



BROADFIELD CENTER OFFICE PARK

9111 BROADWAY MERRILLVILLE, IN 46410

OFFICE BUILDING FOR LEASE





OFFERING SUMMARY

Lease Rate:	\$13.00 - \$16.50 SF/yr (NNN)
Available SF:	+/- 884 SF to +/- 1,550 SF
Building Size:	+/- 41,033 SF

PROPERTY DESCRIPTION

Broadfield Center is a two-building complex, consisting of +/- 41,000 SF. The well-maintained brick and aluminum façade building provides a clean professional first impression. We have hard to find smaller spaces and moderately priced units on the second floor. Parking is plentiful, and just a few feet from the individuals tenant's entrances. A central courtyard provides an outdoor area for lunch breaks. Come join the many professional tenants that have been part of Broadfield Center for over a decade.

If you are looking for a solid real estate value, responsive property management, and a convenient central location to operate your business, please consider Broadfield Center.

Estimated CAM at \$4.00 (NNN)

LOCATION DESCRIPTION

The subject property is located on the East side of Broadway (SR53) +/- 1 mile south of U.S. Highway 30. The property is centrally located +/- 5 minutes to I-65 and just south of Methodist Hospital, with easy access to the Lake County Government Complex, the Ameriplex Industrial Park and the growing path of progress Crown Point Broadway Corridor to the south.



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LEASE SPACES

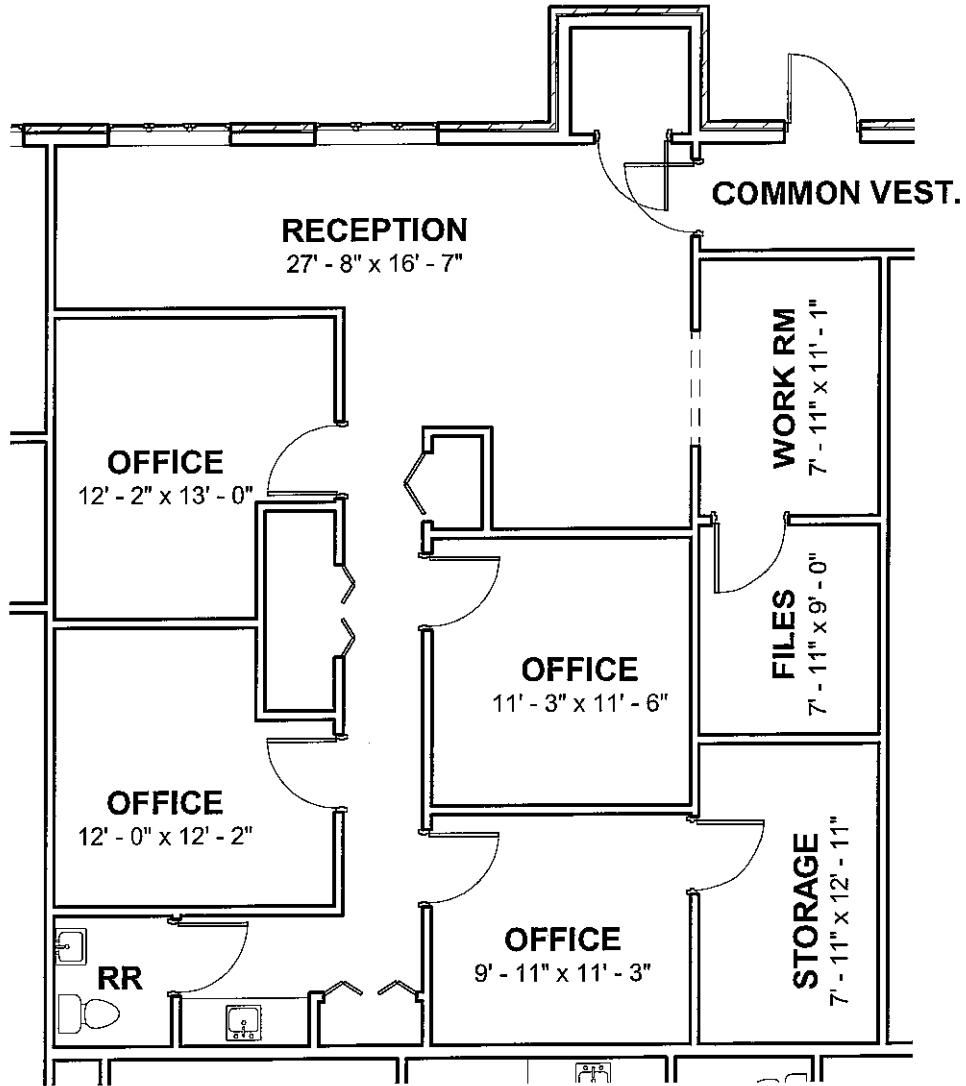
AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite K	1,440 SF	NNN	\$13.00 SF/yr	-
Suite M	1,000 SF	NNN	\$16.50 SF/yr	Newly remodeled office. New carpeting, LED lights and interior paint. Ready to move in!
Suite Q	1,550 SF	NNN	\$13.00 SF/yr	-
Suite JJ	884 SF	NNN	\$13.00 SF/yr	-



