



8528 BROADWAY MERRILLVILLE, IN 46410

OFFICE BUILDING FOR SALE





OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	+/- 8,000 SF

PROPERTY DESCRIPTION

The subject property is +/- 8,000 SF, second generation medical office condo space. This property is managed by a POA. There is 3 separate entrances which allow a variety of business needs.

Also available For Lease \$13.50 PSF/Yr (Gross)

LOCATION DESCRIPTION

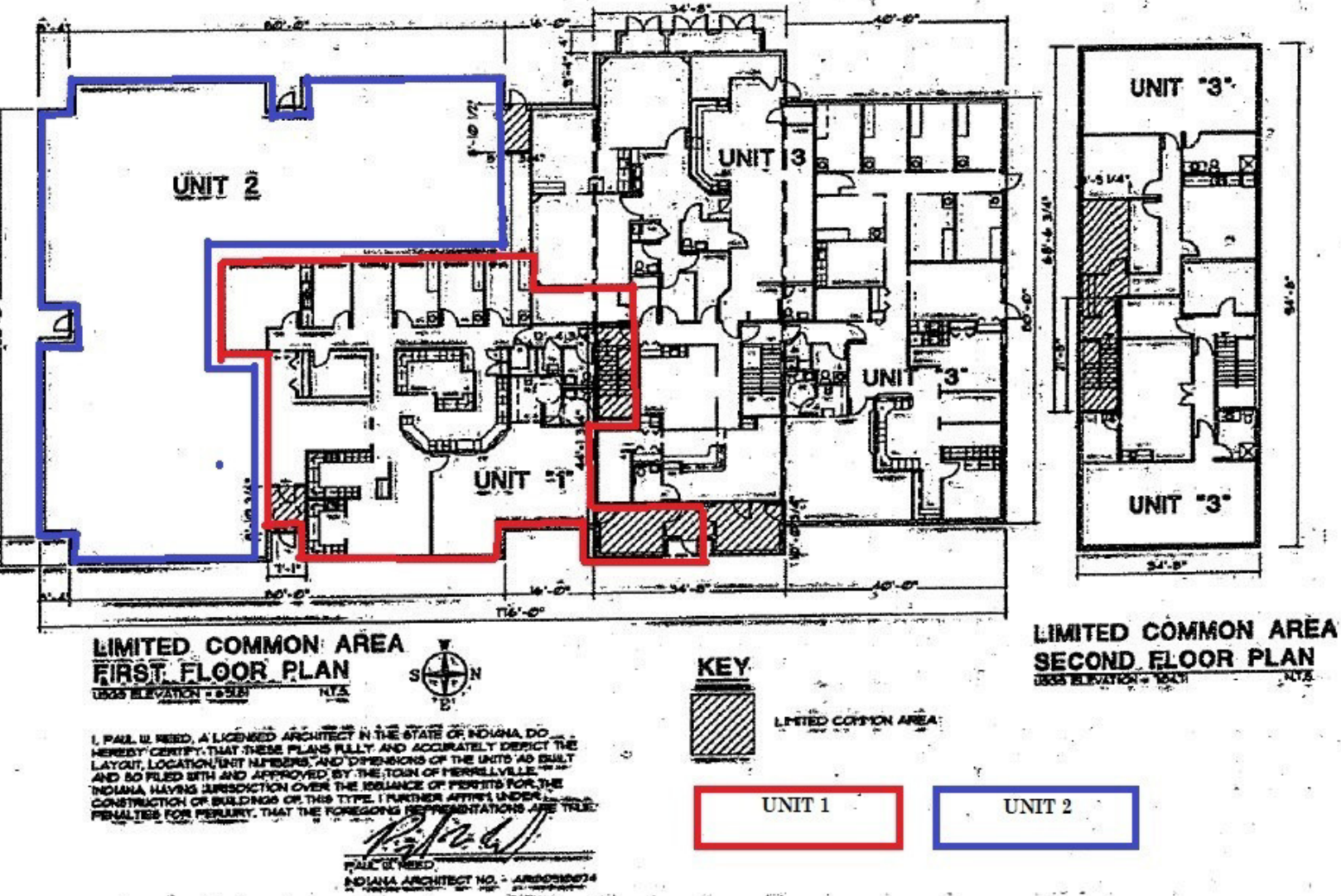
Centrally located 1/4 mile South of US 30 on Broadway, 1 mile SW of I-65 interchange in the heart of the Broadway Commercial Corridor. This trade area is anchored by Methodist Hospital, Nipsco Headquarters and features a full range of businesses, shops, and services. Come be a part of this vibrant town!

