

14813 101ST AVENUE, DYER, IN 46311



For more information, please contact:

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REAL ESTATE SERVICES

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EMERALD CROSSINGS II

14813 101st Avenue, Dyer, IN 46311



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,328 - 2,771 SF

Lease Rate: \$30.00 SF/yr (NNN)

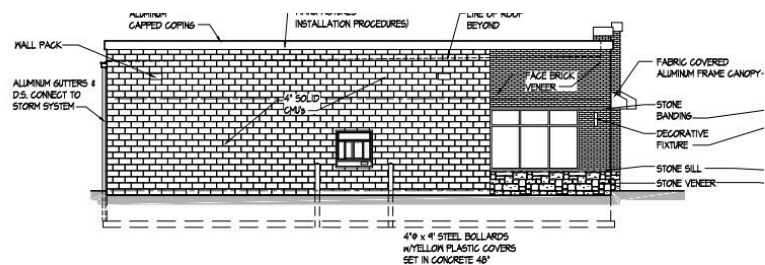
Lot Size: 1.58 Acres

Year Built: 2024

Building Size: 8429 SF

PROPERTY HIGHLIGHTS

- Brand new retail; join Caravel Autism Health
- Drive-Thru Available
- Units ranging from 1,328 SF and up
- New Dollar General open and Anytime Fitness under construction
- Main thoroughfare for travel between IN and IL
- Major residential growth surrounding



NORTH SIDE ELEVATION

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PROPERTY DESCRIPTION



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Join Caravel Autism Health Coming soon to Dyer, IN in this brand new retail center ready for delivery. The subject parcel is located on 101st Avenue, just minutes away from the Illinois border. This area has seen tremendous housing growth as well as surrounding commercial. Dollar General has recently opened a brand new store and Anytime Fitness is the most recent national tenant currently under construction. The property is roughly 8,429 SF and has drive-thru availability with units ranging from 1,328 SF and up. This is a great opportunity to locate yourself on a major thoroughfare of travel between IN and IL.

LOCATION DESCRIPTION

This property is located in Dyer, IN near the Indiana/Illinois border. Dyer is a town in St. John Township, Lake County, Indiana, United States. Dyer placed 97th on the "100 Best Places to Live in the US" by CNN and Money Magazine in 2005. As of 2009, the median income for a household in the town was \$76,599 while the mean income for a household in the town was \$93,308. The median income for a family was \$87,127 and the mean income for a family was \$103,563.