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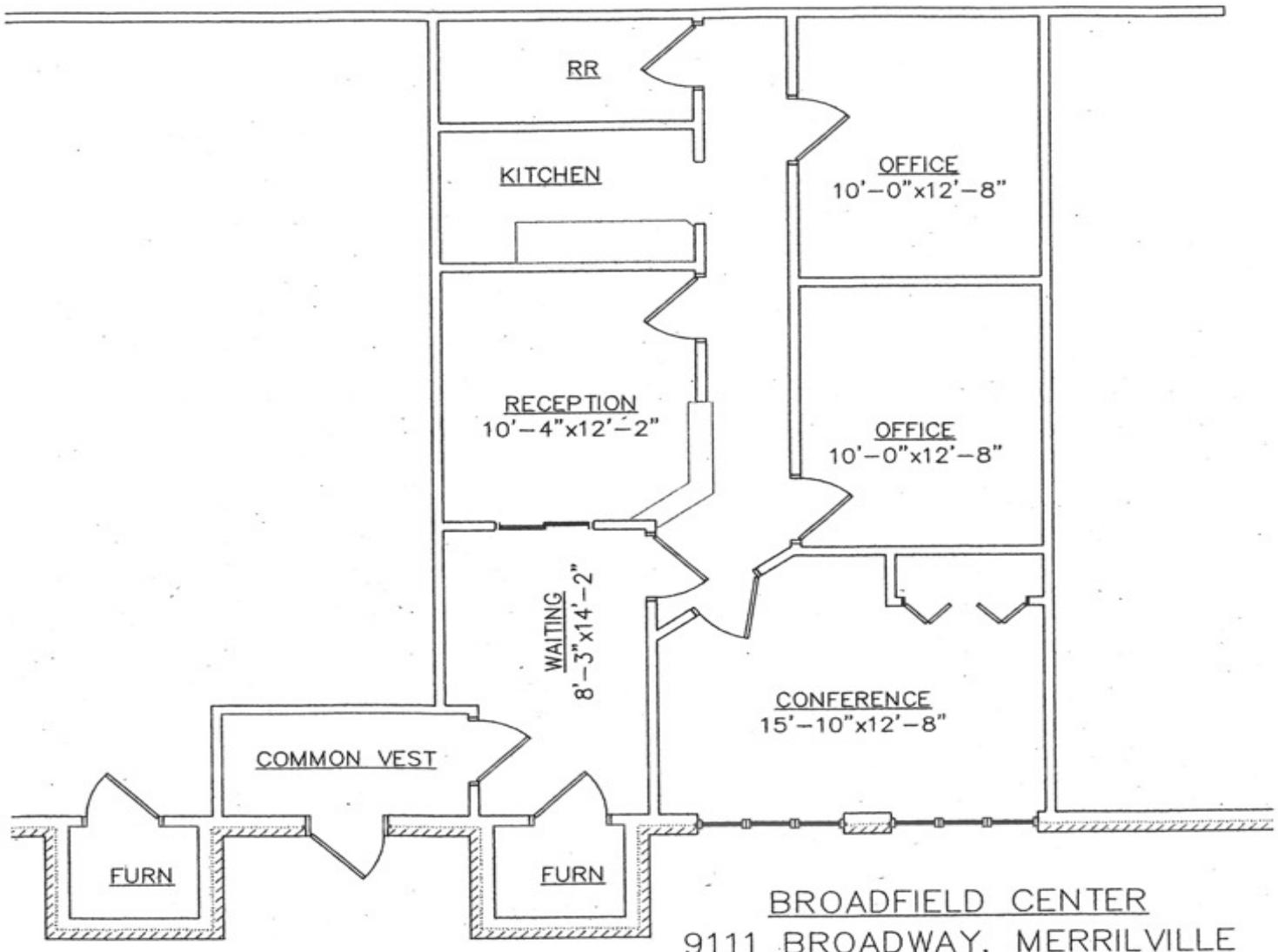


