

NWI COMMERCIAL
PROPERTY SOLUTIONS, LLC

9100 LOUISIANA STREET MERRILLVILLE, IN 46410

INDUSTRIAL PROPERTY FOR LEASE



NWI Commercial Property Solutions, LLC | 219.769.0733 | 115 S Court St Ste E, Crown Point, IN 46307



OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	+/- 9,600 SF

PROPERTY DESCRIPTION

For Lease at \$9.00 (NNN)
Estimated NNN expenses are \$1.80 PSF
Well located +/- 9,600 SF Steel Framed Insulated Warehouse Space
15 feet at eaves
1 rare recessed dock, with overhead door
1 drive-in overhead door
3 phase electric 400 amp
+/- 1,000 SF finished office space
This property is zoned M-I
2024 pay 2025 Property Tax is \$.61/PSF
Low Indiana Tax and Top Midwest Business Climate!

This property is also available for Sale at \$900,000
Great functional value won't last long!

LOCATION DESCRIPTION

Located within the Southlake Industrial Park. This site has excellent connection via Mississippi Street to I-65 N/S, US-30 Interchange, and 80/94 E/W.

For more information, please contact Michael Lunn at 219-769-0733 or by email mlunn@ccim.net.



MICHAEL LUNN, CCIM, SIOR

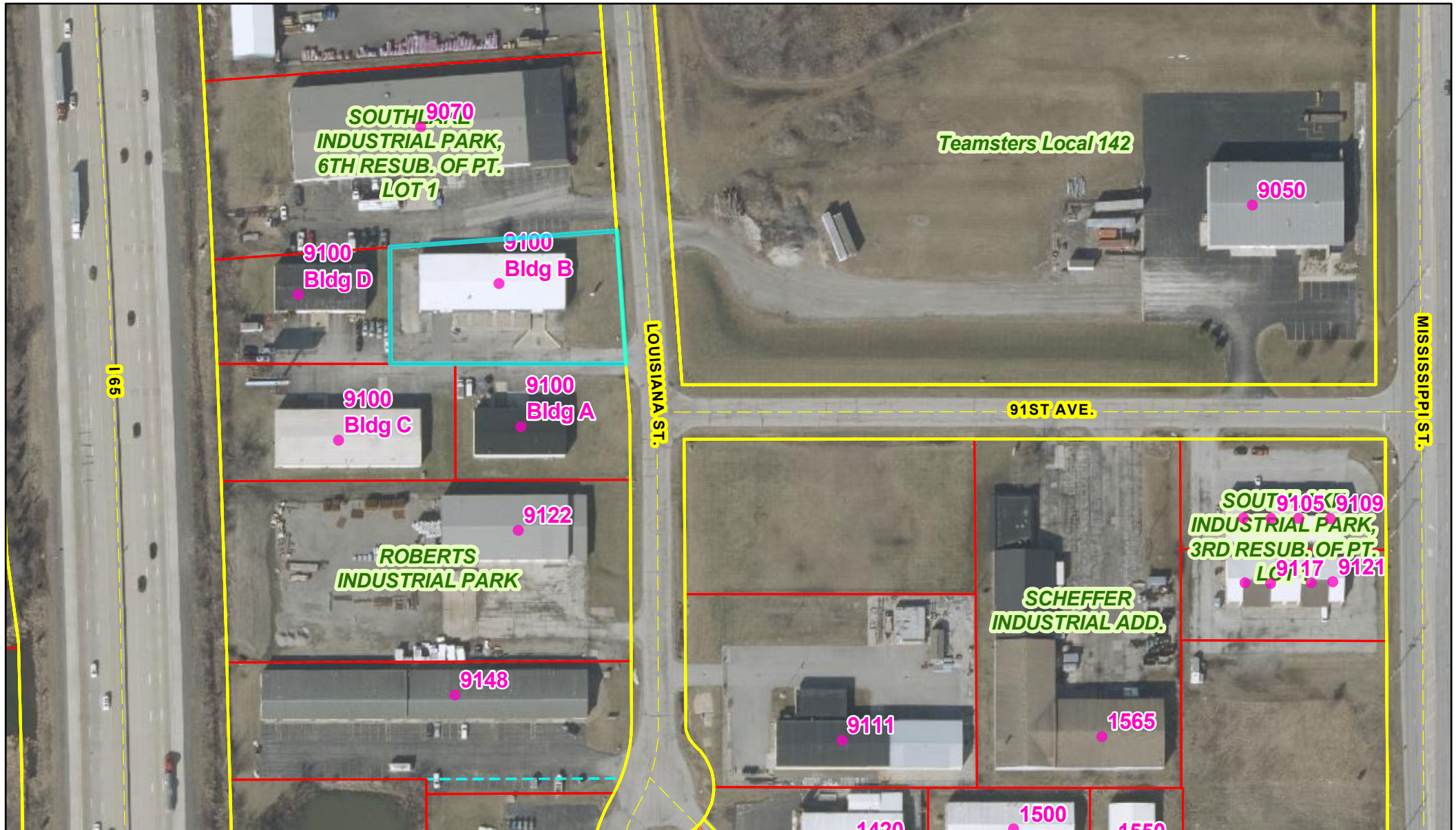
219.769.0733
mlunn@ccim.net

INTERIOR PHOTOS



MICHAEL LUNN, CCIM, SIOR
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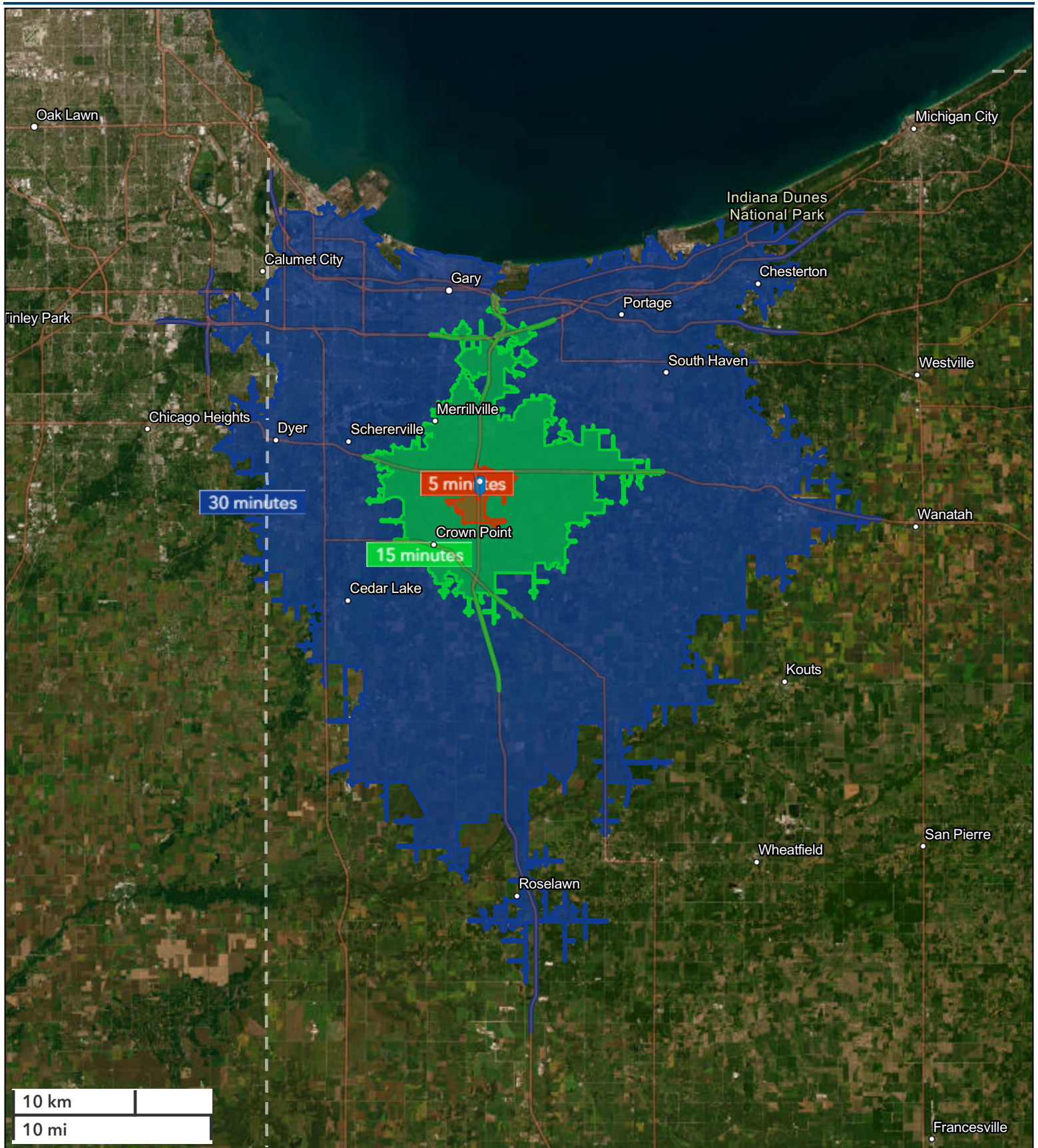
Lake County Surveyor's Office Web Map



5/29/2025, 4:50:14 PM



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable



Executive Summary

9100 Louisiana St, Merrillville, Indiana, 46410 2
 9100 Louisiana St, Merrillville, Indiana, 46410
 Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR
 Latitude: 41.45330
 Longitude: -87.32013

