

910 RICHARD ROAD, DYER, IN 46311



For more information, please contact:

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SALE OF DYER OFFICE BUILDING

910 Richard Road, Dyer, IN 46311



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$649,000
Price / SF:	\$162.25
Lot Size:	0.32 Acres
Year Built:	1982
Building Size:	4000 SF
Zoning:	Route 30 District

PROPERTY HIGHLIGHTS

- 4,000sf meticulously maintained office building for sale in Dyer
- Located near the intersection of US 30 and Calumet
- Two units occupied with leases going into late 2027
- One 1,014sf unit available for an owner user
- Taxes are approximately \$13,000 annually



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PROPERTY DESCRIPTION



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Office Building for sale in Dyer located near the intersection of US 30 and Calumet. This property consists of three office suites of various sizes. Two units (totaling approximately 74% of the building) are currently occupied with leases running into late 2027. One unit, measuring 1,014sf and previously occupied by the owner of the building, is available for lease and can be occupied by a buyer. Taxes are approximately \$13,000 annually.

LOCATION DESCRIPTION

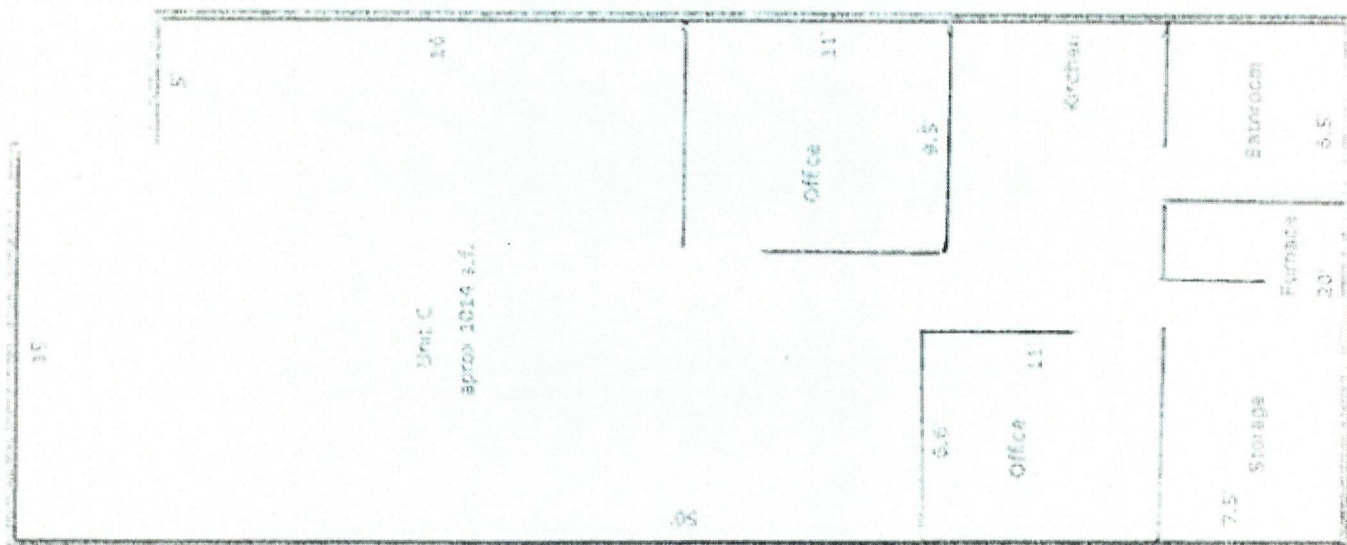
This property is located on Richard Road in Dyer, just off the corner of US 30 and Calumet Avenue. Dyer is a town in St. John Township, Lake County, Indiana. The population was 16,517 at the 2020 census. It is a southeastern suburb of Chicago.

