

# 8127 KENNEDY AVENUE, HIGHLAND, IN 46322



For more information, please contact:

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# VALUE-ADD INVESTMENT - HIGHLAND, IN

8127 Kennedy Avenue, Highland, IN 46322



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,600,000
<b>Price / SF:</b>	\$84.39
<b>Cap Rate:</b>	8.17%
<b>NOI:</b>	\$212,537
<b>Lot Size:</b>	4.19 Acres
<b>Year Built:</b>	1958
<b>Building Size:</b>	30,809 SF
<b>Zoning:</b>	B1

### PROPERTY OVERVIEW

Homestead Plaza now available for sale in Highland, IN. The subject property is located directly on Kennedy Avenue, just south of 80-94 and less than 30 miles from downtown Chicago. It is located next to Plaza Lanes which has been a cornerstone of the community since 1960. The property contains 30,809 SF and provides an investor a great opportunity to purchase a 100% leased asset with a strong mix of medical and retail tenants.

The subject is anchored by Humane Indiana and a mix of local hospital systems. The asset offers a wide range of SF sizes to accommodate many different users. This property also provides an investor the opportunity to raise rents as they currently are well below market rates, sitting at an average of less than \$10 SF NN right now.

### PROPERTY HIGHLIGHTS

- 100% Leased Value-Add Investment located in Highland, IN
- Well below market rental rates with an average less than \$10 SF NN
- Strategically located on Kennedy Avenue just south of 80-94
- Strong mix of Medical and Retail use
- High historical occupancy rate
- Located 30 miles from downtown Chicago

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## PROPERTY DESCRIPTION



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## LOCATION DESCRIPTION

Located on Kennedy Avenue just south of 80-94 in Highland, Indiana.

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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## ADDITIONAL PHOTOS



