

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

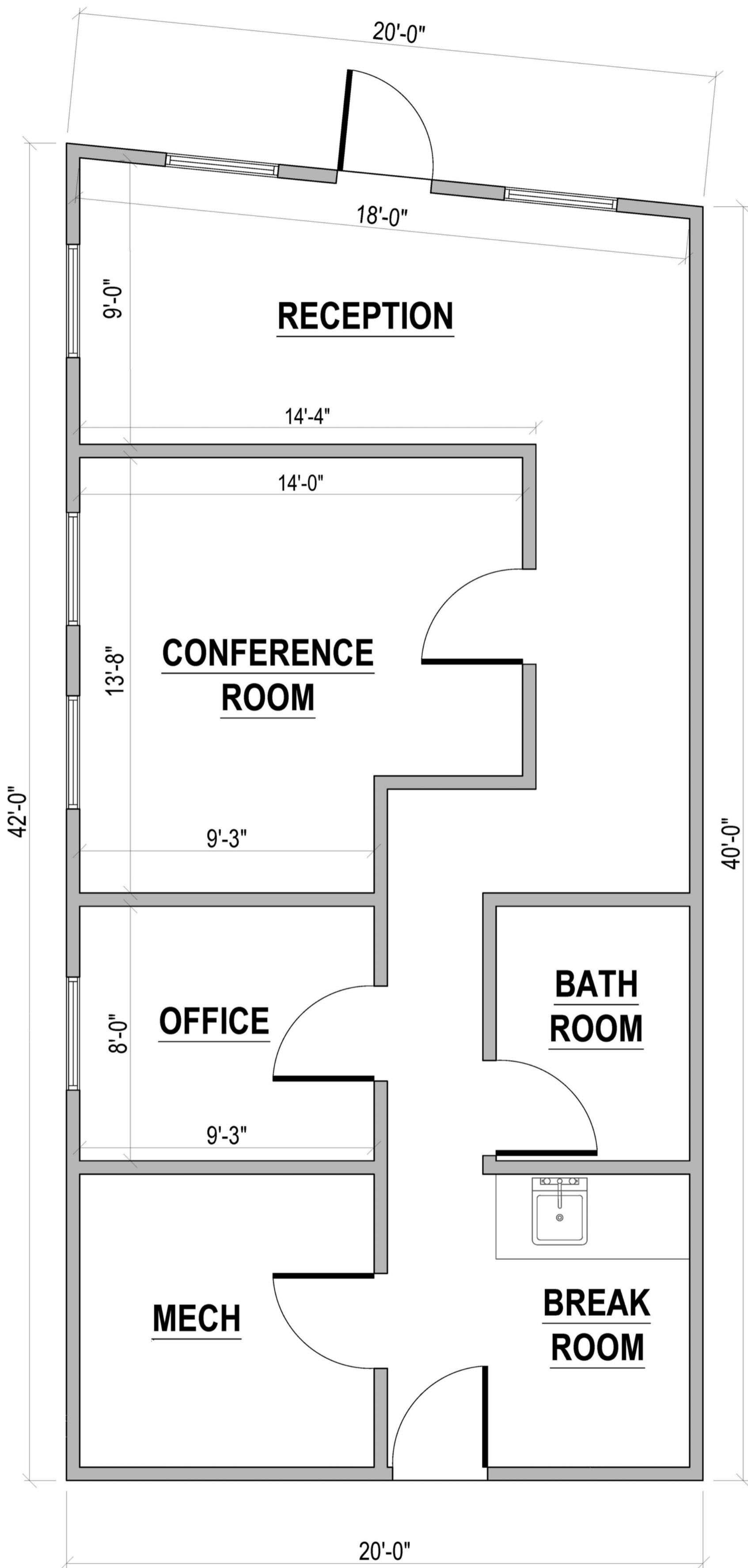
|                       |                                    |
|-----------------------|------------------------------------|
| <b>Lease Rate:</b>    | \$1,600/mo                         |
| <b>Available SF:</b>  | 754 SF                             |
| <b>Lease Type:</b>    | Modified Gross                     |
| <b>Expenses:</b>      | Gas/Electric,<br>Water, Janitorial |
| <b>Building Size:</b> | 754 SF                             |
| <b>Lot Size:</b>      | 0.15 Acres                         |
| <b>Zoning:</b>        | CD-4.A                             |

### PROPERTY OVERVIEW

This prime 754 SF standalone office offers exceptional visibility with 51' of frontage on Ridge Road. The efficiently designed single-story layout features a welcoming reception area, a private office, a dedicated conference room, a break room, a restroom, and a mechanical room. It is perfectly scaled and move-in ready for a small business or professional practice.

