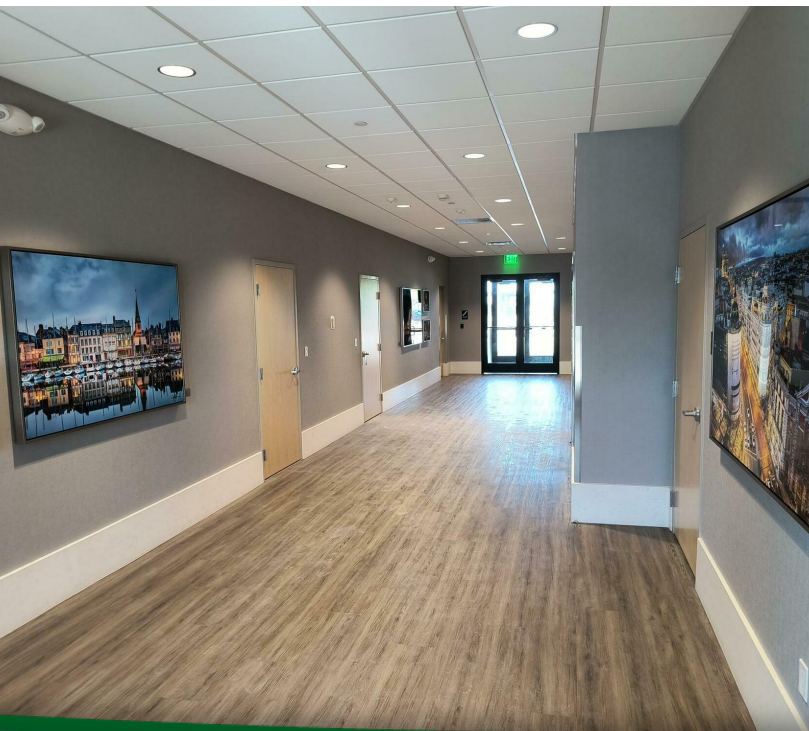


# 9410 CALUMET AVE #103B , MUNSTER, IN 46321



For more information, please contact:

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**LATITUDE**  
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# SALE OF MAPLE LEAF CROSSING GROUND FLOOR UNIT

9410 Calumet Ave #103B , Munster, IN 46321



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$419,000

**Price / SF:** \$279.33

**Year Built:** 2023

**Building Size:** 1500 SF

**Zoning:** CD-4.B

### PROPERTY HIGHLIGHTS

- 1,500 SF modern office condo/retail for sale within Maple Leaf Crossing
- Recently constructed in 2023
- High visibility and accessibility
- Dedicated parking for convenience
- Ground floor location is ideal for both office and retail use
- Modern amenities and building systems



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## PROPERTY DESCRIPTION

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Introducing a prime opportunity within Maple Leaf Crossing, this modern 1,500 SF office condo embodies contemporary design and functionality. Built in 2023, the property offers high visibility, dedicated parking, and a strategically efficient floor plan for optimal space utilization. Boasting modern amenities and building systems, this versatile space caters to the evolving needs of a dynamic business environment. Located on the ground floor, this unit can accommodate both office and retail uses.

### LOCATION DESCRIPTION

Located in the vibrant town of Munster, the area surrounding the property offers an ideal mix of convenience and quality of life. Just moments away, residents and employees can enjoy local favorites like Centennial Park, offering beautiful outdoor spaces and recreational activities. Munster's thriving business community includes a variety of dining options, shops, and cultural attractions, providing a perfect blend of work and leisure. With easy access to major highways and nearby cities, the location presents a prime opportunity for businesses seeking a well-connected and dynamic environment.