1 SUITE K
1/8" = 1'-0"



9111 BROADFIELD
BROADFIELD LLC

22130



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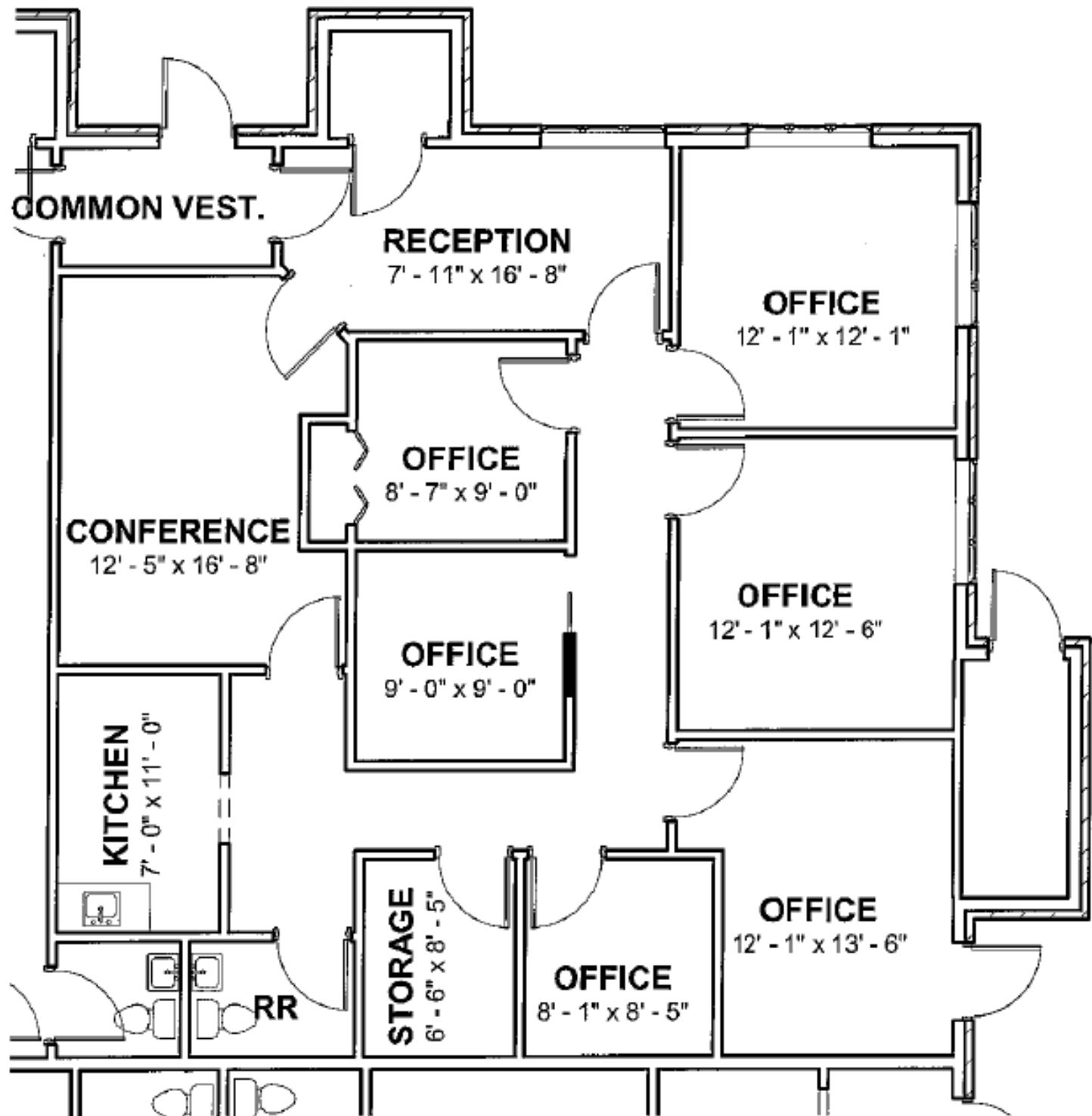
SUITE M INTERIOR PHOTOS