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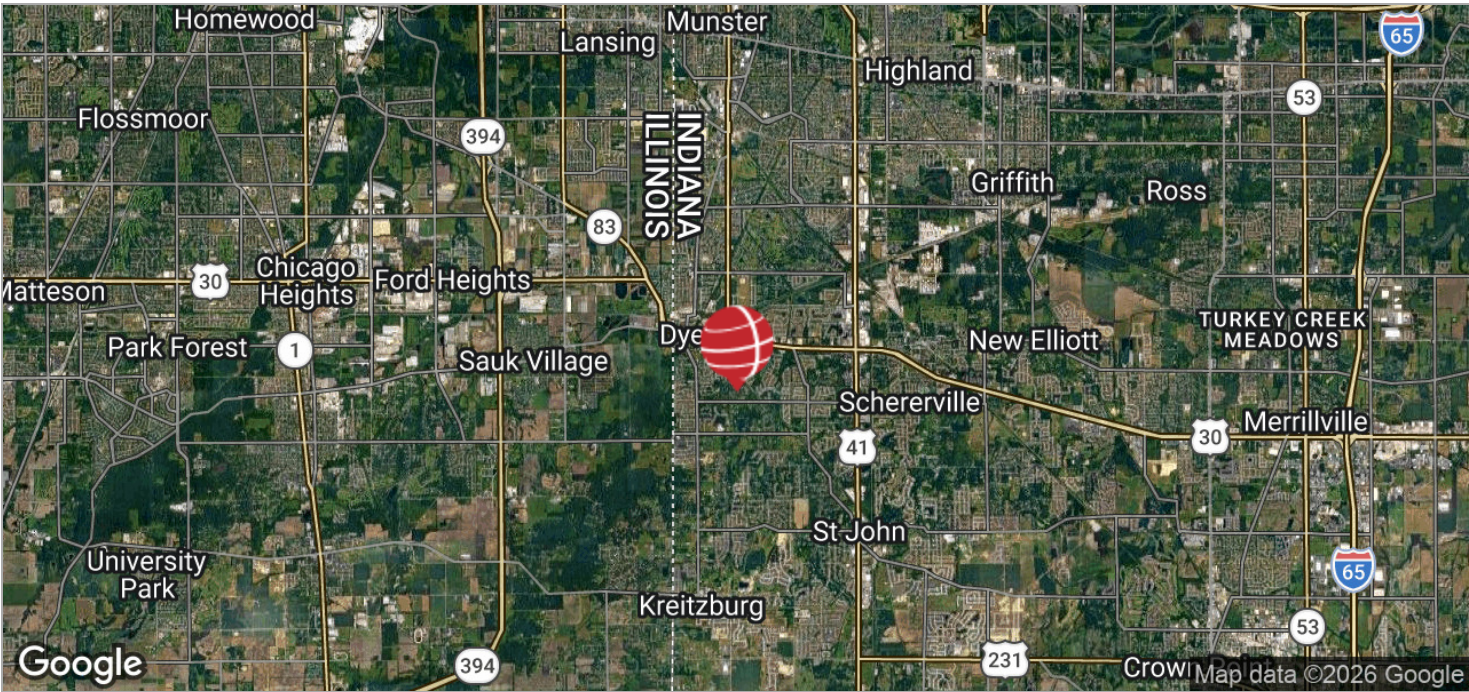
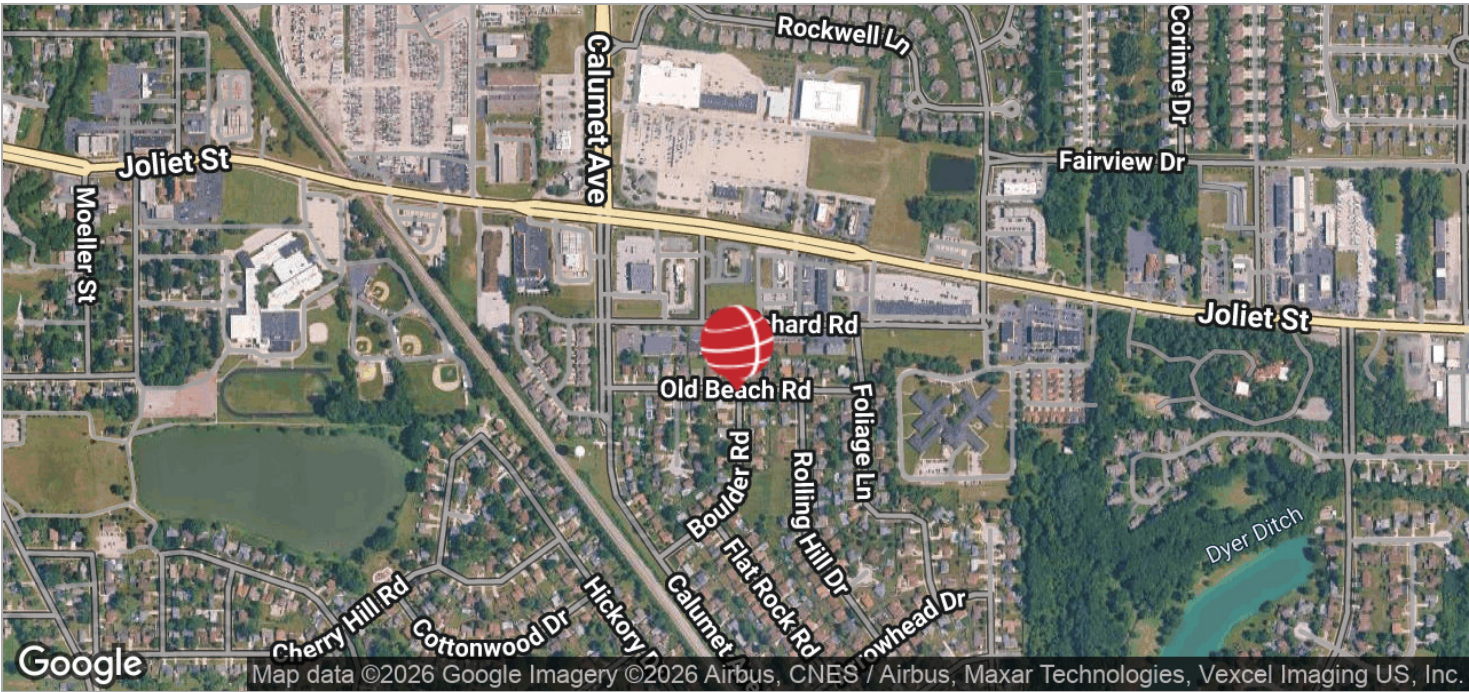


