

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$16.50
Available SF:	1,200
Lease Type:	NNN
NNN \$/SF	\$4.50
Expenses:	Utilities & Janitorial
Building Size:	10,820 SF
Parking:	58 spaces
Zoning:	General Commercial

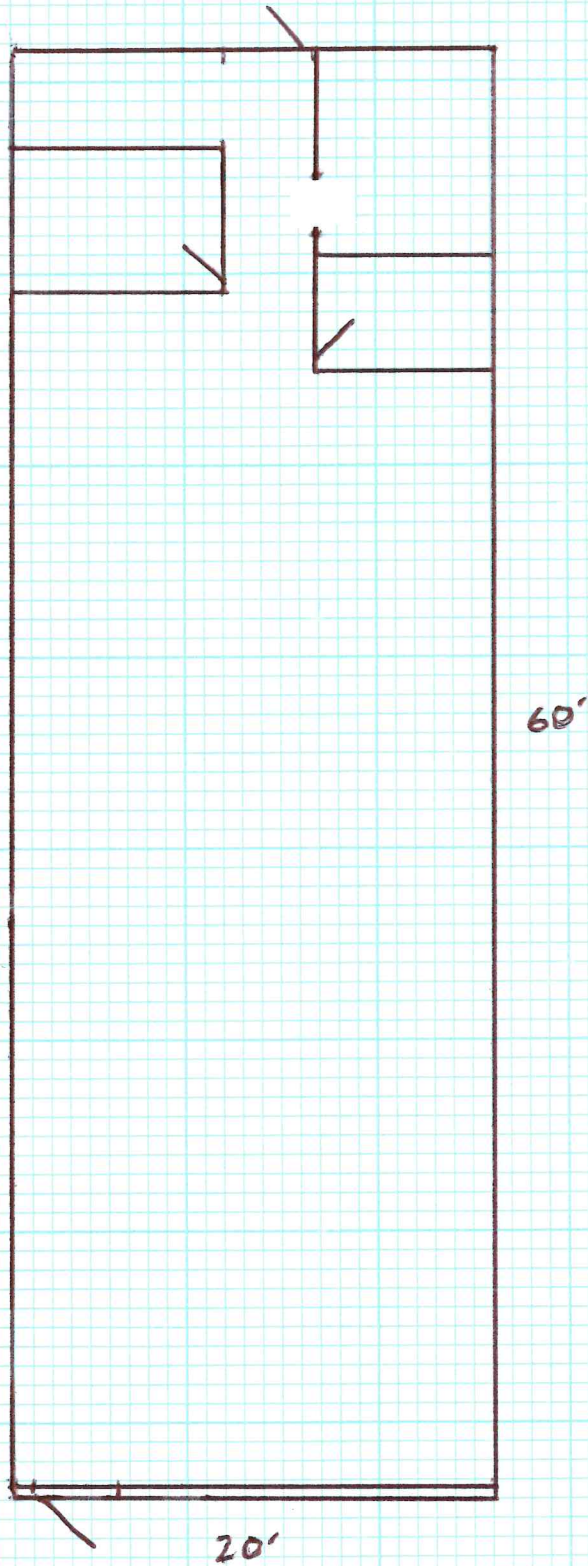
### PROPERTY OVERVIEW

Join Rent A Center, New Dragon, LA Tan and Super Cuts at the Calumet Station. Suite D features include large open area with storefront window, one office, bathroom, and back room suitable for storage. Ideal for any type of office, retail tenant. \$4.50/SF NNN to include water. Tenant to pay utilities and janitorial.

### LOCATION OVERVIEW

Nice retail center located in between Evans and Glendale Blvd. Next to Town & Country Food Market and near CVS, Valparaiso Animal Hospital, Walgreen's, Fairgrounds Park, Auto Zone, Kentucky Fried Chicken, McDonald's, Centier Bank and so much more. 1/2 mile South of Vale Park Road, 1 1/2 miles North of W. Lincoln Highway, 1 1/2 miles Southwest of S.R. 49 and 1 1/2 mile north of Valparaiso University.