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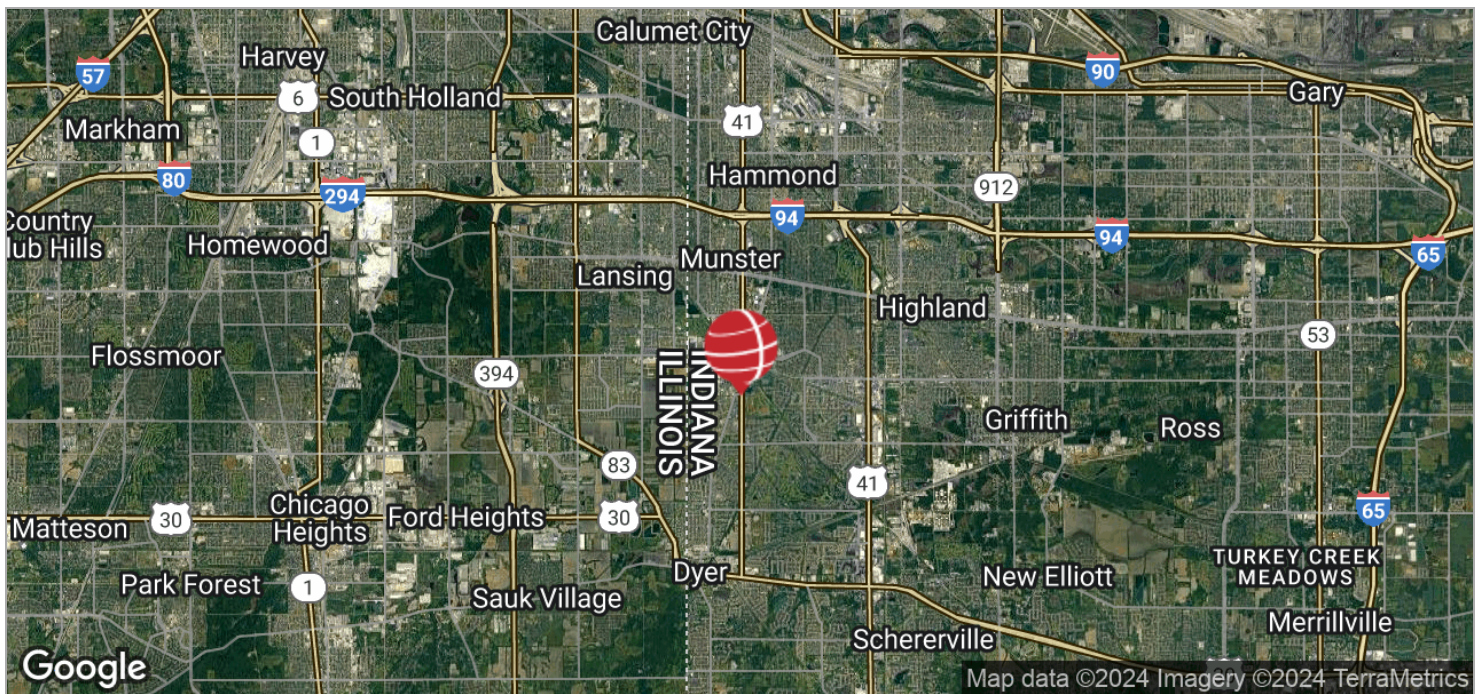
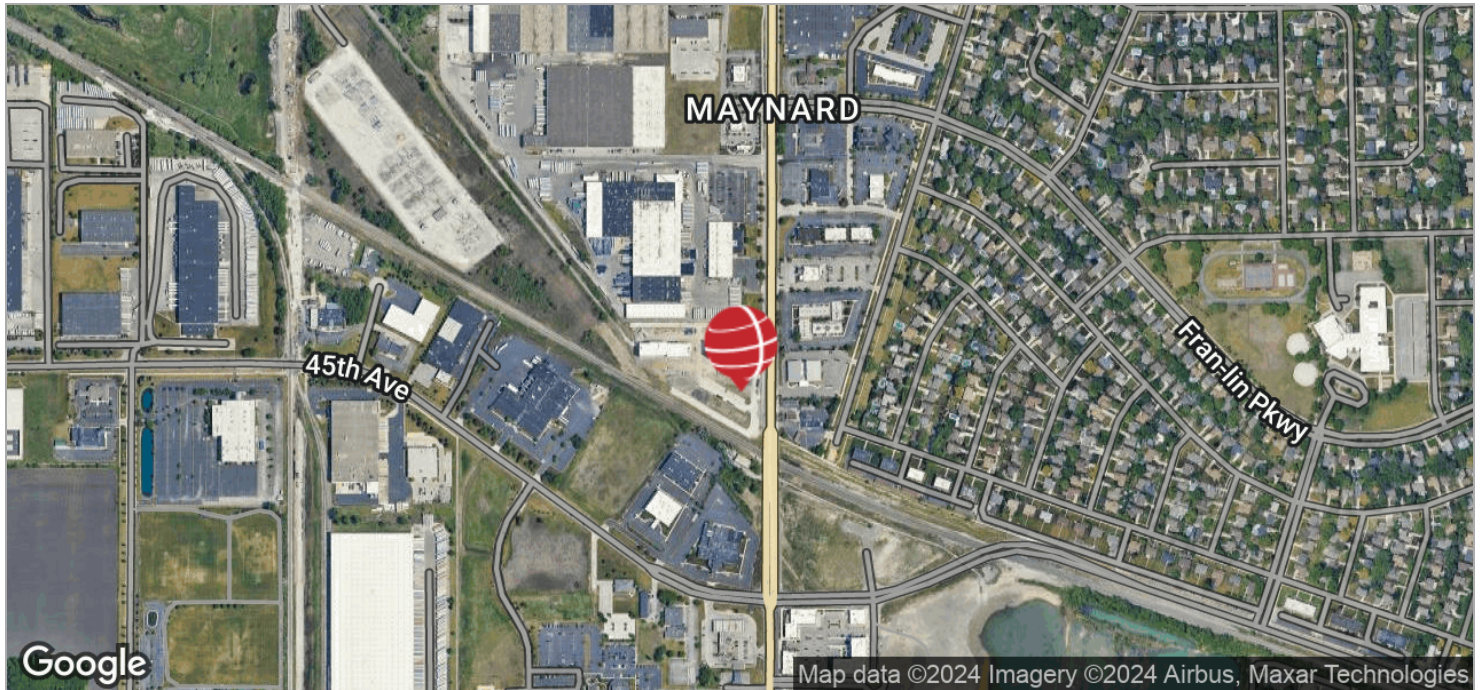
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## LOCATION MAPS