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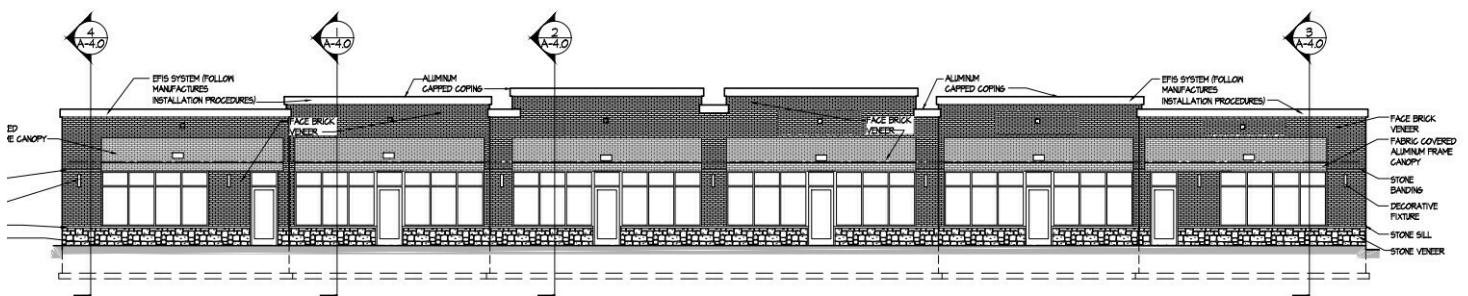
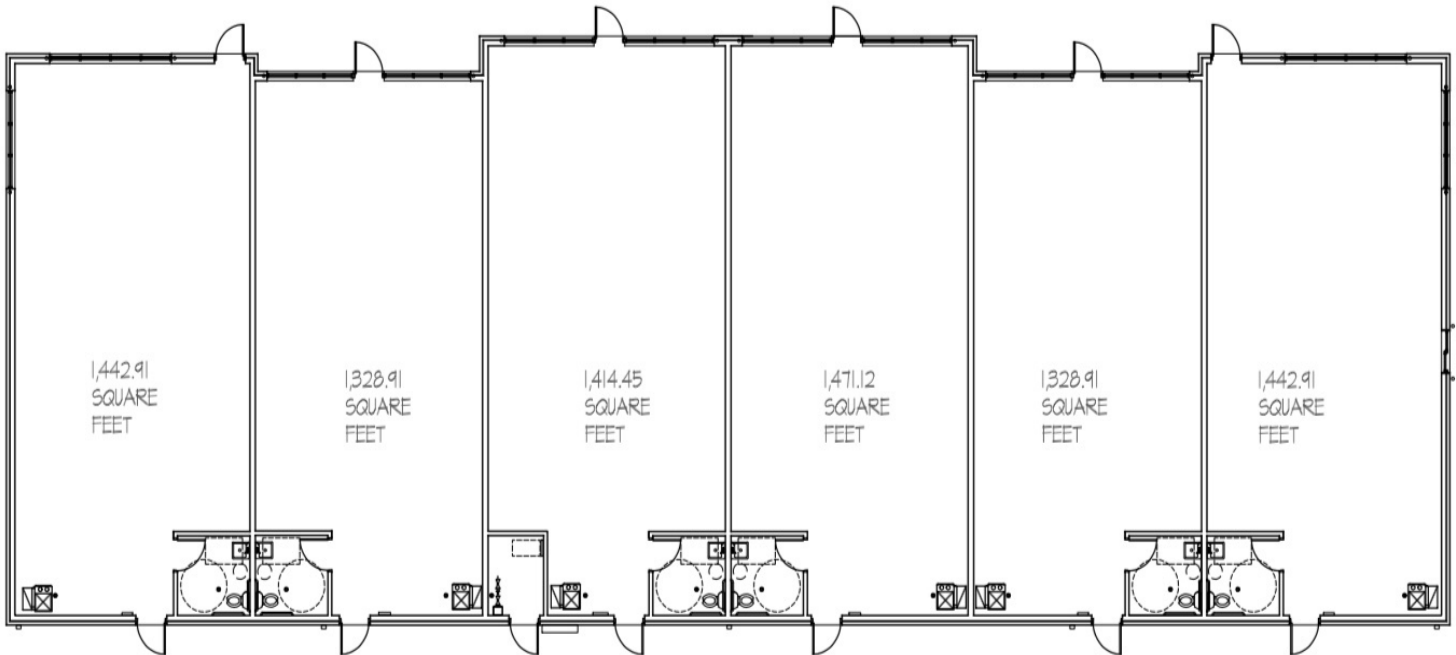
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ADDITIONAL PHOTOS



WEST SIDE ELEVATION

1/8" = 1'-0"