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LOCATION MAPS



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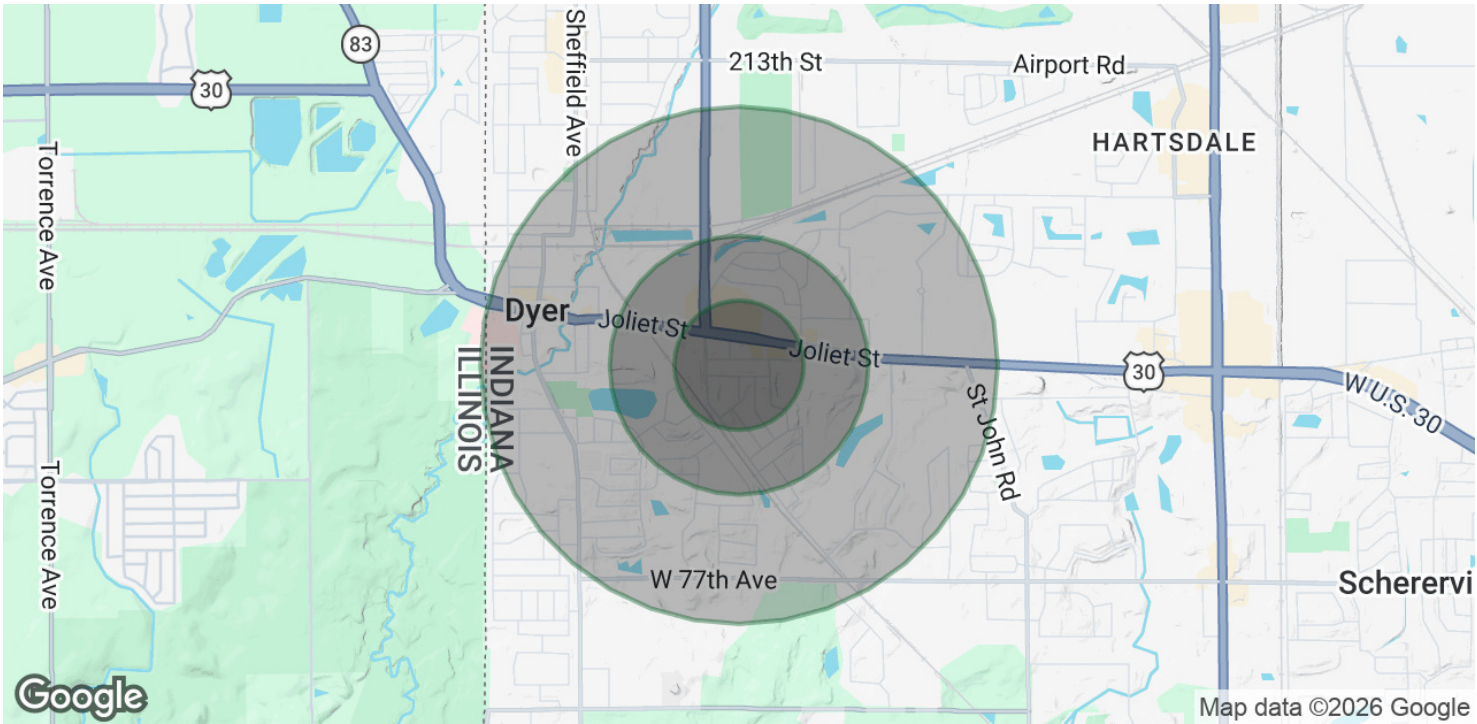
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	664	2,433	8,857
Average Age	47.5	47.0	45.5
Average Age (Male)	37.7	41.3	43.1
Average Age (Female)	48.8	48.5	46.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	226	903	3,378
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$133,902	\$127,711	\$123,642
Average House Value	\$327,198	\$308,813	\$301,485

2023 American Community Survey (ACS)

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