

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$795,000
Price / SF:	\$132.50
Building Size:	6,000 SF
Lease Rate:	\$12.00/SF
Lease Type:	NNN
Lot Size:	3.85 Acres
Zoning:	C-3/R-4

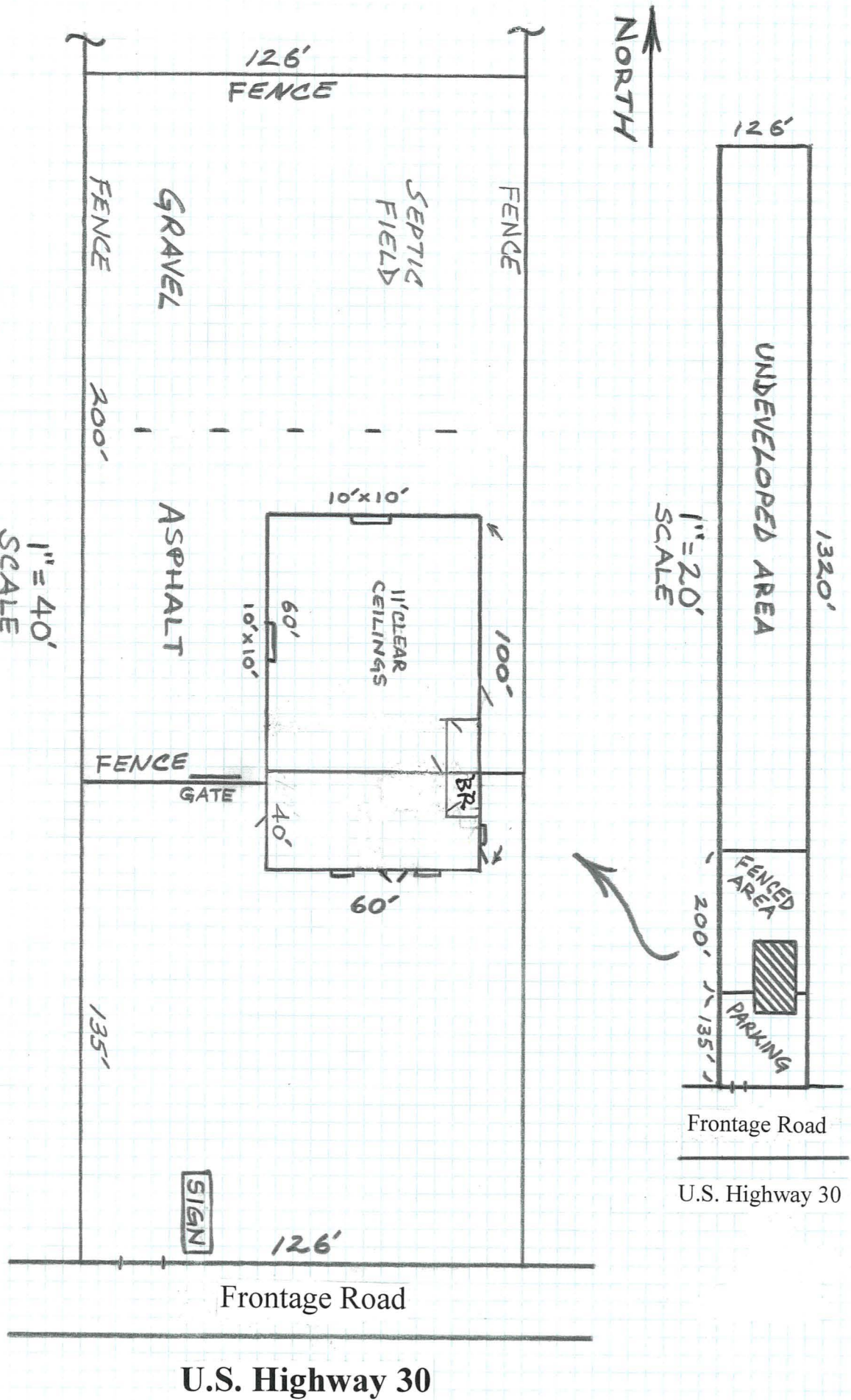
PROPERTY OVERVIEW

This 6,000 SF (60' x 100') high visibility flex office/warehouse building is suitable for many retail uses or conversion to restaurant or office. Lumber Liquidators lease expires 10/31/25 and will be vacating. The building features steel frame construction, 2,400 SF office/showroom with 3,600 SF warehouse. The building has a sprinkler system served by Indiana American Water and a commercial septic system, however sanitary sewer connection is possible to the northeast. It appears the warehouse was once air conditioned and that can be restored. There are two 10'x10' overhead doors and an interior ceiling height of 11'+.

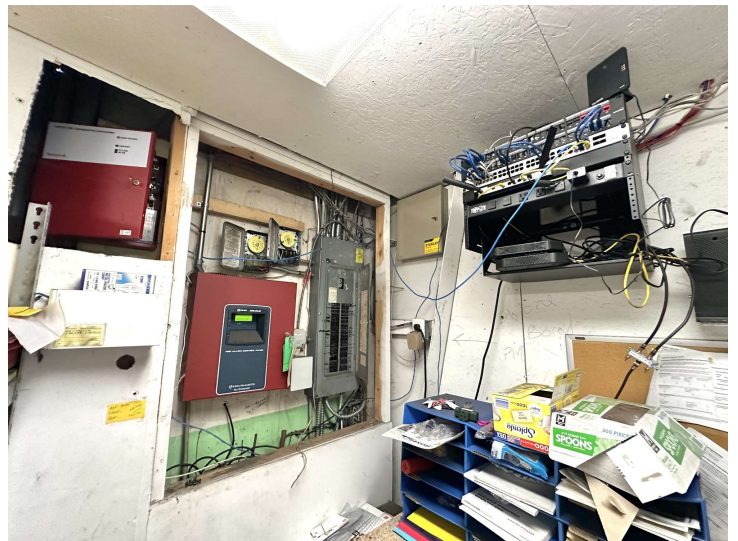
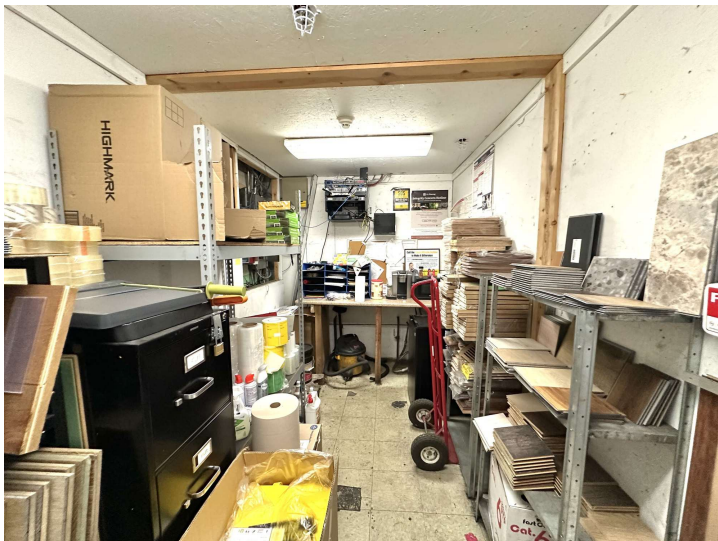
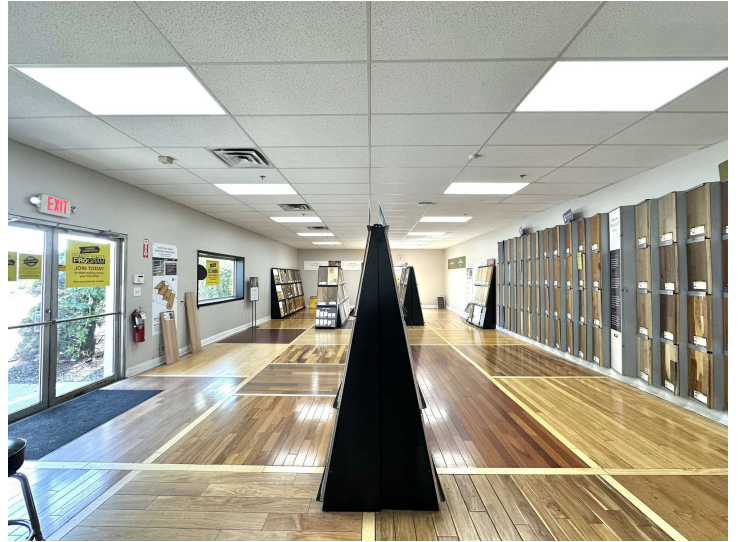
The site features 126' of frontage on U.S. Highway 30 on a lot 1,320' deep comprising 3.85 +/- acres (3.75 +/- net of right of ways) offering room for building expansion or additional parking. A portion of the property is presently chain link fenced. There is a large 30' tall 2 panel pylon sign. 1.84 acres zoned C-3 and R-4. 2025 INDOT traffic count 40,001/day. 2024 pay 2025 RE taxes \$12,388.14 (\$2.05/SF)

LOCATION OVERVIEW

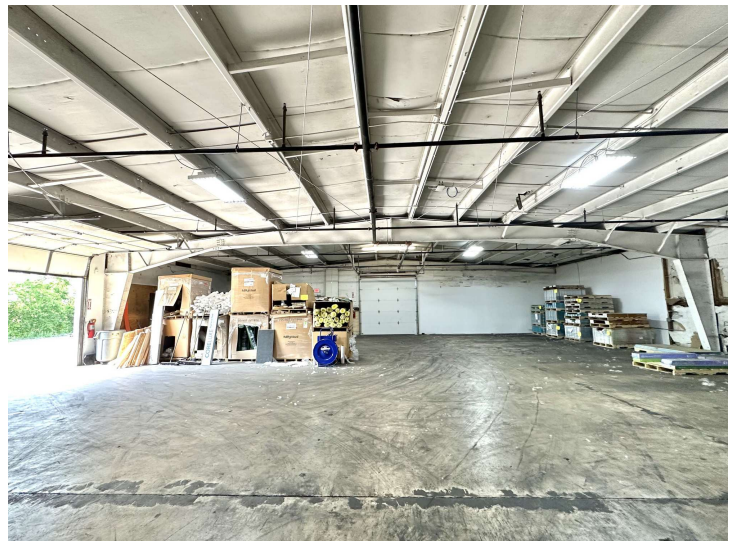
Conveniently located on the north side of U.S. Highway 30 aka 81st Avenue with frontage road access to a nearby curb cut and 1 block to a stoplight. Just 3 blocks west of Broadway (S.R. 53), 1 mile west of the I-65 interchange and 1 mile east of Taft Street (S.R. 55). Across U.S. 30 from Meijer, Starbuck's, Discount Tire, Crew Carwash and Art Hill Ford/Lincoln. Adjoining Enterprise Rent-A-Car and Commercial In-Sites, west of Webb Hyundai, Karma Cigar, and Steak-N-Shake. Near Walgreen's, Gino's, Gamba's, Portillo's, Asparagus, Panera, Wendy's, Merrillville Post Office, FedEx, Panda Express.



OFFICE/SHOWROOM



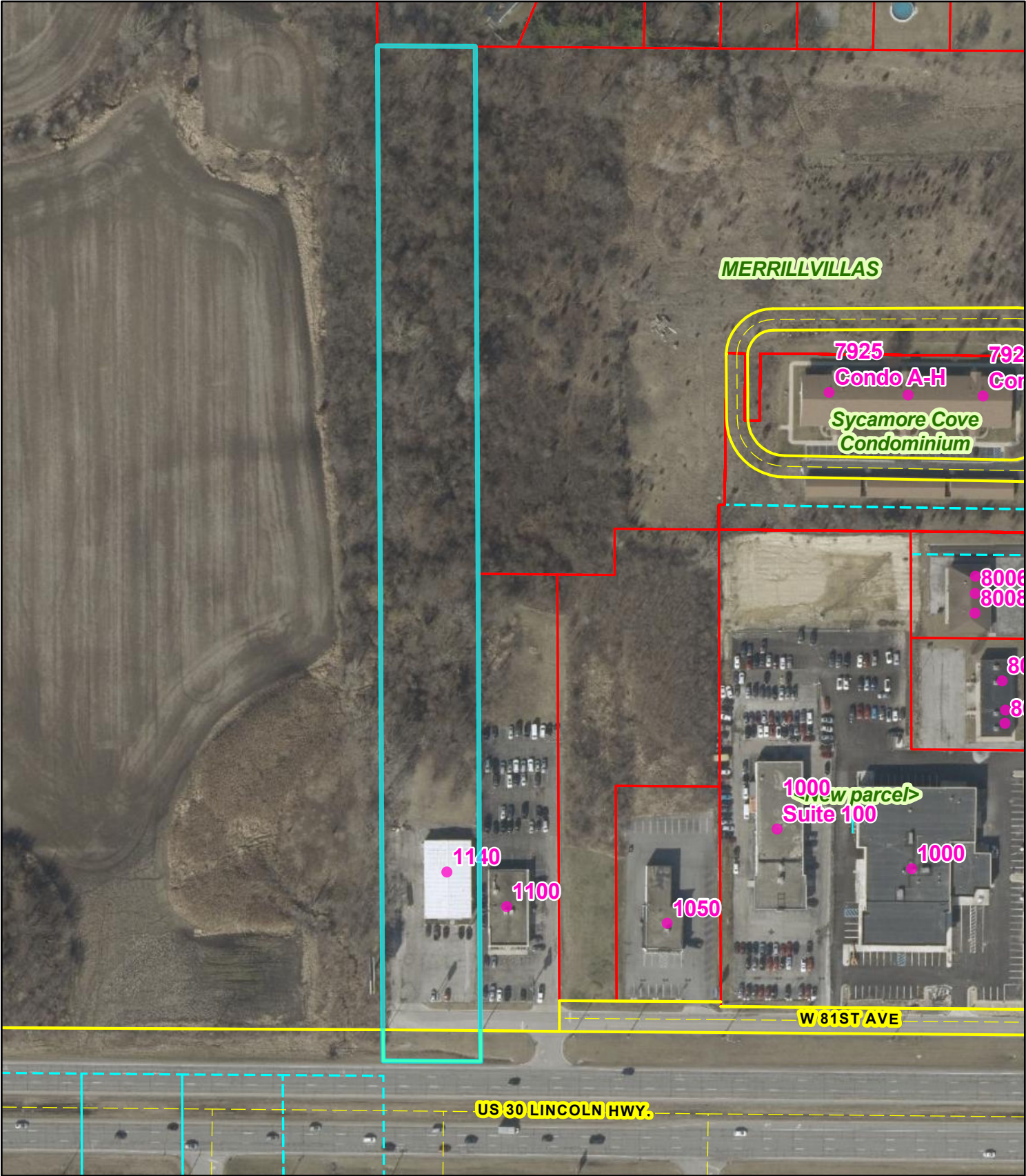
MISCELLANEOUS PHOTOS



EXTERIOR PHOTOS



1140 W. Lincoln Highway, Merrillville



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RETAILER MAP



AERIAL PHOTOS



For Information Contact:

