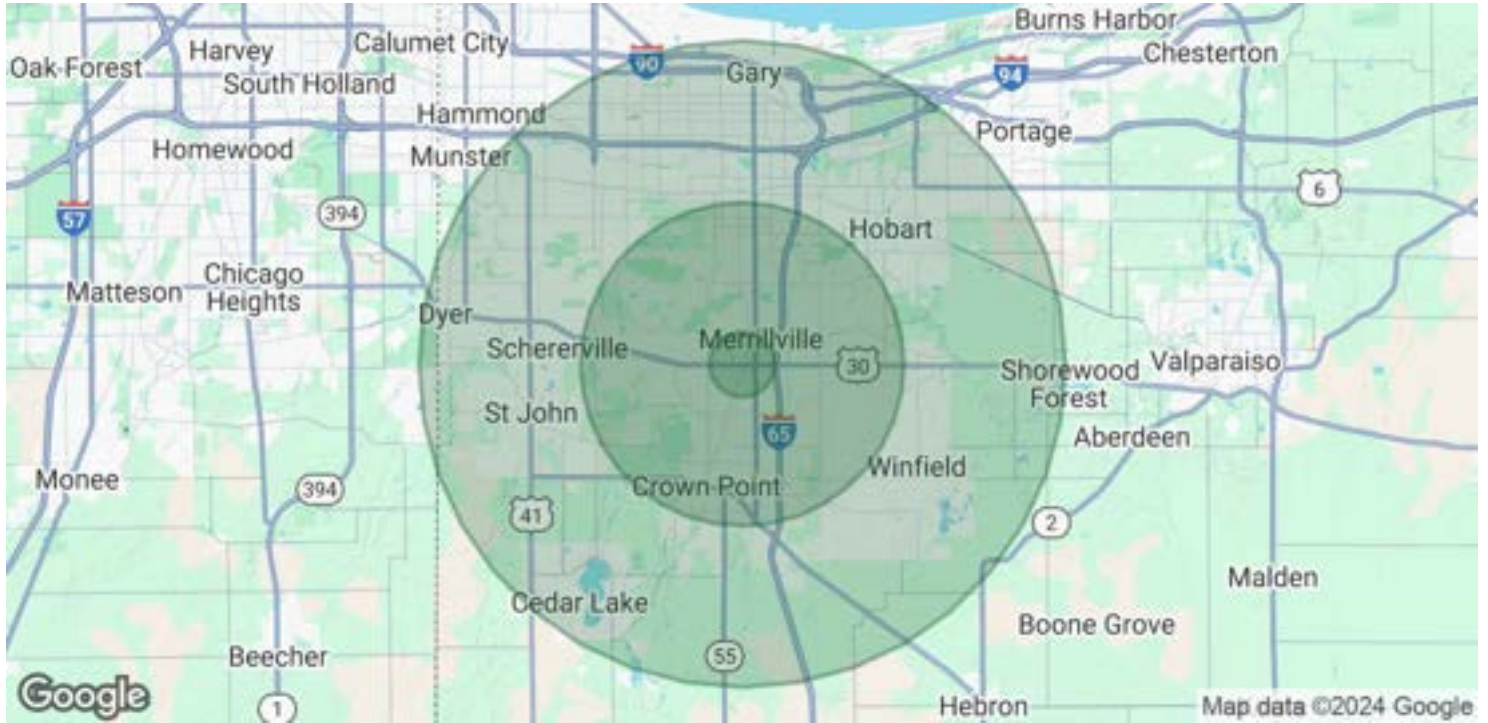
RETAILER MAP



For Information Contact: **David Lasser, SIOR/CCIM** 219.796.3935 dlasser@commercialin-sites.com

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	949	31,167	212,119
Average Age	38.8	38.9	37.5
Average Age (Male)	37.4	38.3	36.4
Average Age (Female)	40.7	39.9	38.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	314	11,051	79,007
# of Persons per HH	3.0	2.8	2.7
Average HH Income	\$94,479	\$79,232	\$67,864
Average House Value	\$316,629	\$263,014	\$178,495

* Demographic data derived from 2020 ACS - US Census