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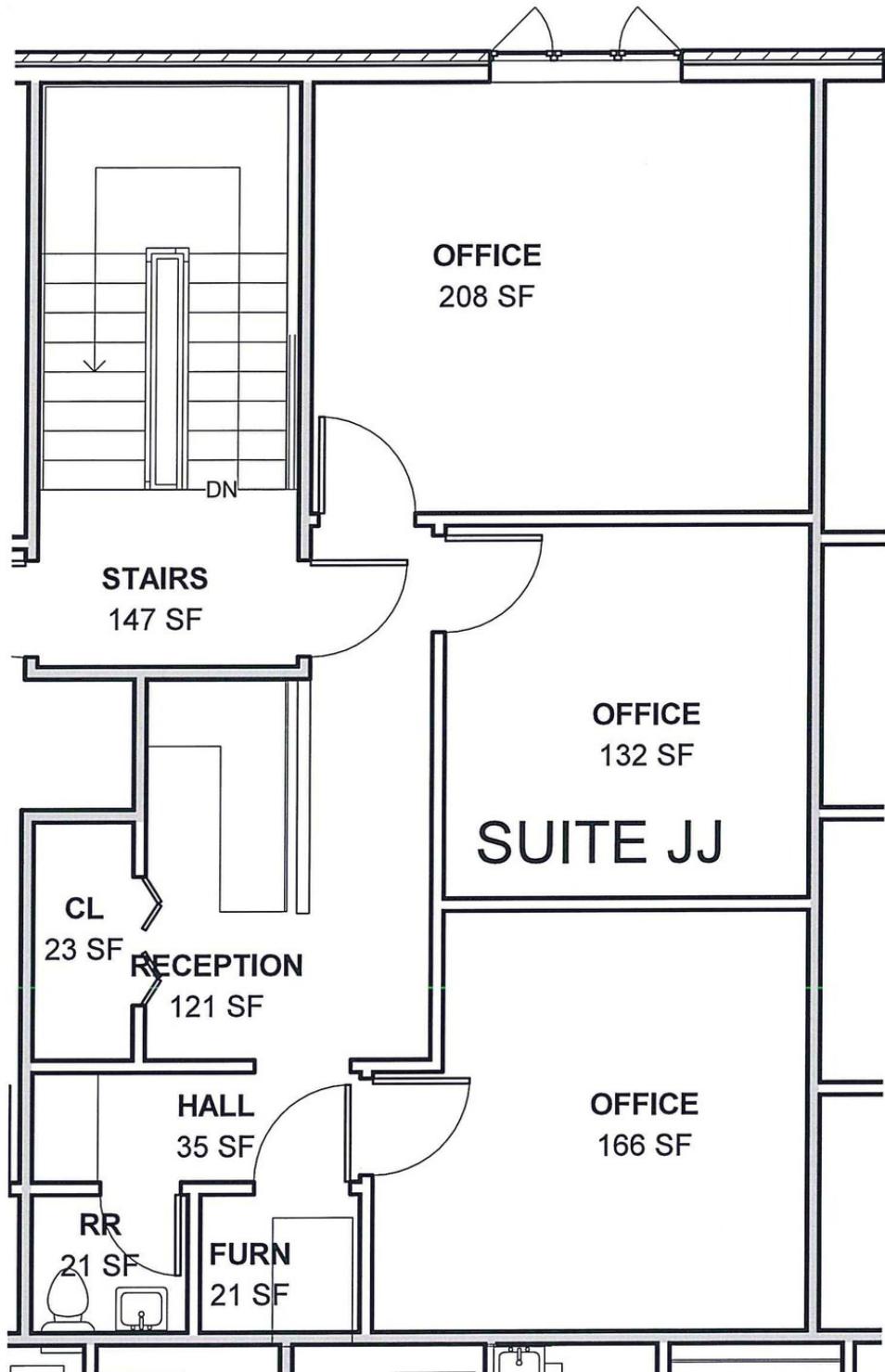
1 SUITE Q
1/8" = 1'-0"