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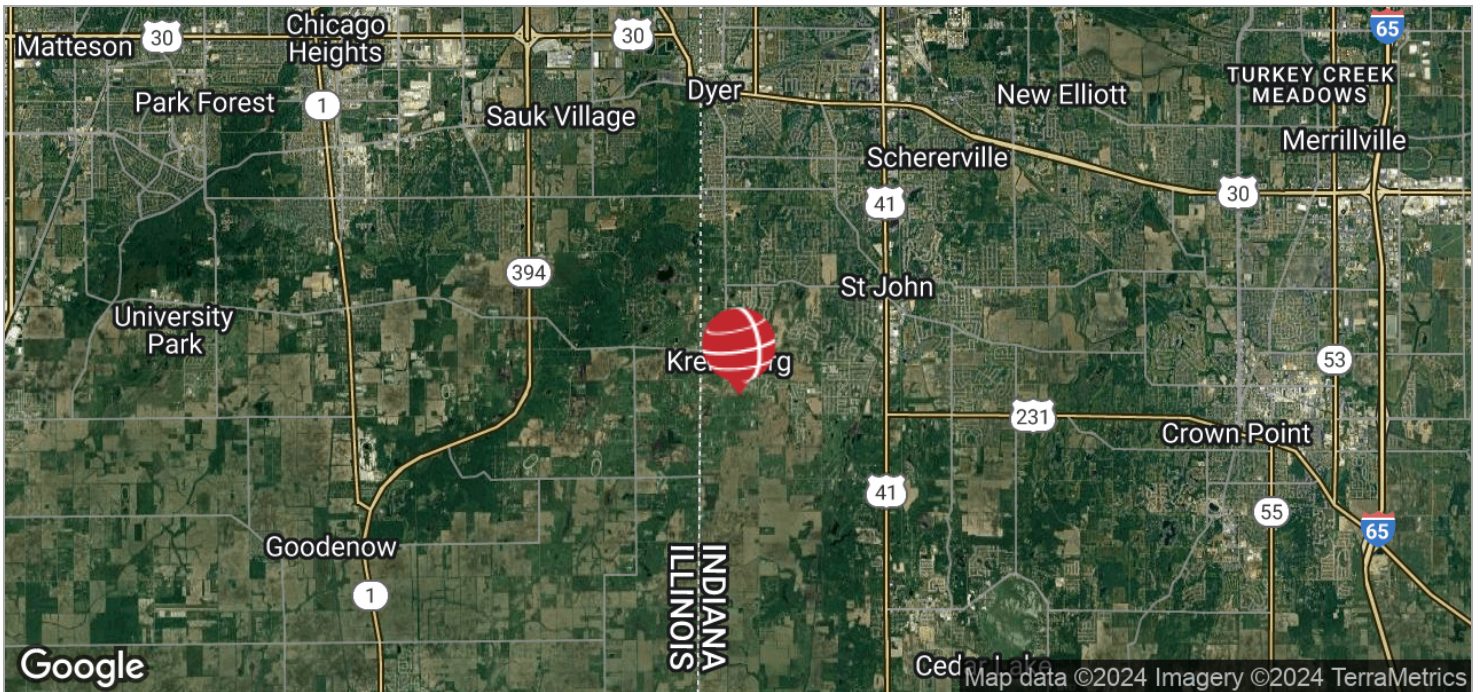
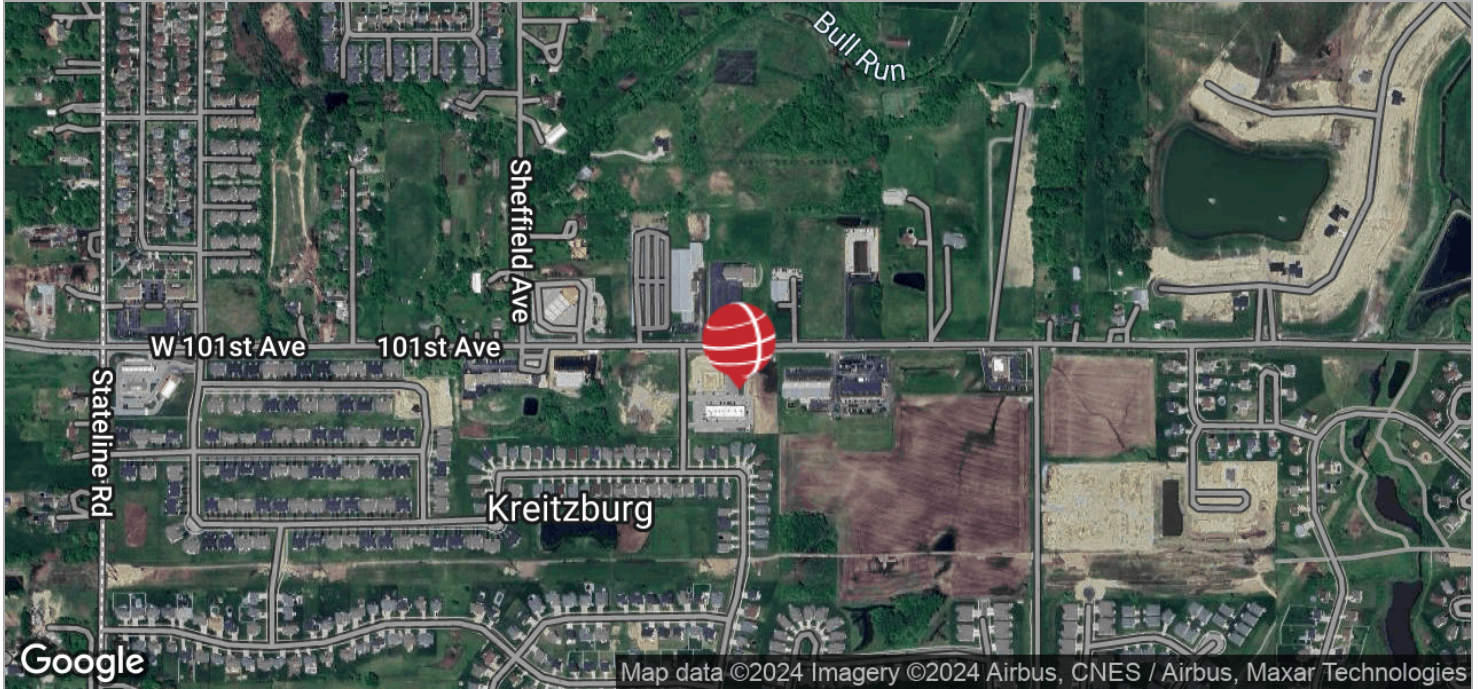
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LOCATION MAPS