### LOCATION OVERVIEW

Located 1/2 a mile west of Calumet Avenue between Harrison and Jackson Avenue. Less than a half mile east of the IL/IN State line. Less than 1 mile away from the brand new Westlake South Shore train station, heading North through Chicago and East to South Bend. One mile north of Munster High School, Wilber Wright Middle School and Munster Community Hospital. 1 mile south of I-80/94 interchange. 4 1/2 miles north of U.S. Highway 30. Close to Jewel-Osco, Old National Bank, Howard Meats, Target, Staples, Five Guys, Panera, Dunkin' Donuts, Chipotle, Arby's, Johnny's Tap, The Commander, Wendy's, Dairy Queen, Munster Donuts, Strack and Van Til, Grocery, Bombers BBQ, Applebee's, McDonald's, Munster Town Hall, and more! INDOT traffic counts for Ridge Road are 18,737 cars/day.



**510 RIDGE ROAD, MUNSTER, IN**  
**754± S.F.**

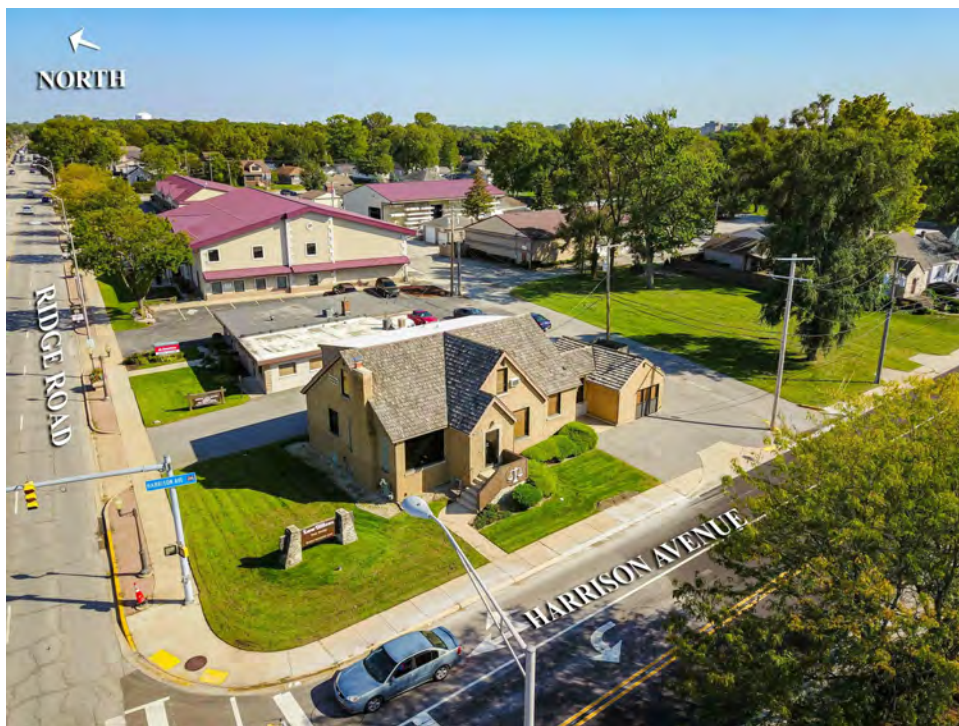
## INTERIOR PHOTOS



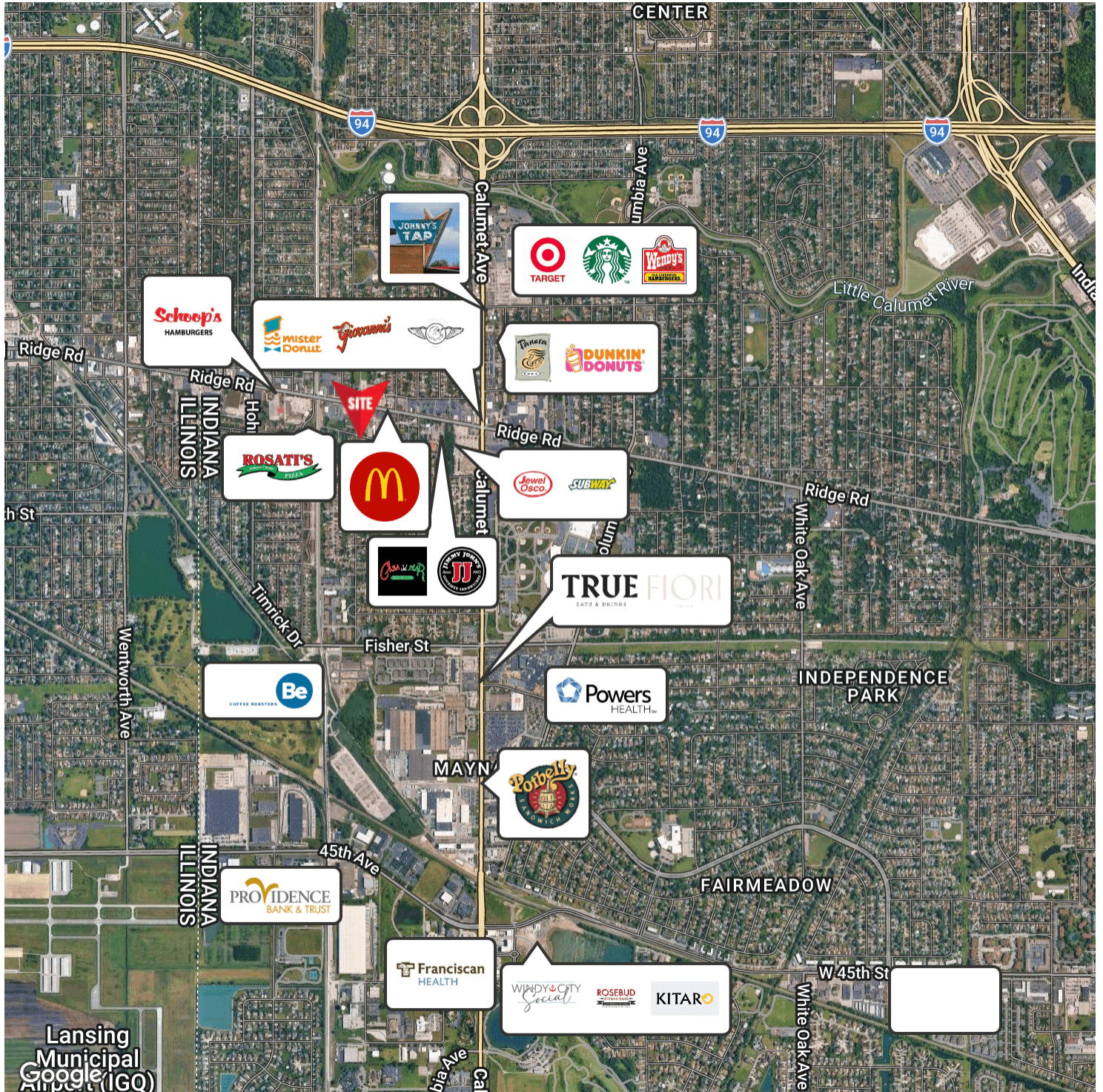
## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS



**RETAILER MAP**



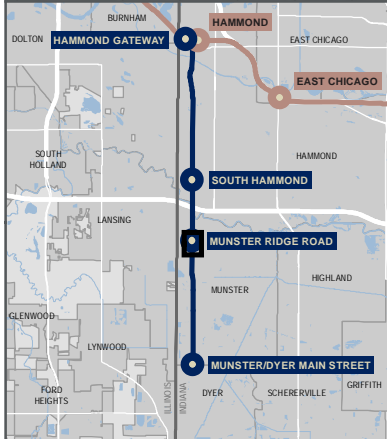
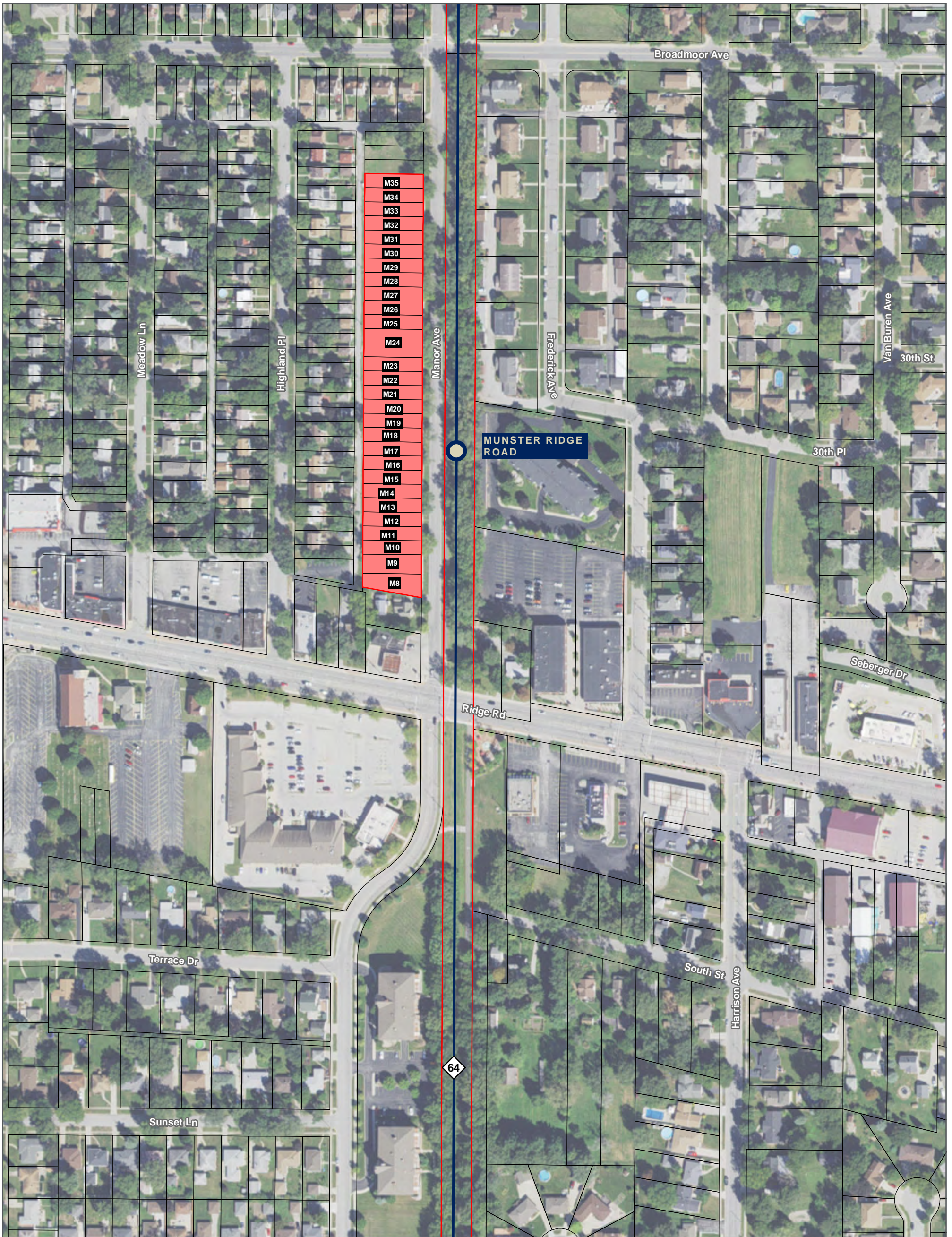
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- Existing Station
  - Proposed Station
  - Existing South Shore Line
  - FEIS Preferred Alternative
  - Milepost
  - Permanent Construction Footprint
  - Temporary Construction Footprint
  - Parcel Boundary\*
- \*Parcel Boundaries shown are not survey-grade.