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1 UNIT JJ
3/16" = 1'-0"

884 SQFT



9111 BROADWAY
BROOKFIELD, IL

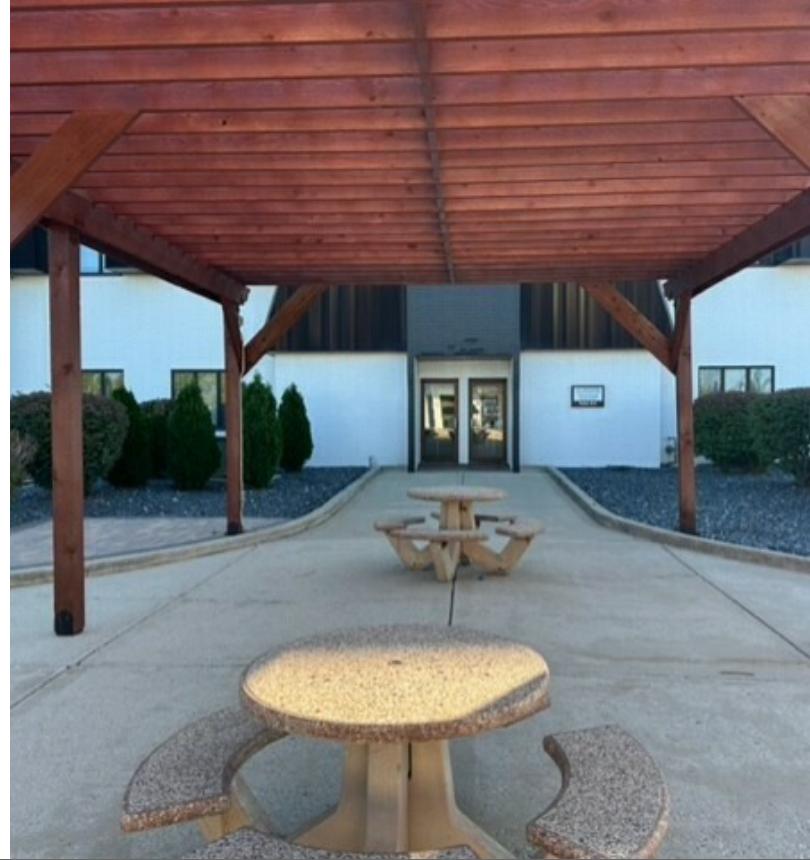
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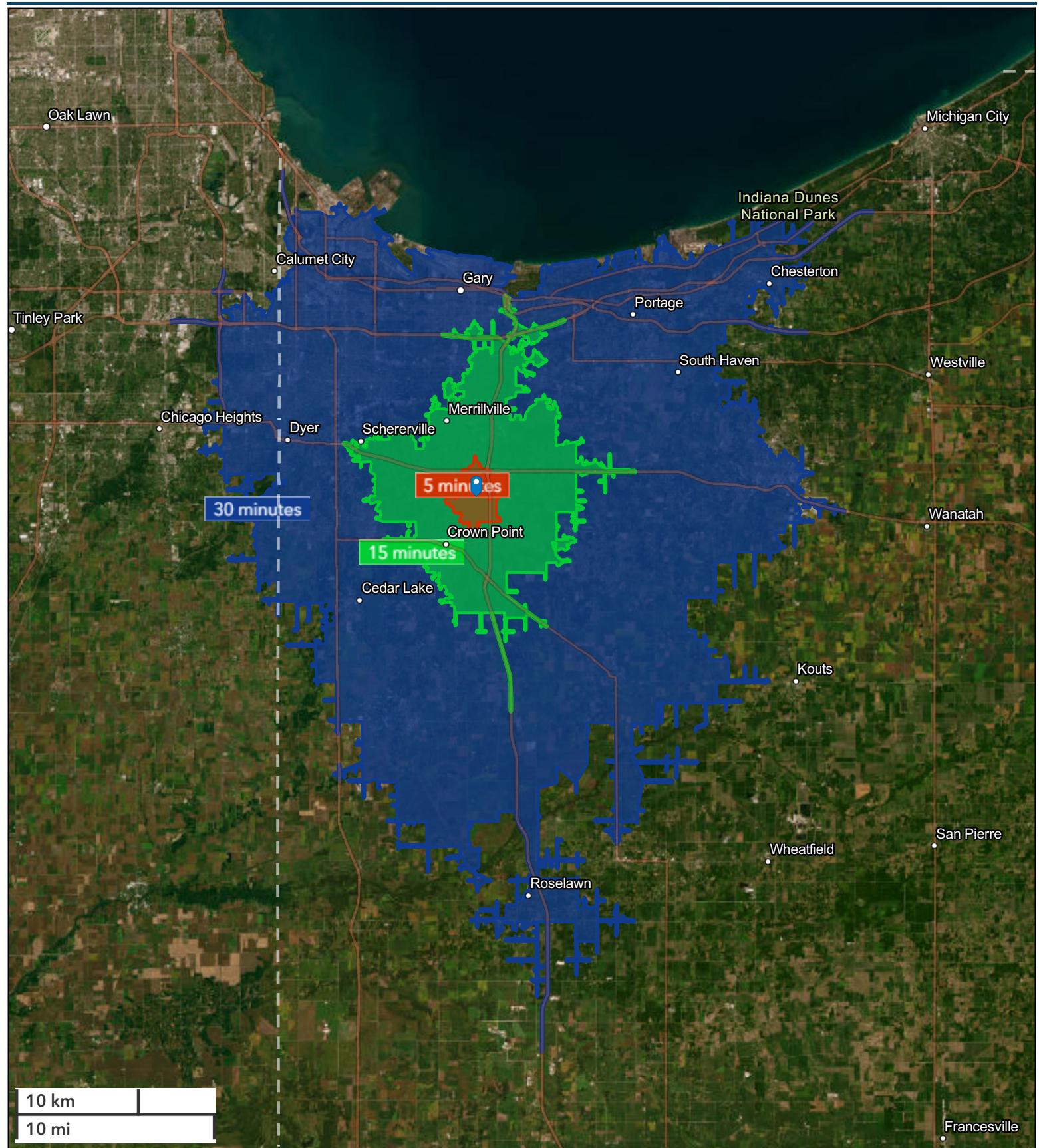
EXTERIOR PHOTOS



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October 16, 2025

Executive Summary

9111 Broadway, Merrillville, Indiana, 46410 2
 9111 Broadway, Merrillville, Indiana, 46410
 Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR
 Latitude: 41.45303
 Longitude: -87.33476

	5 minutes	15 minutes	30 minutes
Population			
2010 Population	6,169	117,263	656,405
2020 Population	6,520	120,204	665,393
2025 Population	6,447	122,345	669,765
2030 Population	6,839	123,660	672,837
2010-2020 Annual Rate	0.55%	0.25%	0.14%
2020-2025 Annual Rate	-0.21%	0.34%	0.12%
2025-2030 Annual Rate	1.19%	0.21%	0.09%
2020 Male Population	45.1%	48.1%	48.3%
2020 Female Population	54.9%	51.9%	51.7%
2020 Median Age	48.1	40.1	39.6
2025 Male Population	45.9%	48.8%	49.0%
2025 Female Population	54.1%	51.2%	51.0%
2025 Median Age	49.2	41.0	40.4