	5 minutes	15 minutes	30 minutes
Population			
2010 Population	3,177	100,031	636,459
2020 Population	2,923	103,314	646,294
2025 Population	2,912	105,403	651,313
2030 Population	3,121	107,097	654,731
2010-2020 Annual Rate	-0.83%	0.32%	0.15%
2020-2025 Annual Rate	-0.07%	0.38%	0.15%
2025-2030 Annual Rate	1.40%	0.32%	0.10%
2020 Male Population	45.8%	48.1%	48.4%
2020 Female Population	54.2%	51.9%	51.6%
2020 Median Age	42.8	40.1	39.5
2025 Male Population	46.6%	48.7%	49.0%
2025 Female Population	53.4%	51.3%	51.0%
2025 Median Age	43.0	40.9	40.4

In the identified area, the current year population is 651,313. In 2020, the Census count in the area was 646,294. The rate of change since 2020 was 0.15% annually. The five-year projection for the population in the area is 654,731 representing a change of 0.10% annually from 2025 to 2030. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	44.5%	52.6%	58.2%
2025 Black Alone	37.2%	29.8%	22.2%
2025 American Indian/Alaska Native Alone	0.3%	0.5%	0.5%
2025 Asian Alone	5.3%	2.0%	1.6%
2025 Pacific Islander Alone	0.1%	0.0%	0.0%
2025 Other Race	3.6%	5.4%	7.1%
2025 Two or More Races	8.9%	9.6%	10.4%
2025 Hispanic Origin (Any Race)	12.3%	15.7%	18.8%

Persons of Hispanic origin represent 18.8% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.9 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	74	77	85
2010 Households	1,599	37,897	240,500
2020 Households	1,456	40,511	251,822
2025 Households	1,458	41,801	259,061
2030 Households	1,565	42,965	263,673
2010-2020 Annual Rate	-0.93%	0.67%	0.46%
2020-2025 Annual Rate	0.03%	0.60%	0.54%
2025-2030 Annual Rate	1.43%	0.55%	0.35%
2025 Average Household Size	1.88	2.47	2.49

The household count in this area has changed from 251,822 in 2020 to 259,061 in the current year, a change of 0.54% annually. The five-year projection of households is 263,673, a change of 0.35% annually from the current year total. Average household size is currently 2.49, compared to 2.54 in the year 2020. The number of families in the current year is 167,312 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2025 Percent of Income for Mortgage	23.3%	21.0%	22.1%
Median Household Income			
2025 Median Household Income	\$69,097	\$76,770	\$74,968
2030 Median Household Income	\$76,287	\$87,480	\$85,685
2025-2030 Annual Rate	2.00%	2.65%	2.71%
Average Household Income			
2025 Average Household Income	\$95,205	\$96,439	\$99,136
2030 Average Household Income	\$105,961	\$107,872	\$110,629
2025-2030 Annual Rate	2.16%	2.27%	2.22%
Per Capita Income			
2025 Per Capita Income	\$46,805	\$38,487	\$39,458
2030 Per Capita Income	\$52,639	\$43,540	\$44,572
2025-2030 Annual Rate	2.38%	2.50%	2.47%
GINI Index			
2025 Gini Index	44.5	42.2	43.6
Households by Income			

Current median household income is \$74,968 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$85,685 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$99,136 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$110,629 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$39,458 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$44,572 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	98	107	101
2010 Total Housing Units	1,733	41,903	264,192
2010 Owner Occupied Housing Units	714	26,563	170,666
2010 Renter Occupied Housing Units	885	11,334	69,835
2010 Vacant Housing Units	134	4,006	23,692
2020 Total Housing Units	1,562	44,365	274,741
2020 Owner Occupied Housing Units	604	27,971	177,101
2020 Renter Occupied Housing Units	852	12,540	74,721
2020 Vacant Housing Units	88	3,787	22,901
2025 Total Housing Units	1,561	45,692	282,091
2025 Owner Occupied Housing Units	628	29,868	187,229
2025 Renter Occupied Housing Units	830	11,933	71,832
2025 Vacant Housing Units	103	3,891	23,030
2030 Total Housing Units	1,675	46,870	287,231
2030 Owner Occupied Housing Units	648	31,159	193,760
2030 Renter Occupied Housing Units	917	11,806	69,913
2030 Vacant Housing Units	110	3,905	23,558
Socioeconomic Status Index			
2025 Socioeconomic Status Index	49.4	48.5	48.1

Currently, 66.4% of the 282,091 housing units in the area are owner occupied; 25.5%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 274,741 housing units in the area and 8.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.50%. Median home value in the area is \$264,198, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.86% annually to \$319,214.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