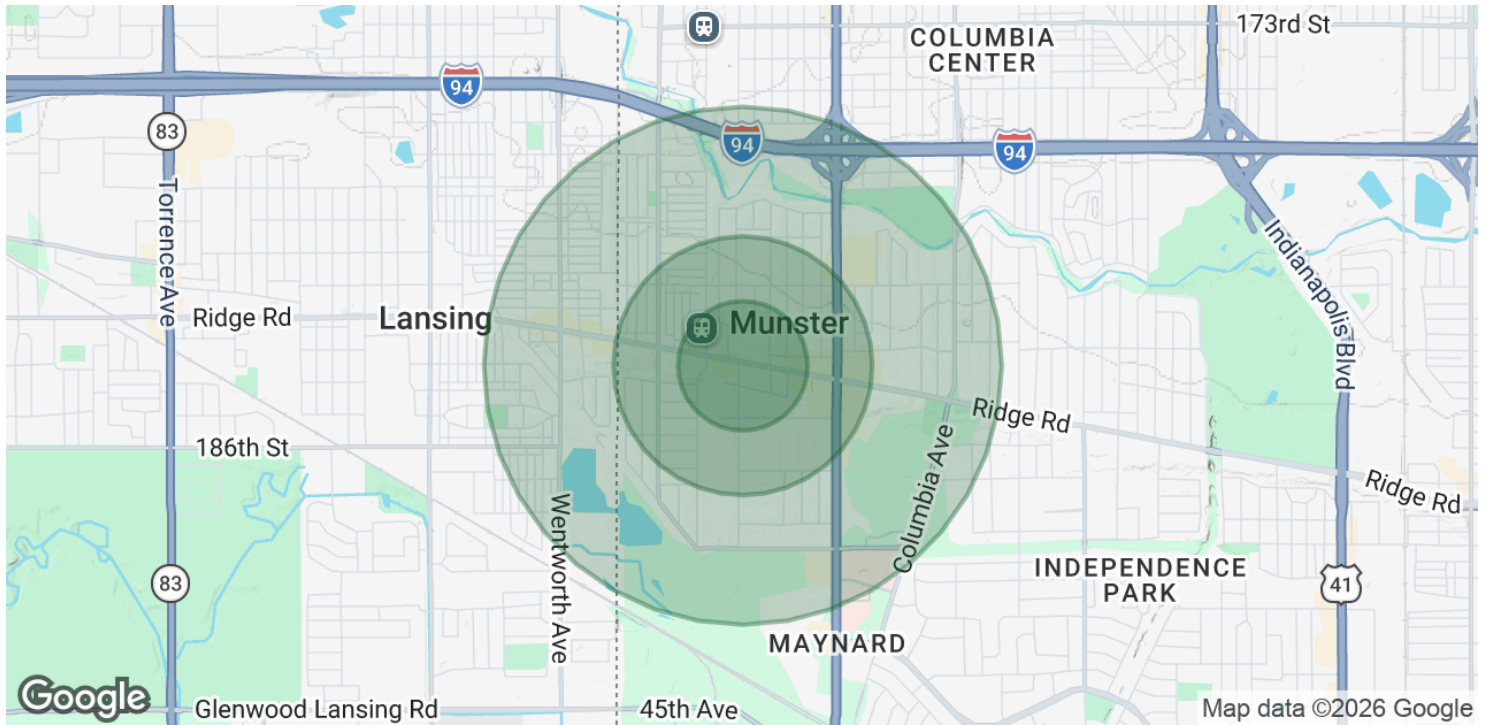
- Anticipated Acquisition Areas\*\***
- Residential
  - Commercial
  - Industrial
  - Municipal
  - Exempt Non-Municipal
  - Utility
  - Freight Railroad Owned
  - Unknown

- Easement Type**
- Permanent Easement
  - Temporary Easement
  - Acquisition Number

**ANTICIPATED PARCEL ACQUISITION AREAS**

SHEET 8 OF 18  
Data for Reference Only

## DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>    | <b>0.25 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|----------------------|-------------------|------------------|---------------|
| Total Population     | 1,011             | 3,656            | 12,158        |
| Average Age          | 47.7              | 47.1             | 46.0          |
| Average Age (Male)   | 43.9              | 42.6             | 42.8          |
| Average Age (Female) | 50.9              | 48.9             | 47.5          |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.25 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|--------------------------------|-------------------|------------------|---------------|
| Total Households               | 433               | 1,515            | 5,069         |
| # of Persons per HH            | 2.3               | 2.4              | 2.4           |
| Average HH Income              | \$90,645          | \$92,540         | \$94,747      |
| Average House Value            | \$269,755         | \$263,739        | \$239,291     |

2023 American Community Survey (ACS)