For more information, please contact Dan Rohaley at 219-769-0733 or by email at daniel.rohaley@yahoo.com

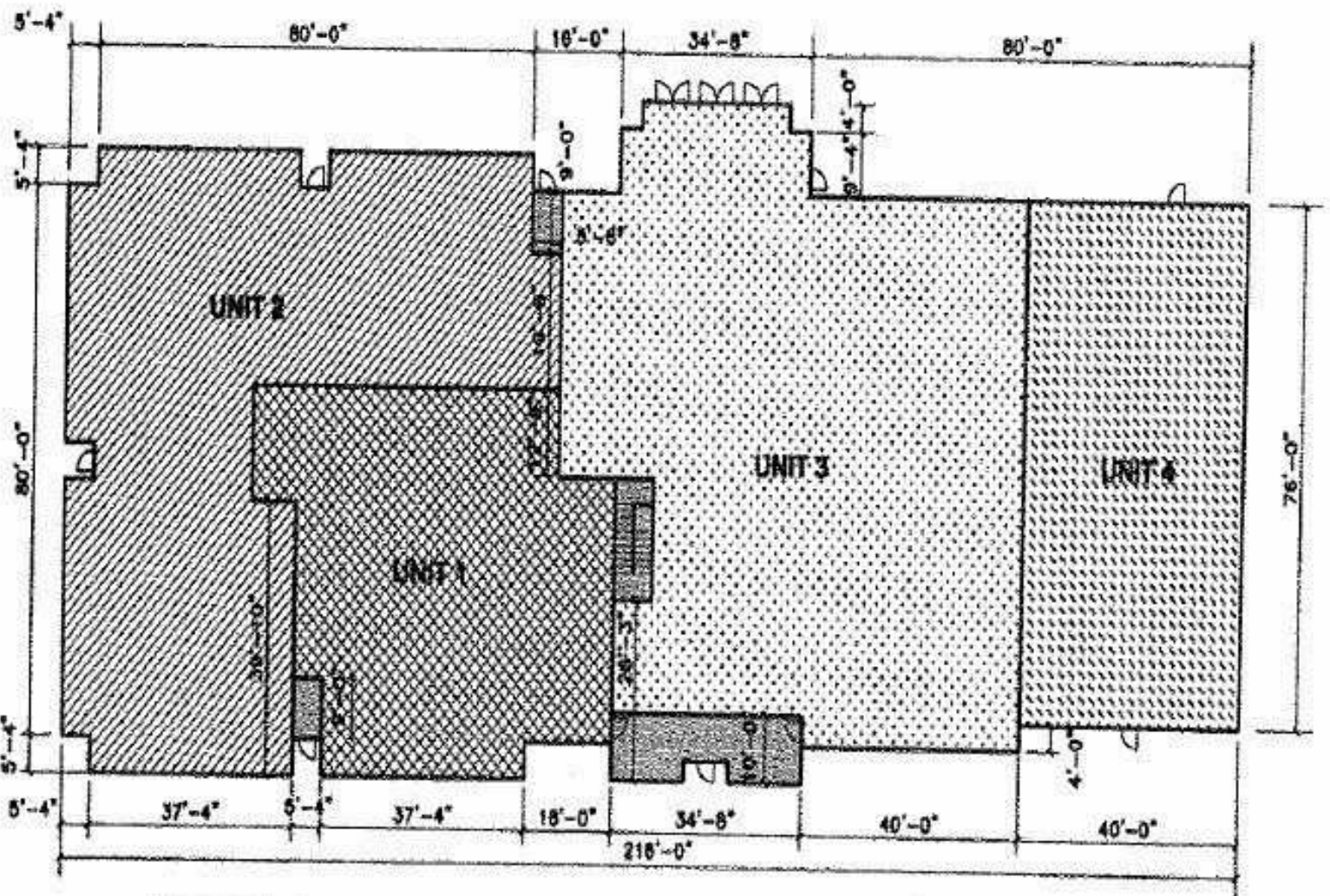


MICHAEL LUNN, CCIM, SIOR

219.769.0733
mlunn@ccim.net



MICHAEL LUNN, CCIM, SIOR
219.769.0733
mlunn@ccim.net



FIRST FLOOR PLAN

USGS ELEVATION = 891.81 1"=30'