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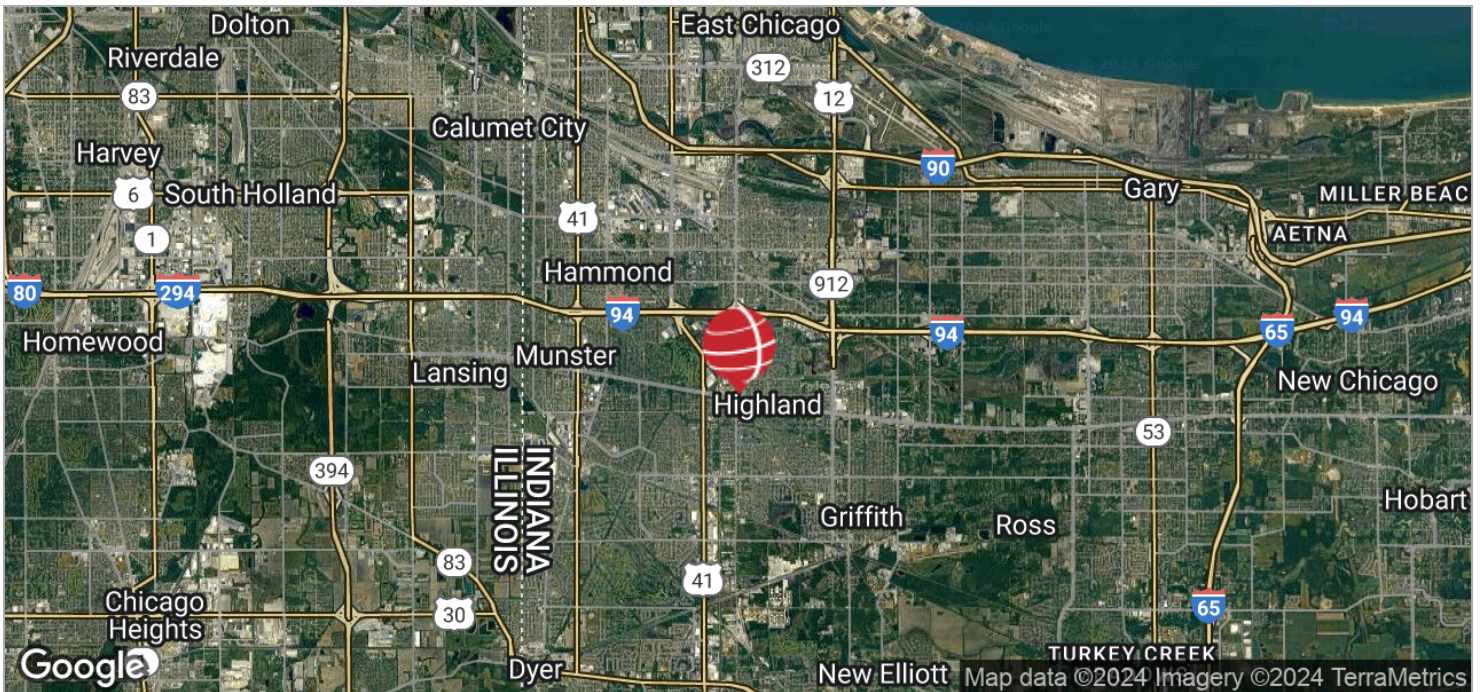
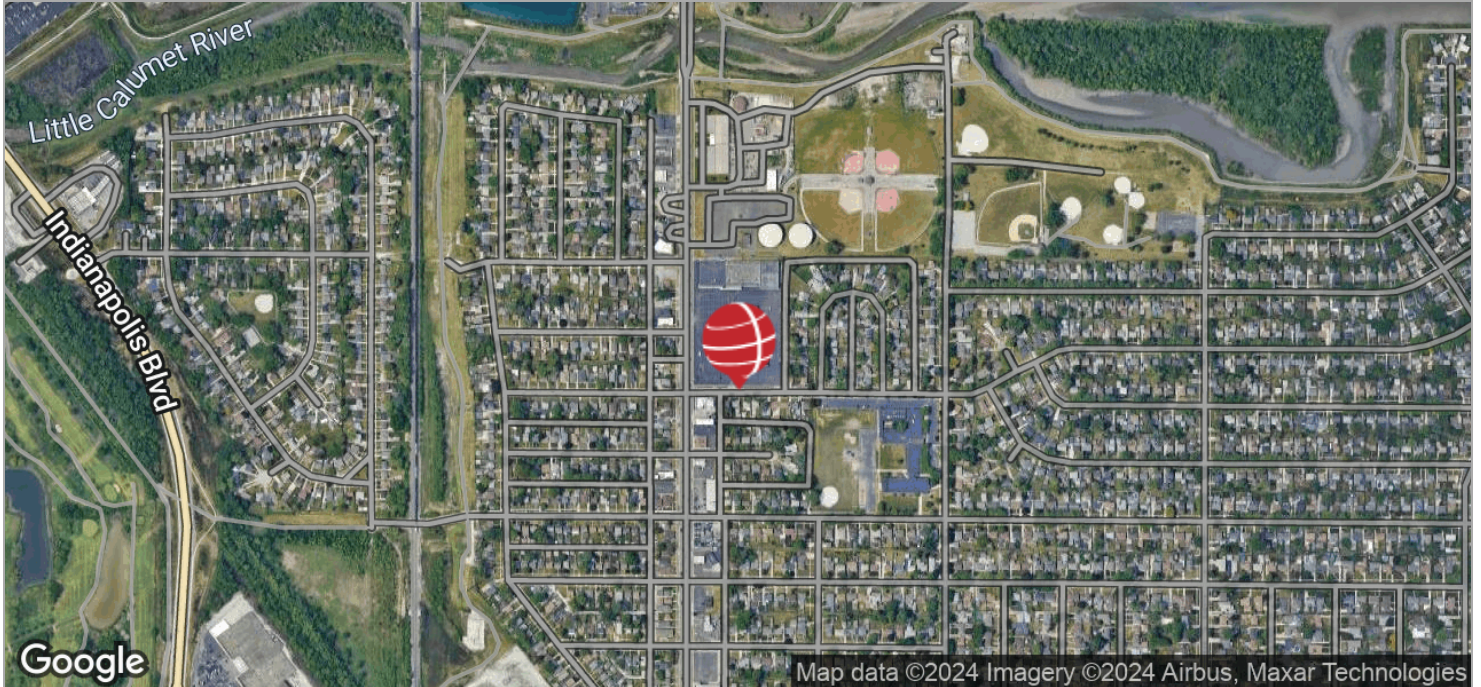