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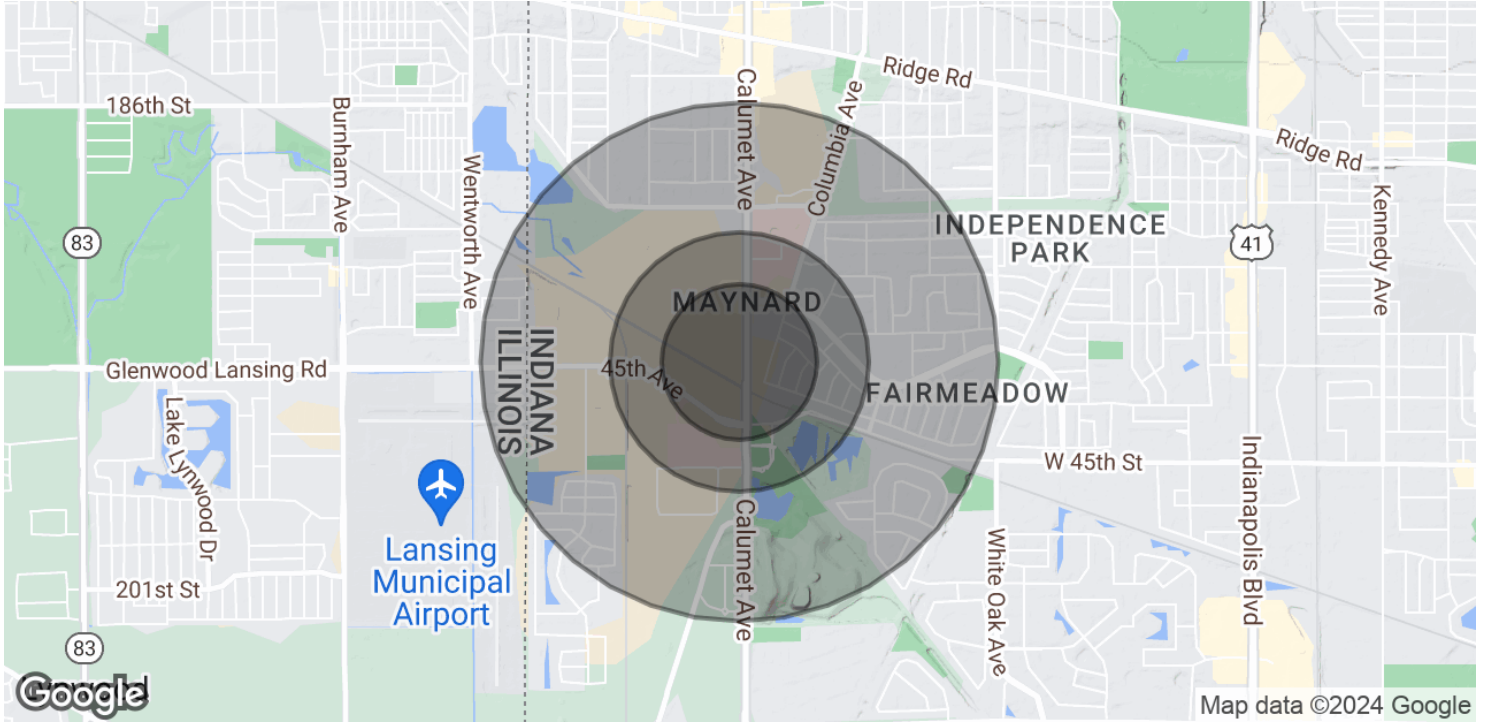
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	216	1,250	6,776
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	46	46	46

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	479	2,598
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$136,133	\$133,426	\$125,471
Average House Value	\$410,908	\$399,934	\$390,549

Demographics data derived from AlphaMap

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