KEY



UNIT 1



UNIT 4



UNIT 2



LIMITED
COMMON
AREA



UNIT 3

I, E. DONALD BENDEL, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THESE PLANS OF THE RAD PROFESSIONAL CONDOMINIUM, FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS REVISED, AND SO FILED WITH AND APPROVED BY THE TOWN OF MERRILLVILLE, INDIANA, HAVING JURISDICTION OVER THE ISSUANCE OF PERMITS FOR THE CONSTRUCTION OF BUILDINGS OF THIS TYPE. I FURTHER AFFIRM, UNDER PENALTIES FOR PERJURY, THAT THE FOREGOING REPRESENTATIONS ARE TRUE.

E. Donald Bengel

E. DONALD BENDEL
INDIANA LICENSE #PE 12370



MICHAEL LUNN, CCIM, SIOR

219.769.0733

mlunn@ccim.net



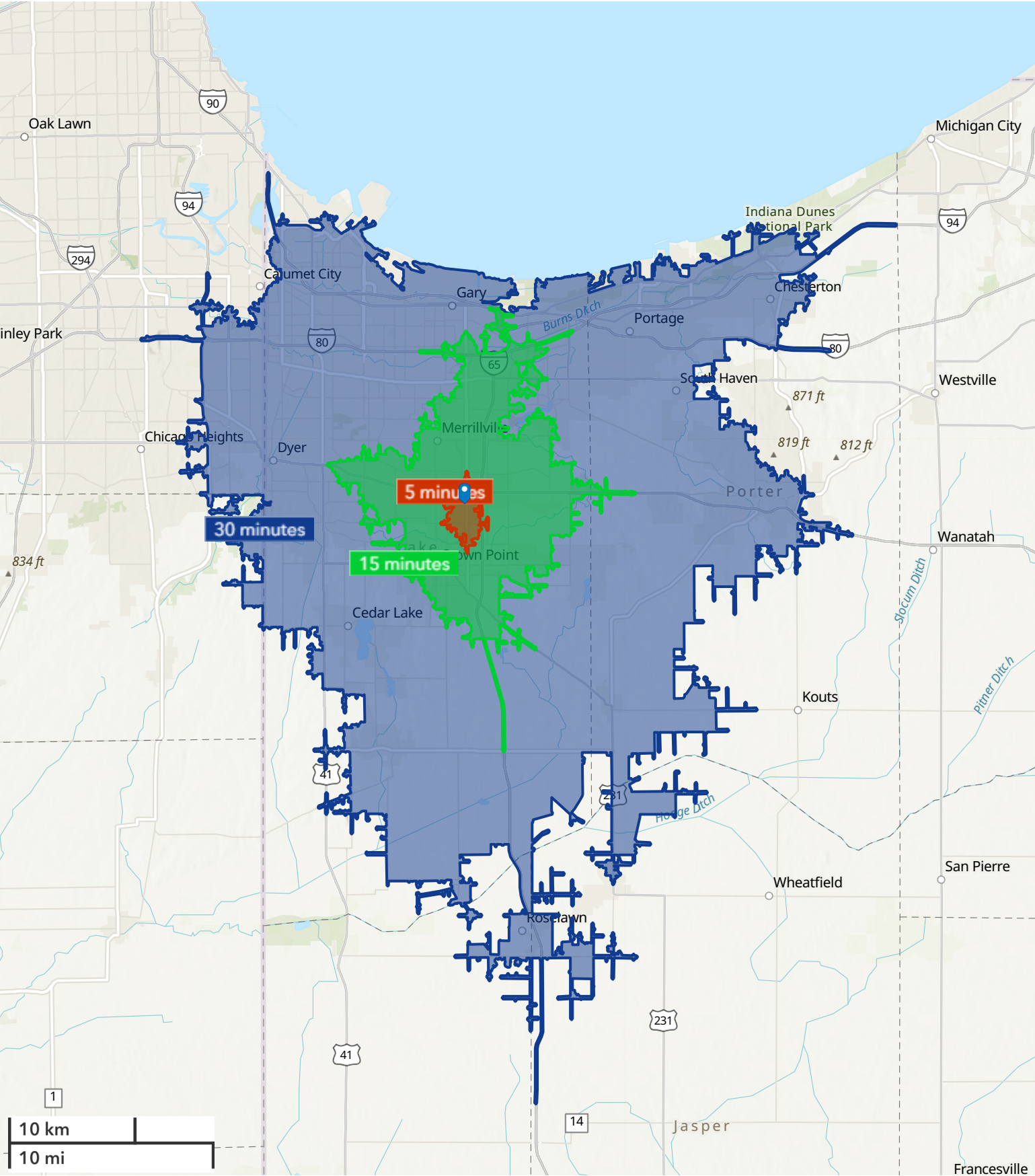
MICHAEL LUNN, CCIM, SIOR
219.769.0733
mlunn@ccim.net