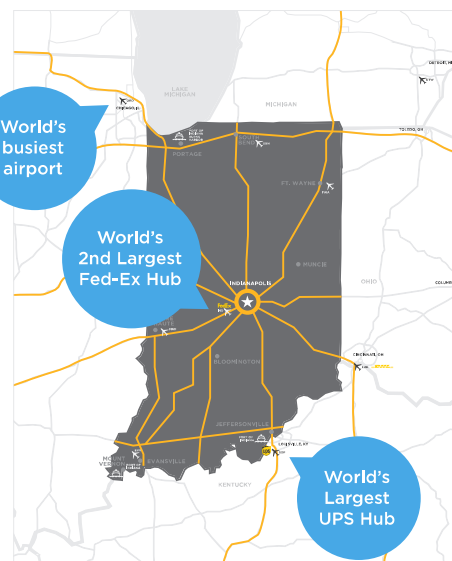
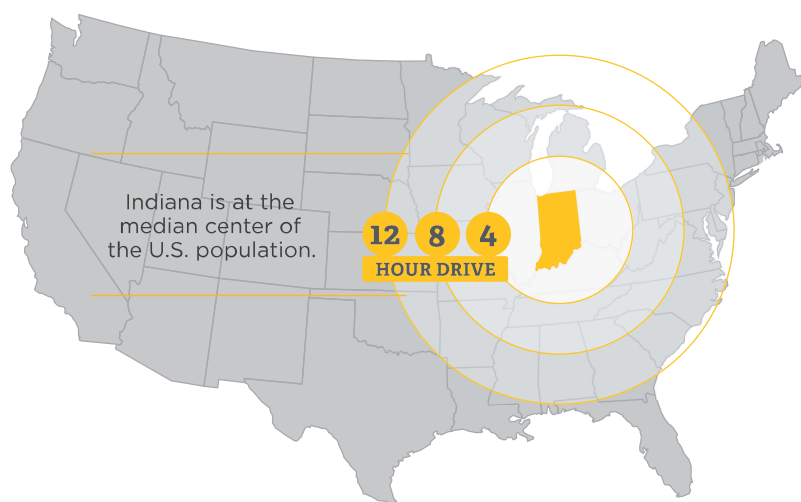
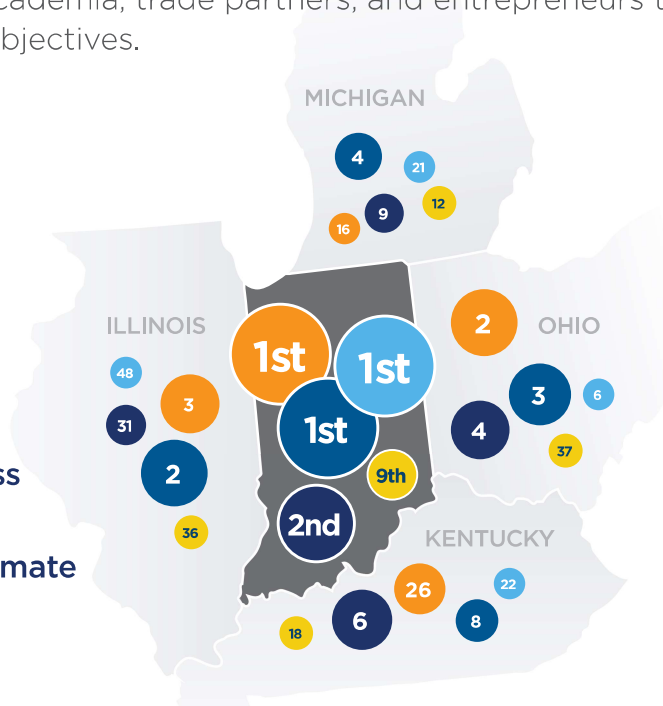
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 21, 2025

INDIANA Business Climate

Indiana is more than the Crossroads of America — it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1 State Infrastructure**
(CNBC, 2022)
- 1 Property Tax**
(Tax Foundation, 2022)
- 1 Regional Workforce Development**
(Site Selection Magazine, 2022)
- 2 Cost of Doing Business**
(America's Top States for Business, CNBC, 2022)
- 9 State Business Tax Climate Index Score**
(Overall Rank, 2023)





Advantage Indiana

CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are capped at 3% in Indiana.

Individual Income Tax Rate: 3.23%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Property Tax Index Rank: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

AAA

Indiana
Bond Rating

Michigan: AA+ | Ohio: AAA | Kentucky: A+ | Illinois: BBB+
(Fitch, 2022)

UI RATES: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: \$238

MI: \$257 | OH: \$243 | KY: \$300 | IL: \$525

WORKER'S COMPENSATION PREMIUM RATE RANK: 3

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 15 | OH: 12 | KY: 14 | IL: 28

RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: YES | OH: YES | KY: NO | IL: NO

Indiana
Economic Development Corp[®]



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