Calumet Station  
1615-1 Calumet  
Valparaiso, IN



↑  
NORTH  
 $\frac{1}{8}'' = 1' \pm$   
D

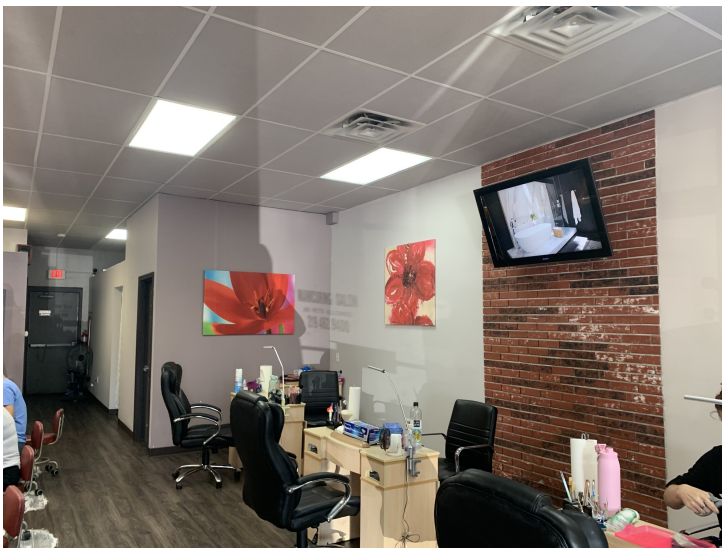


## ADDITIONAL PHOTOS

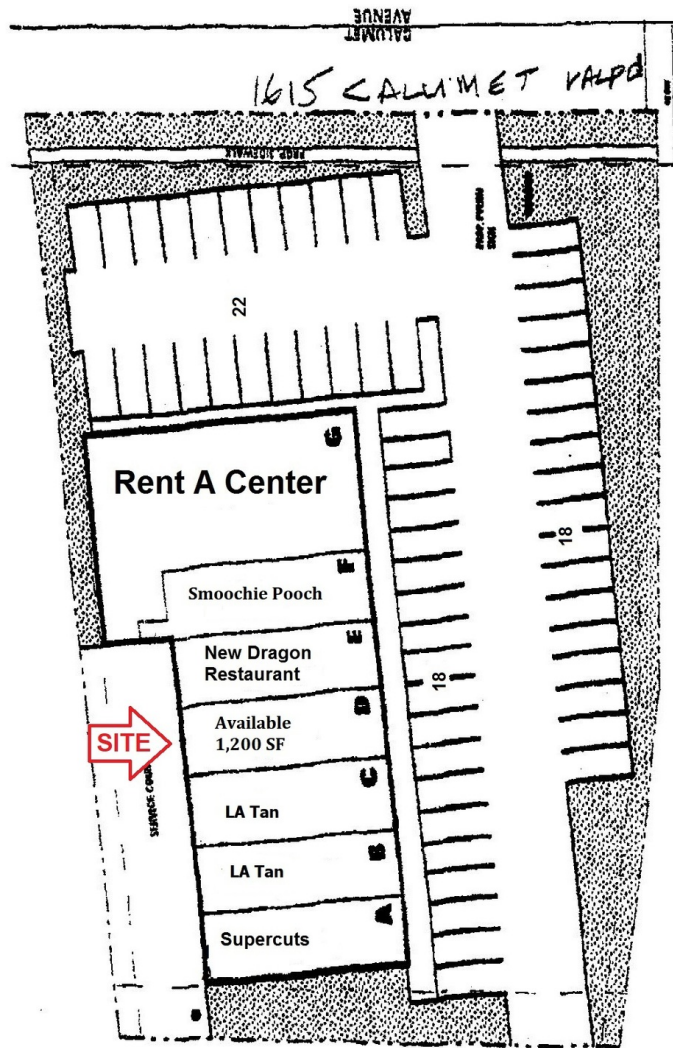




## ADDITIONAL PHOTOS



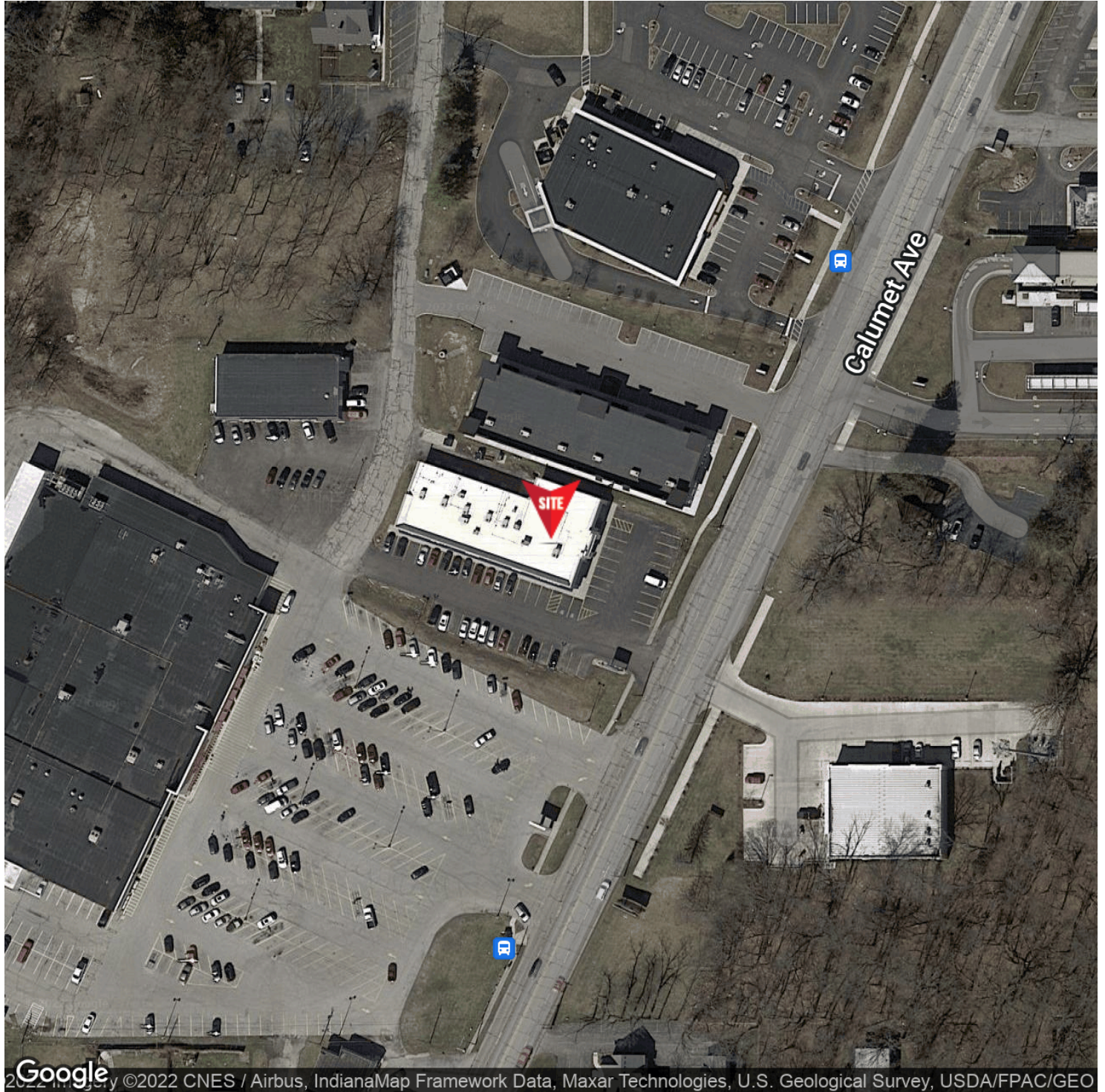