INTERIOR PHOTOS



MICHAEL LUNN, CCIM, SIOR
219.769.0733
mlunn@ccim.net

Drive Time Map 5 15 30 Mins



Executive Summary

8528 Broadway, Merrillville, Indiana, 46410 5
8528 Broadway, Merrillville, Indiana, 46410
Drive time: 5, 15, 30 minute radii



Population	5 minutes	15 minutes	30 minutes
2010 Population	4,193	122,333	665,704
2020 Population	4,747	123,104	674,118
2025 Population	4,932	123,679	677,757
2030 Population	5,396	124,415	680,777
2010-2020 Annual Rate	1.25%	0.06%	0.13%
2020-2025 Annual Rate	0.73%	0.09%	0.10%
2025-2030 Annual Rate	1.81%	0.12%	0.09%

Age			
2025 Median Age	53.5	41.0	40.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	39.1%	51.8%	56.2%
Black Alone	45.3%	30.7%	24.1%
American Indian Alone	0.3%	0.5%	0.5%
Asian Alone	3.3%	1.9%	1.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	3.5%	5.5%	7.4%
Two or More Races	8.4%	9.5%	10.3%
Hispanic Origin	12.2%	15.7%	19.0%
Diversity Index	71.2	72.4	73.0

Households			
2010 Total Households	1,791	45,935	250,437
2020 Total Households	2,072	48,225	261,557
2025 Total Households	2,121	49,217	268,752
2030 Total Households	2,375	50,134	273,404
2010-2020 Annual Rate	1.47%	0.49%	0.44%
2020-2025 Annual Rate	0.45%	0.39%	0.52%
2025-2030 Annual Rate	2.29%	0.37%	0.34%
2025 Average Household Size	2.13	2.46	2.49
Wealth Index	76	78	84

Mortgage Income	5 minutes	15 minutes	30 minutes
2025 Percent of Income for Mortgage	22.5%	21.3%	21.6%
Median Household Income			
2025 Median Household Income	\$63,884	\$75,123	\$75,238
2030 Median Household Income	\$69,042	\$85,160	\$86,028
2025-2030 Annual Rate	1.57%	2.54%	2.72%
Average Household Income			
2025 Average Household Income	\$91,145	\$96,107	\$99,147
2030 Average Household Income	\$102,817	\$107,348	\$110,613
Per Capita Income			
2025 Per Capita Income	\$38,989	\$38,505	\$39,392
2030 Per Capita Income	\$45,042	\$43,548	\$44,503
2025-2030 Annual Rate	2.93%	2.49%	2.47%
Income Equality			
2025 Gini Index	47.7	43.2	43.5
Socioeconomic Status			
2025 Socioeconomic Status Index	52.6	48.2	47.7
Housing Unit Summary			
Housing Affordability Index	101	105	103
2010 Total Housing Units	1,920	51,241	275,177
2010 Owner Occupied Hus (%)	75.3%	70.5%	71.2%
2010 Renter Occupied Hus (%)	24.8%	29.5%	28.8%
2010 Vacant Housing Units (%)	6.7%	10.3%	9.0%
2020 Housing Units	2,174	53,410	285,463
2020 Owner Occupied HUs (%)	67.2%	69.1%	70.4%
2020 Renter Occupied HUs (%)	32.8%	30.9%	29.6%
Vacant Housing Units	4.1%	9.6%	8.3%
2025 Housing Units	2,222	54,389	292,851
Owner Occupied Housing Units	69.3%	71.2%	72.3%
Renter Occupied Housing Units	30.7%	28.8%	27.7%
Vacant Housing Units	4.5%	9.5%	8.2%
2030 Total Housing Units	2,460	55,426	298,063
2030 Owner Occupied Housing Units	1,481	36,182	201,060
2030 Renter Occupied Housing Units	893	13,952	72,345
2030 Vacant Housing Units	85	5,292	24,659

INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners and entrepreneurs to nurture an ecosystem that supports your business objectives.

From advanced manufacturing and life sciences to logistics and emerging technologies, Indiana companies benefit from strong industry networks and a culture of collaboration. Strategic partnerships, competitive costs and access to a skilled workforce allow businesses to grow with confidence while staying connected to national and global markets.

CONNECTED BY DESIGN

Indiana's interstate and cargo networks connect businesses to markets worldwide.

World's **2nd** largest **FedEx** hub

World's **3rd** largest **DHL** hub

World's **1st** largest **UPS** hub



INDIANA

#2

BEST PLACE TO START A BUSINESS (Forbes, 2024)

MI: #40 | OH: #6 | KY: #24 | IL: #28

#3

COST OF DOING BUSINESS (CNBC, 2025)

MI: #4 | OH: #2 | KY: #9 | IL: #19

#4

PROPERTY TAX INDEX RANK (Tax Foundation, 2026)

MI: #29 | OH: #5 | KY: #30 | IL: #41

#5

STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)

MI: #14 | OH: #25 | KY: #16 | IL: #38

#9

BEST STATES FOR BUSINESS (Chief Executive, 2026)

MI: #24 | OH: #7 | KY: #19 | IL: #48

ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 2.75% | KY: 3.5% | IL: 4.95%

2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

\$238 UI TAX FOR NEW EMPLOYERS

7TH WORKER'S COMP PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

BUILT FOR BUSINESS RIGHT-TO-WORK STATE

Indiana is a right to work state with a business-friendly environment.