In the identified area, the current year population is 669,765. In 2020, the Census count in the area was 665,393. The rate of change since 2020 was 0.12% annually. The five-year projection for the population in the area is 672,837 representing a change of 0.09% 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	50.5%	53.5%	56.6%
2025 Black Alone	32.4%	29.4%	23.8%
2025 American Indian/Alaska Native Alone	0.2%	0.5%	0.5%
2025 Asian Alone	3.4%	2.0%	1.6%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	4.3%	5.1%	7.2%
2025 Two or More Races	9.2%	9.5%	10.3%
2025 Hispanic Origin (Any Race)	14.2%	15.2%	18.9%

Persons of Hispanic origin represent 18.9% 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 72.7 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	97	83	85
2010 Households	2,541	43,938	247,125
2020 Households	2,641	46,860	258,311
2025 Households	2,674	48,296	265,574
2030 Households	2,911	49,408	270,195
2010-2020 Annual Rate	0.39%	0.65%	0.44%
2020-2025 Annual Rate	0.24%	0.58%	0.53%
2025-2030 Annual Rate	1.71%	0.46%	0.35%
2025 Average Household Size	2.26	2.48	2.50

The household count in this area has changed from 258,311 in 2020 to 265,574 in the current year, a change of 0.53% annually. The five-year projection of households is 270,195, a change of 0.35% annually from the current year total. Average household size is currently 2.50, compared to 2.55 in the year 2020. The number of families in the current year is 172,159 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	19.5%	21.2%	21.6%
Median Household Income			
2025 Median Household Income	\$78,926	\$78,690	\$75,478
2030 Median Household Income	\$90,065	\$90,222	\$86,389
2025-2030 Annual Rate	2.68%	2.77%	2.74%
Average Household Income			
2025 Average Household Income	\$111,264	\$100,480	\$99,443
2030 Average Household Income	\$123,241	\$112,286	\$110,961
2025-2030 Annual Rate	2.07%	2.25%	2.22%
Per Capita Income			
2025 Per Capita Income	\$47,839	\$39,734	\$39,483
2030 Per Capita Income	\$54,226	\$44,934	\$44,612
2025-2030 Annual Rate	2.54%	2.49%	2.47%
GINI Index			
2025 Gini Index	44.2	42.8	43.5
Households by Income			
Current median household income is \$75,478 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$86,389 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$99,443 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$110,961 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$39,483 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$44,612 in five years, compared to \$50,744 for all U.S. households.			
Housing			
2025 Housing Affordability Index	117	106	103
2010 Total Housing Units	2,710	48,595	271,488
2010 Owner Occupied Housing Units	1,830	31,415	176,421
2010 Renter Occupied Housing Units	711	12,523	70,704
2010 Vacant Housing Units	169	4,657	24,363
2020 Total Housing Units	2,811	51,347	281,907
2020 Owner Occupied Housing Units	1,875	33,030	182,347
2020 Renter Occupied Housing Units	766	13,830	75,964
2020 Vacant Housing Units	163	4,456	23,506
2025 Total Housing Units	2,841	52,807	289,343
2025 Owner Occupied Housing Units	1,946	35,144	192,678
2025 Renter Occupied Housing Units	728	13,152	72,896
2025 Vacant Housing Units	167	4,511	23,769
2030 Total Housing Units	3,078	53,948	294,512
2030 Owner Occupied Housing Units	1,951	36,441	199,351
2030 Renter Occupied Housing Units	960	12,967	70,844
2030 Vacant Housing Units	167	4,540	24,317
Socioeconomic Status Index			
2025 Socioeconomic Status Index	55.0	49.1	47.8