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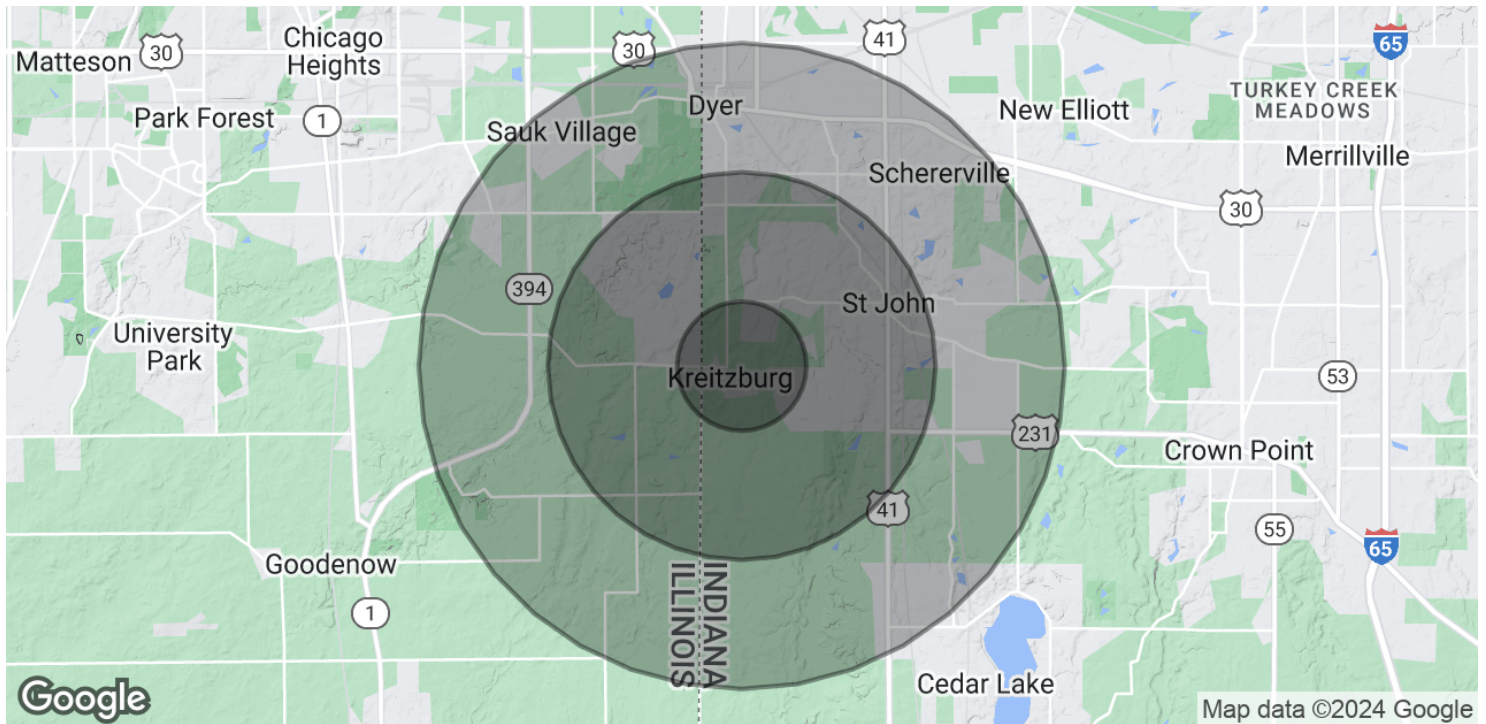
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,863	22,320	67,282
Average Age	39.2	46.8	43.4
Average Age (Male)	40.3	46.3	42.1
Average Age (Female)	35.7	45.9	43.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	989	8,543	26,646
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$131,230	\$119,367	\$101,938
Average House Value	\$293,620	\$265,416	\$230,130

2020 American Community Survey (ACS)

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