## SITE PLAN



1,200 SF Available  
Calumet Station  
1615 N. Calumet Avenue  
Valparaiso, IN

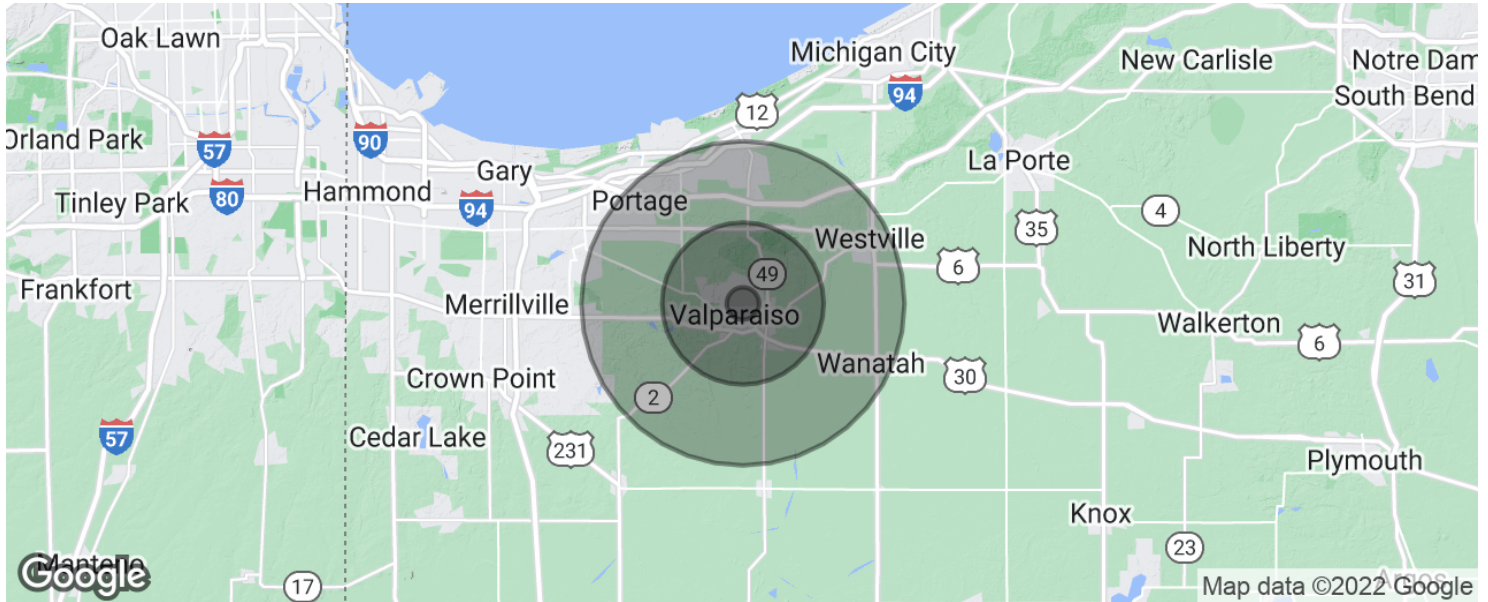


## LOCATION MAPS





## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,112	41,878	150,721
Median age	39.2	39.6	38.0
Median age (Male)	39.7	38.2	36.4
Median age (Female)	38.8	40.5	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	399	16,480	57,420
# of persons per HH	2.8	2.5	2.6
Average HH income	\$95,638	\$77,492	\$73,046
Average house value	\$232,345	\$218,993	\$213,435

\* Demographic data derived from 2020 ACS - US Census