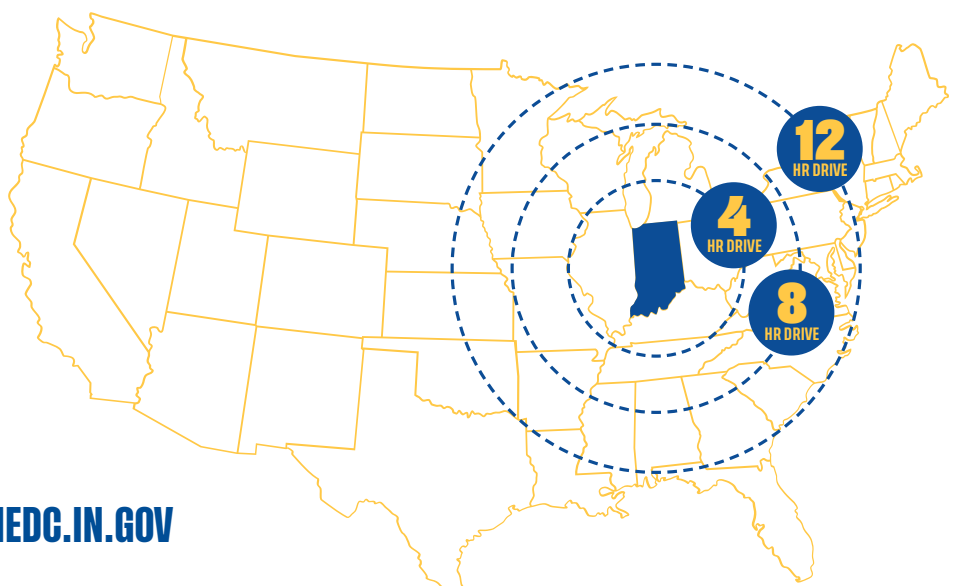
MI: No | OH: No | KY: Yes | IL: No

AAA INDIANA BOND RATING

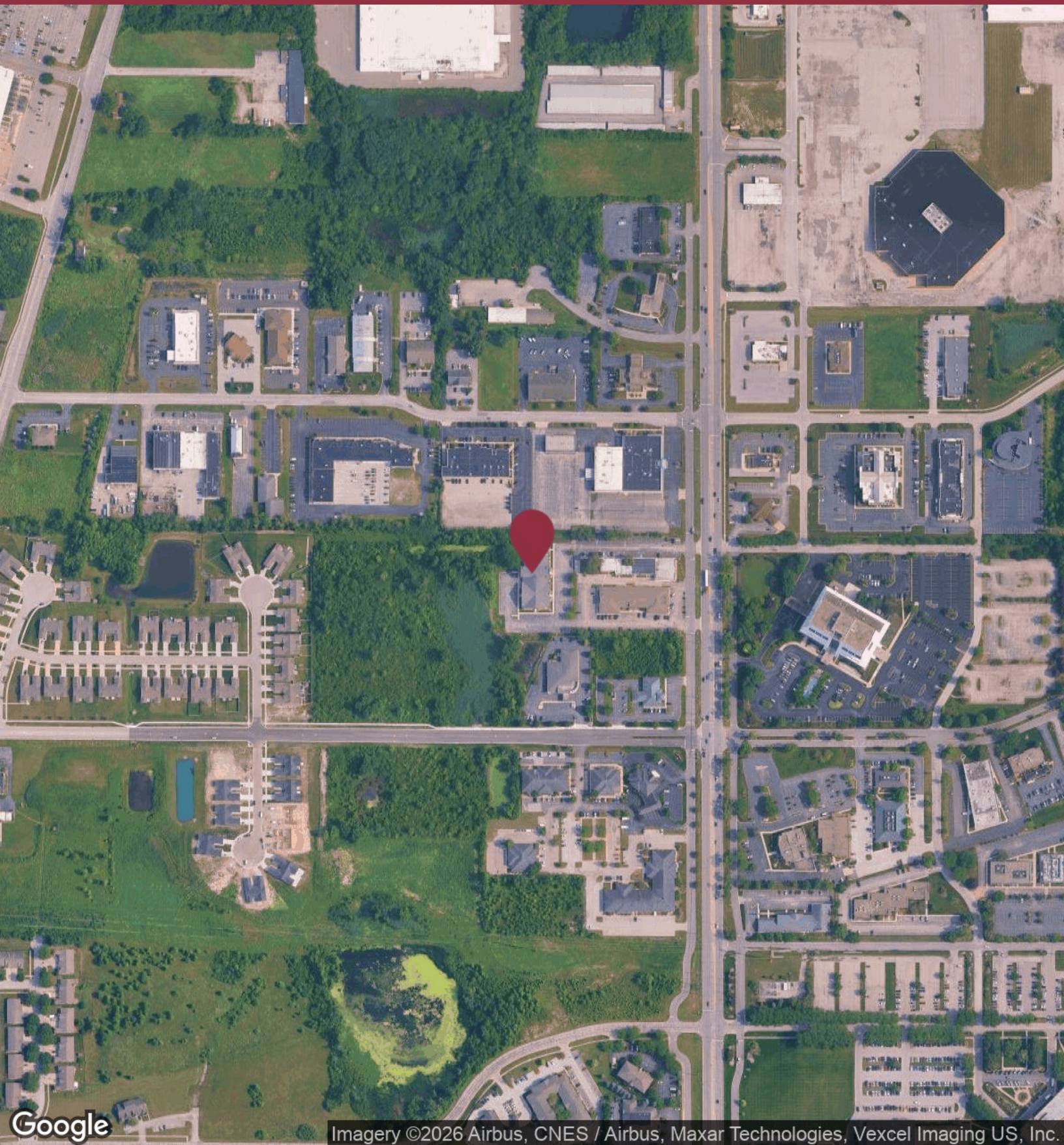
MI: AA | OH: AAA | KY: A+ | IL: A-
(S&P Global)

LOGISTICALLY CENTERED

Indiana is at the median center of the U.S. population.



LOCATION MAP



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



MICHAEL LUNN, CCIM, SIOR
219.769.0733
mlunn@ccim.net

NWI Commercial Property Solutions, LLC | 219.769.0733 | 115 S Court St Ste E, Crown Point, IN 46307