

2008-2124 45TH STREET, HIGHLAND, IN 46322



For more information, please contact:

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PORTE DE L'EAU PLAZA

2008-2124 45th Street, Highland, IN 46322



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,000 - 4,480 SF

Lease Rate: \$12.00 - 17.00 SF/yr
(NNN)

Lot Size: 9.19 Acres

Year Built: 1984

Building Size: 88588 SF

Zoning: B-1

PROPERTY HIGHLIGHTS

- Porte De'Leau Plaza located on 45th Street in Highland, IN
- ~90,000 SF center near full occupancy
- Spaces range from 1000-4800 SF available
- Signage available on 45th Street
- Strategically located within 3 miles of 80/94 and immediately west of US 41
- Aggressive rental rates



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PROPERTY DESCRIPTION



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Now leasing Porte De L'eau Plaza located on 45th Street in Highland, IN. This center is strategically located just a few miles south of access to Chicago via 80/94 and immediately west of Indianapolis Boulevard. The center has a diverse mix of tenants that occupy the center. Spaces currently range from 1000-4800 SF with large signage on 45th available. Traffic counts of over 40,000 VPD on Indianapolis Boulevard at 45th. Great opportunity to locate in a strong retail trade area at aggressive rental rates.

LOCATION DESCRIPTION

This retail center is located on 45th Street in Highland, IN

Highland is a town in Lake County, Indiana. The population was 23,727 at the 2010 census. The town was incorporated on April 4, 1910. It is a part of the Chicago metropolitan area and North Township, and is surrounded by Hammond to the north, Munster to the west, Schererville to the south and Griffith to the east.

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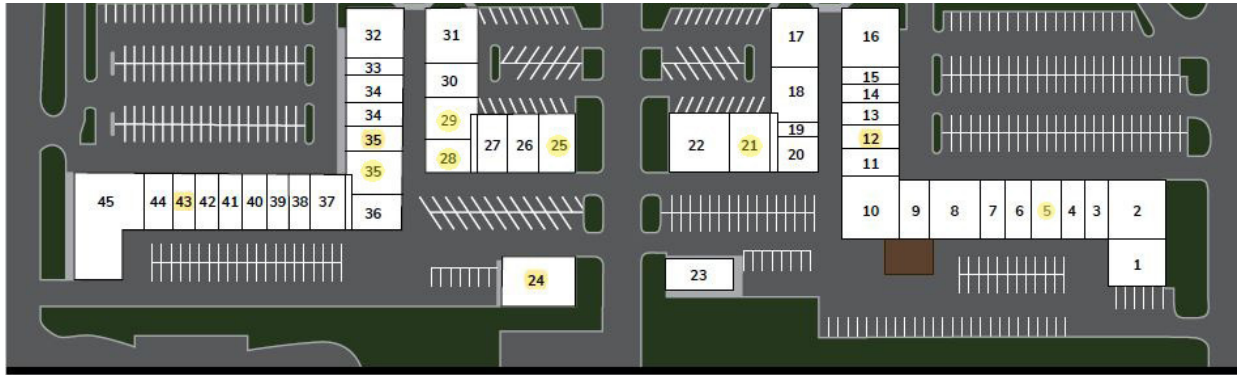
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AVAILABLE SPACES

LEASE TYPE | NNN **TOTAL SPACE** | 1,000 - 4,480 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$12.00 - \$17.00 SF/yr



- | | | |
|--|--|---------------------------------------|
| 1. Chicago Title Company | 16. Heartland Blood Centers | 31. Middle Eastern Grocery/Bakery |
| 2. Coldwell Banker Residential Real Estate | 17. Relax Station | 32. Chiro's Family Restaurant |
| 3. The UPS Store | 18. Mr. Cuts | 33. Integrity Trade Services |
| 4. Fresh Mart | 19. Priority Fitness | 34. Essential Spa |
| 5. Vacant | 20. Amber Gold Salon | 35. Just Pedal |
| 6. Salon Cappellani | 21. Mrs. Dornberg's Culinary Experience | 36. Paun Family Chiropractic |
| 7. Lee Nails | 22. Pediatric Dental Associates | 37. Healthy Harvest |
| 8. AccuQuest Hearing | 23. BT Video Systems, LLC | 38. Fidelity Title |
| 9. Orthopedic Balance and Therapy | 24. Just A Dash Catering | 39. Direct Mortgage Loans |
| 10. Generation Next Preschool | 25. The Womens Center of Northwest Indiana | 40. Vape For Less |
| 11. One Main Financial | 26. Texture Point Salon | 41. Bushwackers |
| 12. Vacant | 27. Vacant | 42. KS Systemic Learners, LLC Kumon |
| 13. Merle Norman | 28. QR Express | 43. Vacant |
| 14. Baums Natural Foods | 29. Logistics | 44. Honey Baked Ham Company |