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## LOCATION MAPS



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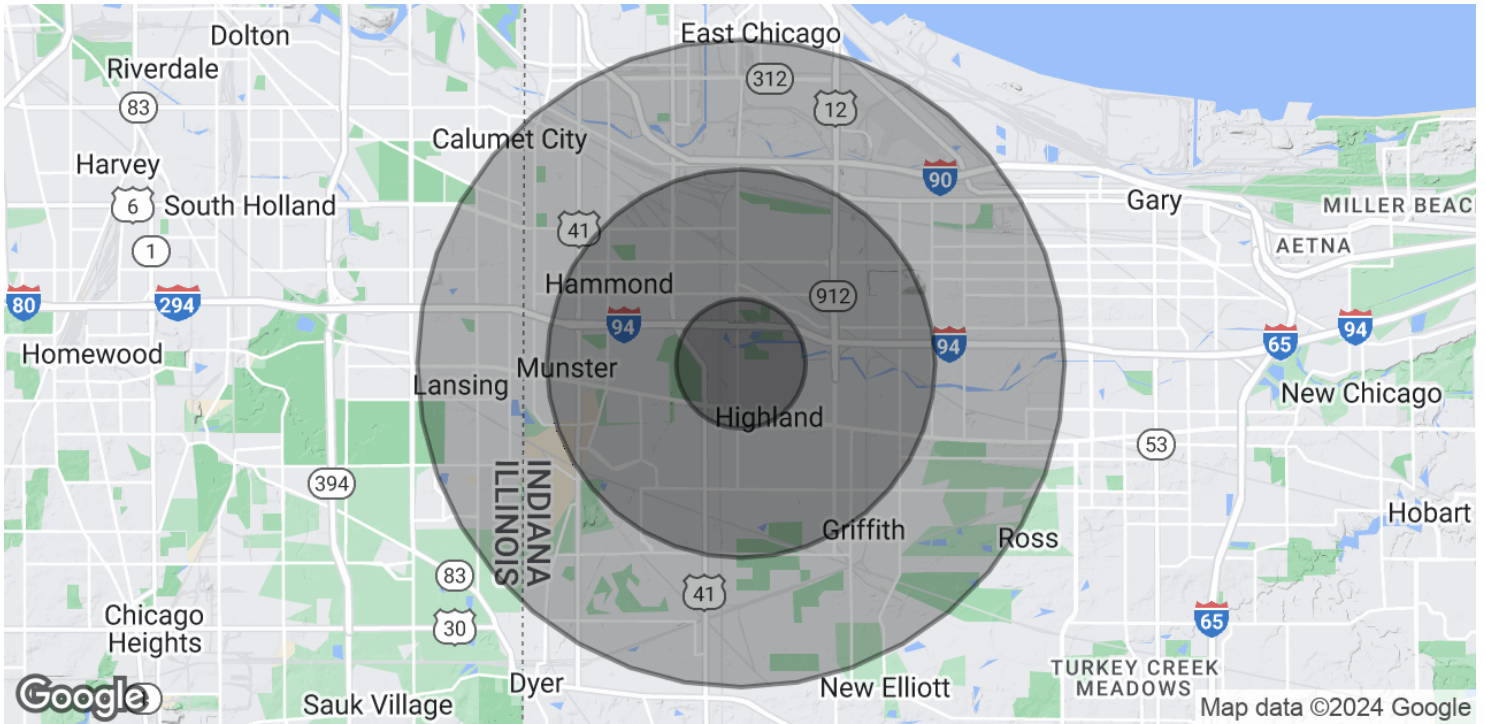


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,519	87,608	205,871
Average Age	39.9	39.5	39.2
Average Age (Male)	40.6	37.2	37.1
Average Age (Female)	38.5	41.9	40.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,490	37,029	88,625
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$74,590	\$69,418	\$65,145
Average House Value	\$189,516	\$150,010	\$137,359

2020 American Community Survey (ACS)

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