

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$799,000
Price / USF:	\$242.12
Condo Size SF:	3,300 USF
Available Space:	1,500 USF
Building Size:	61,500 SF
Zoning:	PUD
POA Expenses:	\$10.24/USF
Parking:	383 +/-

PROPERTY OVERVIEW

Presenting a truly unique opportunity to locate in and/or invest in the new Munster Maple Leaf Crossing within the rapidly developing commercial corridor of Calumet Avenue. Purchase this 1st floor 3,300 USF condominium unit and collect rent from adjoining leased space or purchase and lease both out for investment income. Vision Boutique sold their business with an up to 9 year leaseback of the space.

Unit 103A/B is a 3,300 USF 1st floor office/retail commercial condominium currently split and leased as Unit 103A 1,500 USF to Vision Boutique/My Eye Doctor for three years expiring 11/13/28 with two three-year extensions ending 11/13/2034. Unit 103B is 1,500 USF and is unfinished shell. (\$50.00/USF tenant improvement allowance)

Class-A Lifestyle: Join a vibrant community featuring the Hyatt Place Hotel, modern professional offices, and popular local attractions like Centennial Park just steps away. Come join current tenants such as Centers for Digestive Health, Dr. Mary Tilak & Associates, Zubair Cosmetic Genecology & Med Spa, Restful Sleep Indigo Partners and Center for Vein Restoration. 2026 Projected POA Interior Common Area and 2026 Projected POA Exterior Areas dues estimated at \$9,310.02/Suite, (\$2.82/USF), 2025 pay 2026 Real Estate Taxes \$19,170.58 (\$5.81/USF) total \$10.24/USF.

LOCATION OVERVIEW

Located in a rapidly developing mixed-use campus that integrates office, medical, and unique container architecture. Located on the west side of Calumet Avenue, ½ mile south of Community hospital, 2 miles south of I-80/94. This property is centrally located for any tenant in the medical and professional industry. 1/4 mile north of the Centennial Village which is a mix of high-end retail and office space. 28 miles from Chicago. INDOT 2025 traffic count on Calumet Ave 30,297/day.



COMMERCIAL IN-SITES
9410 CALUMET AVENUE, UNIT 103 A/B, MUNSTER, IN
MUNSTER, INDIANA 46311
6/2/2026

2026	3,300	USF
PROFORMA	\$/SF	

RENT

Suite 103A: My Eye Dr. Optometry of Indiana, LLC dba Vision Boutique/My Eye Doctor	\$36,000.00	1,800 USF \$20.00
1,800 USF (usable per lease), