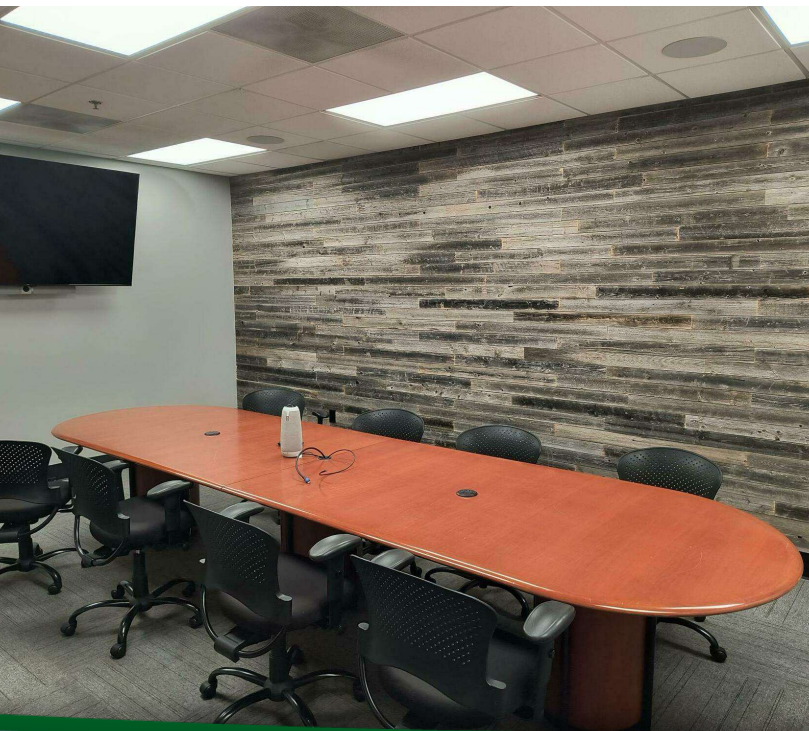


8401 OHIO STREET, MERRILLVILLE, IN 46410



For more information, please contact:

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LATITUDE
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SALE OF 8401 OHIO ST

8401 Ohio Street, Merrillville, IN 46410



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,499,000
Price / SF:	\$196.42
Lot Size:	3.5 Acres
Year Built:	2006
Building Size:	17814 SF
Renovated:	2023
Zoning:	Highway Commercial

PROPERTY HIGHLIGHTS

- Turnkey freestanding office for sale in Merrillville
- Located near the intersection of I-65 and US 30 with signage overlooking I-65
- Renovated in 2023 with a sprinkler system, security system, and cameras throughout the building
- Currently utilized as an ABA Facility
- Pristine Class A Office Space with approximately 200 parking spots
- Taxes are approximately \$35,000 annually.



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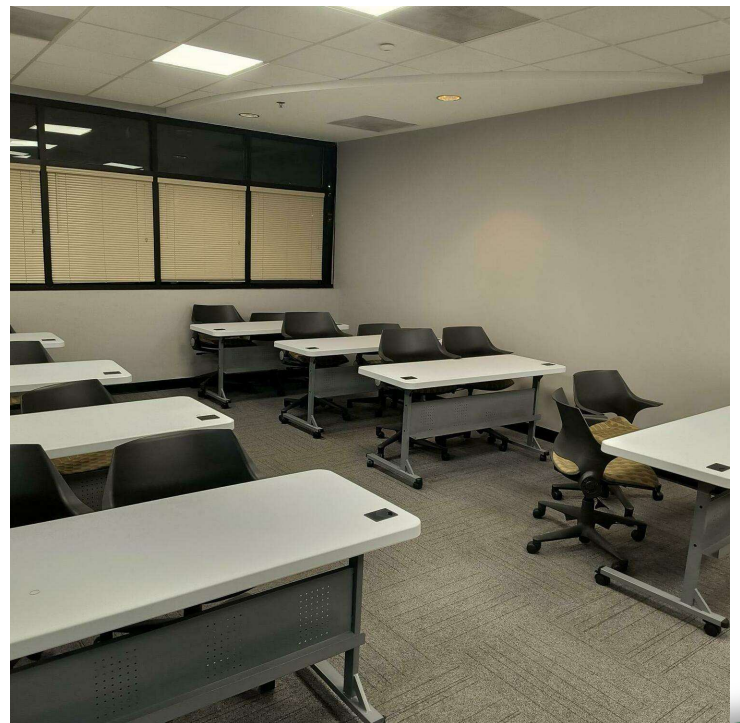
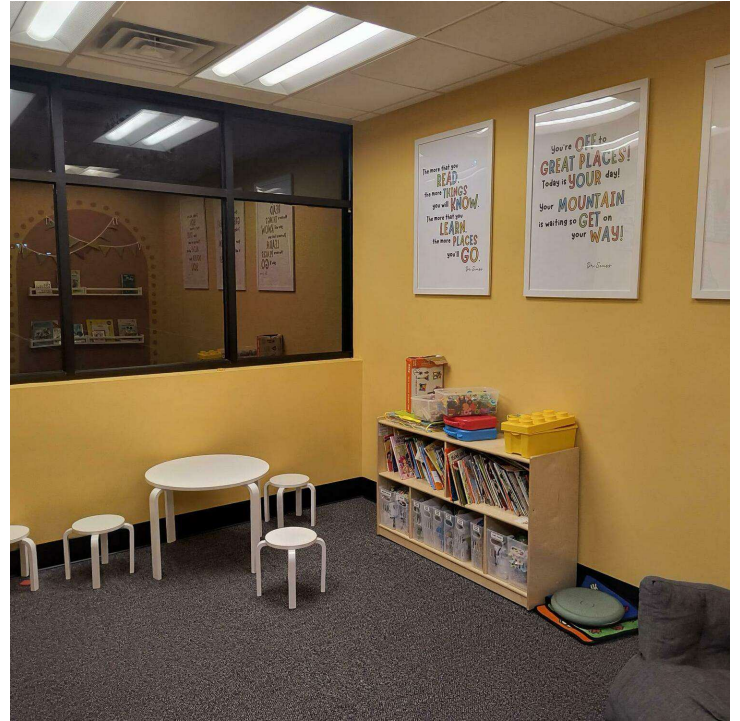
PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

This turnkey freestanding office building consists of 17,814sf of pristine Class A office space renovated in 2023 and equipped with modern security features including a sprinkler system and surveillance cameras. Its desirable location near the intersection of I-65 and US 30 offers excellent visibility with signage overlooking I-65. Zoned Highway Commercial, this property presents versatility for a range of office or business uses. With approximately 200 parking spots and annual taxes of approximately \$35,000, this office building is ideal for office users looking for a large freestanding location near a main thoroughfare.

LOCATION DESCRIPTION

This property is located near the intersection of I-65 and US 30 in Merrillville, Indiana. Merrillville is a town in Lake County and a suburb of Chicago. The population was 35,246 at the 2010 census. On January 1, 2015, Merrillville became the most populated town in Indiana, as Fishers in Hamilton County was converted from a town to a city. The town serves as a major shopping hub for Northwest Indiana.



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ADDITIONAL PHOTOS



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RETAILER MAP



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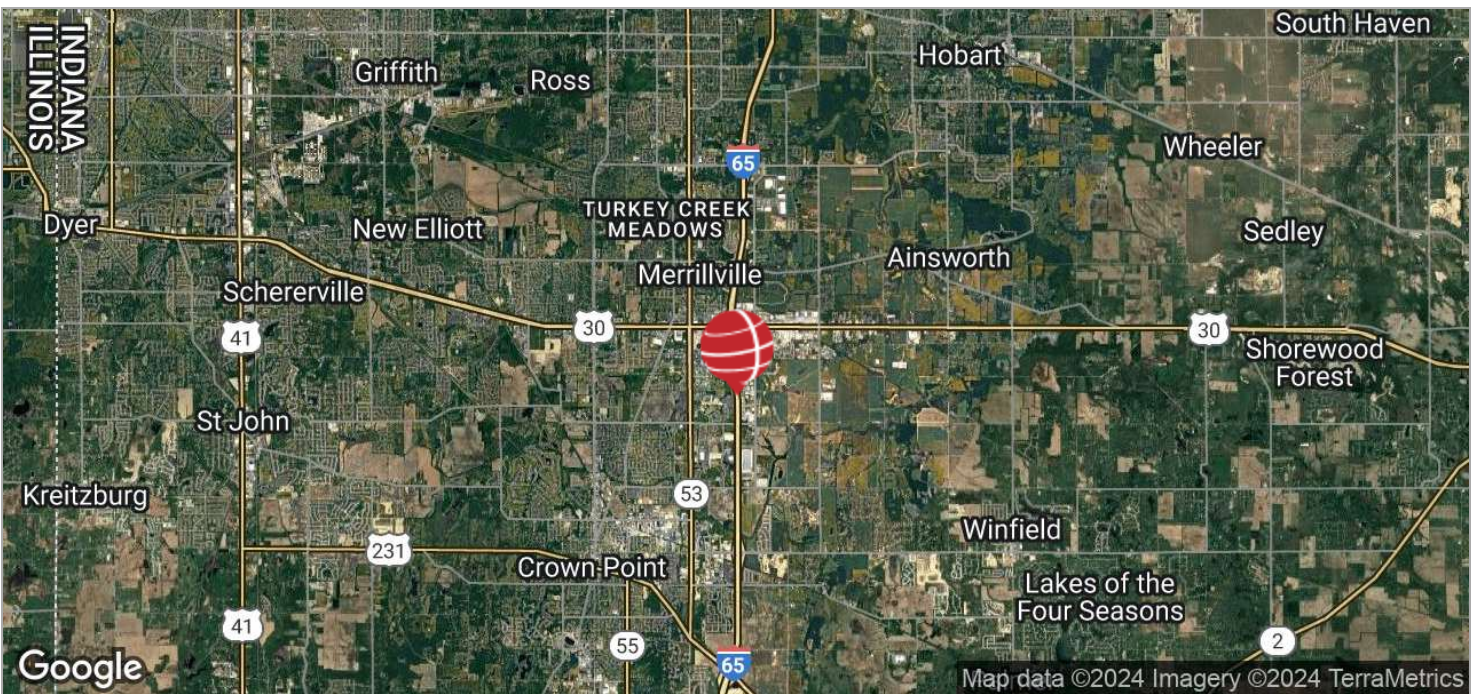
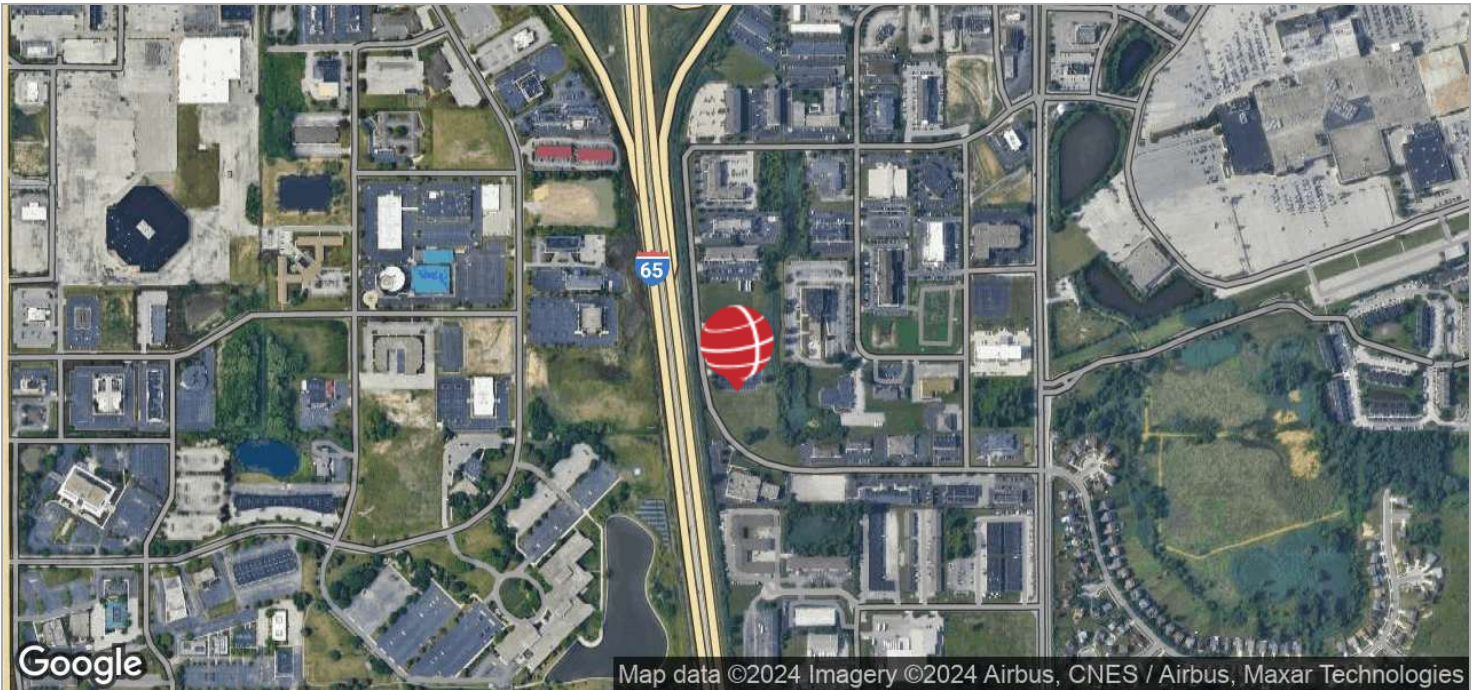
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LOCATION MAPS



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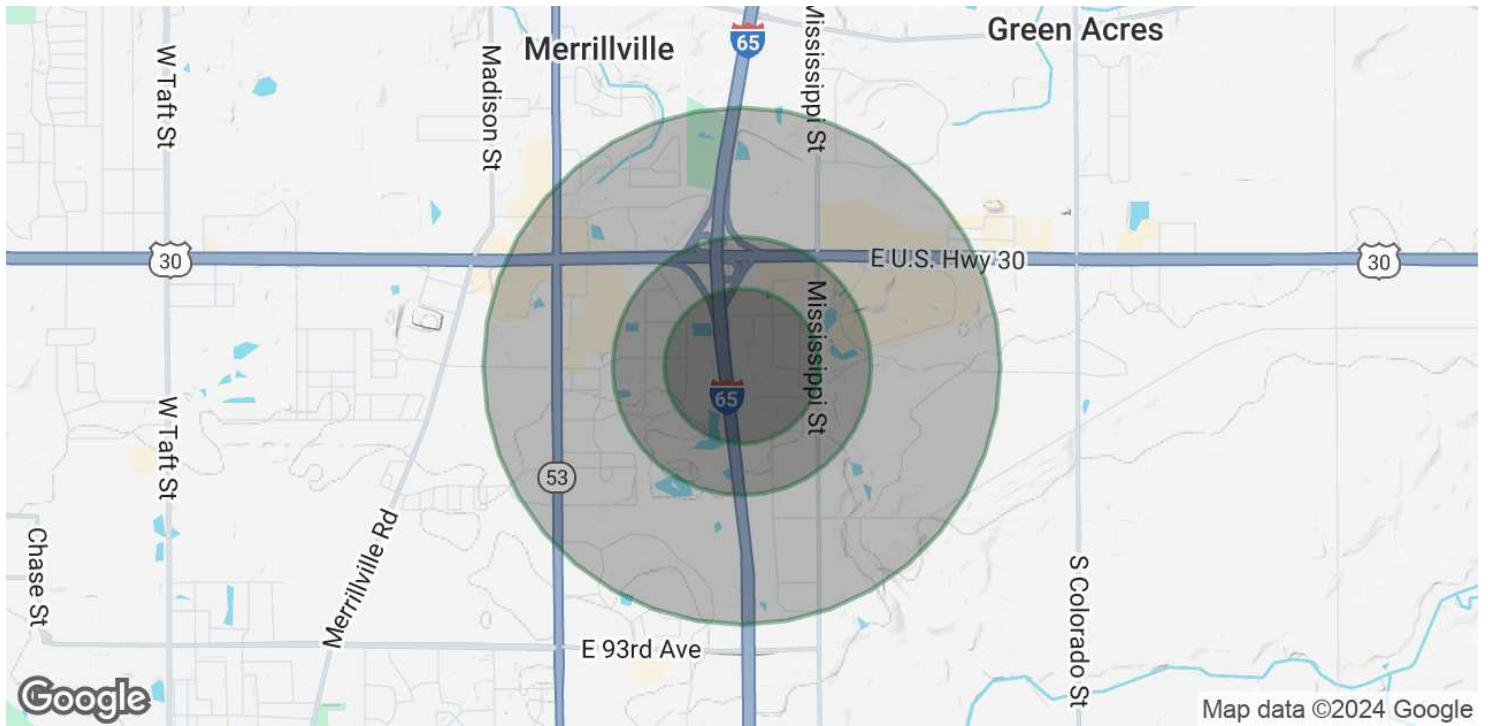
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	22	253	2,640
Average Age	41	47	45
Average Age (Male)	40	44	42
Average Age (Female)	42	49	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	101	1,246
# of Persons per HH	2.8	2.5	2.1
Average HH Income	\$103,167	\$87,299	\$72,459
Average House Value	\$265,803	\$278,068	\$276,037

Demographics data derived from AlphaMap

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