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219.796.3935

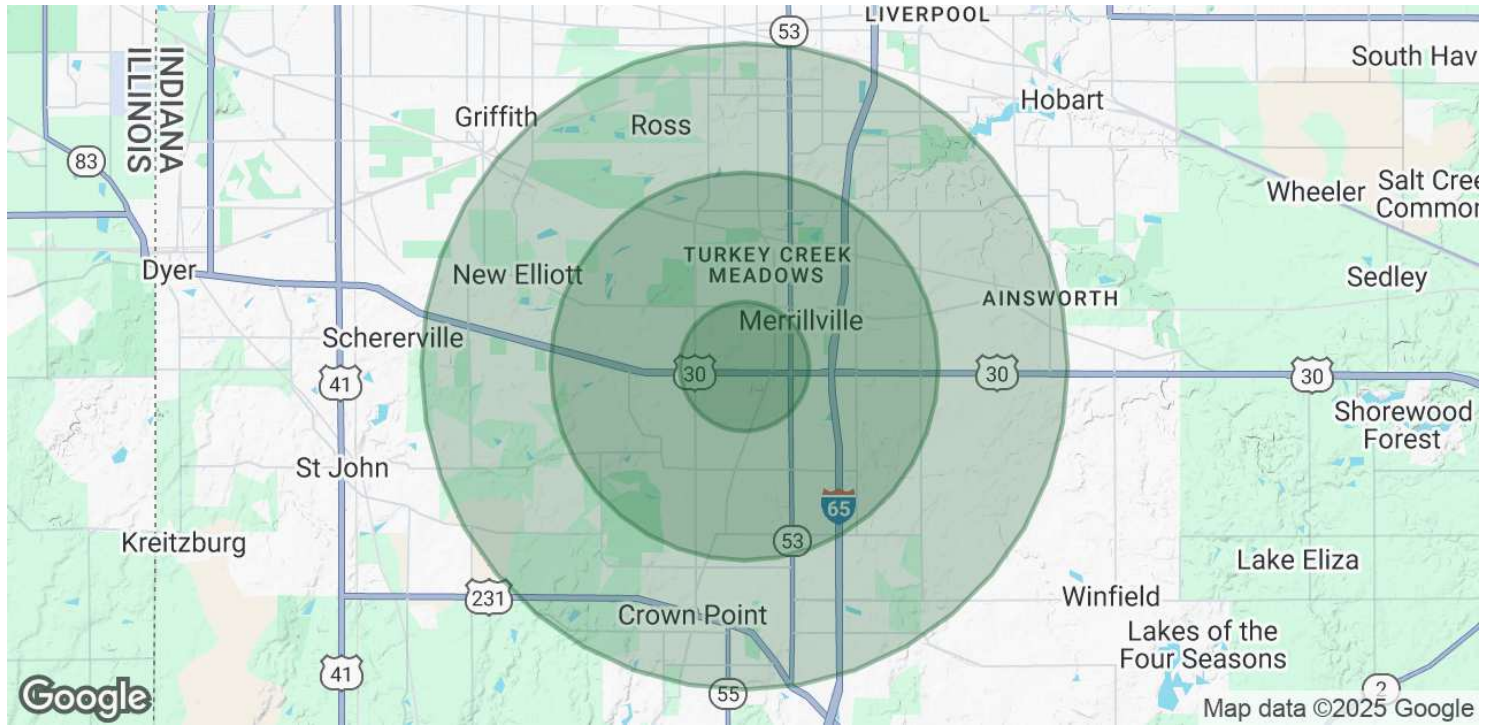
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AERIAL PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,814	45,270	109,697
Average Age	46	42	41
Average Age (Male)	43	40	40
Average Age (Female)	48	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,259	18,589	43,419
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$67,632	\$88,298	\$94,899
Average House Value	\$197,207	\$250,136	\$259,096

Demographics data derived from AlphaMap