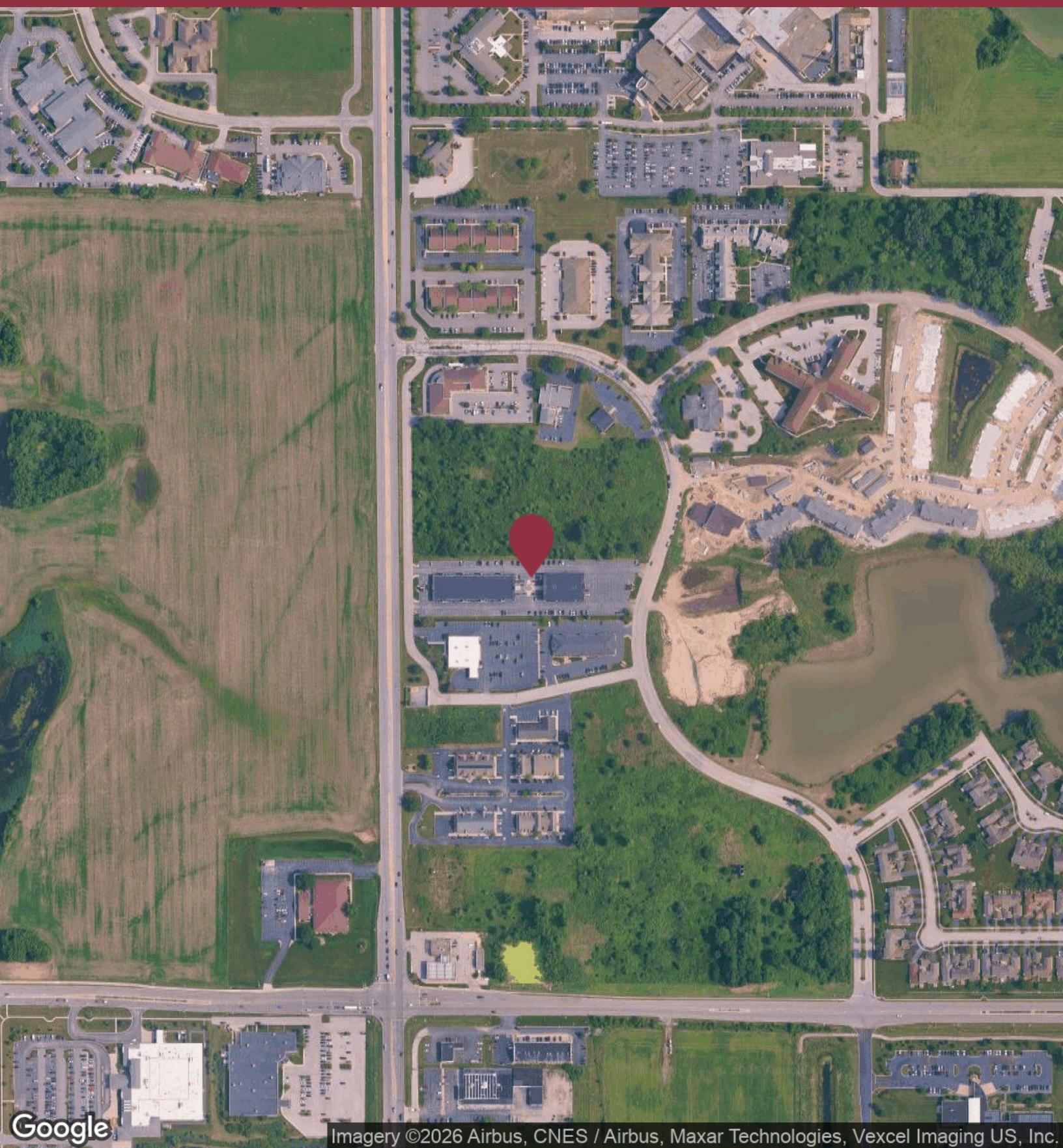
Currently, 66.6% of the 289,343 housing units in the area are owner occupied; 25.2%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 281,907 housing units in the 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 \$261,001, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.88% annually to \$315,723.

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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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LOCATION MAP



Google

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NWI COMMERCIAL
PROPERTY SOLUTIONS, LLC

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