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	ADDRESS
Suite 5	Available	1,200 SF	NNN	\$16.00 SF/yr	2154 45th St
Suite 12	Available	1,200 SF	NNN	\$16.00 SF/yr	2134 45th St
Suite 21	Available	2,000 SF	NNN	\$17.00 SF/yr	2106 45th St-Restaurant User
Suite 24	Available	2,240 - 4,480 SF	NNN	\$12.00 SF/yr	9722 Parkway Drive
Suite 25	Available	1,350 SF	NNN	\$13.00 SF/yr	2064 45th St
Suite 28	Available	1,000 - 2,400 SF	NNN	\$14.00 SF/yr	2056 45th Ave
Suite 29	Available	1,400 - 2,400 SF	NNN	\$14.00 SF/yr	2052 45th St
Suite 35	Available	2,980 SF	NNN	\$13.00 SF/yr	2024 45th St
Suite 43	Available	1,200 SF	NNN	\$16.00 SF/yr	2008 45th St

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PORTE DE L'EAU PLAZA-RESTAURANT UNIT & FITNESS UNIT

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RESTAURANT UNIT PHOTOS (2106 45TH ST) & FITNESS UNIT PHOTOS (2024 45TH ST) ADDITIONAL PHOTOS



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RETAILER MAP



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ADDITIONAL PHOTOS



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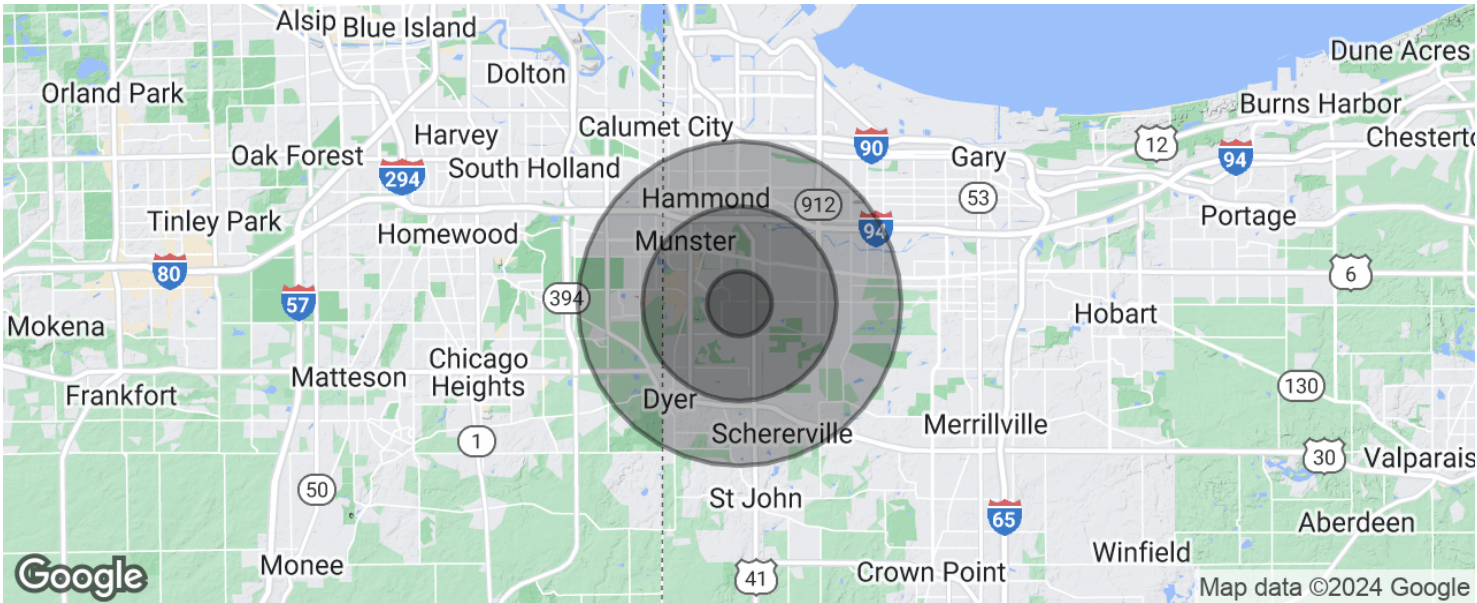
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,991	79,635	216,586
Median age	42.8	42.1	38.8
Median age (Male)	41.6	40.2	37.2
Median age (Female)	44.5	44.3	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,613	31,803	83,457
# of persons per HH	2.4	2.5	2.6
Average HH income	\$83,716	\$76,987	\$68,402
Average house value	\$194,554	\$191,221	\$184,092

** Demographic data derived from 2020 ACS - US Census*

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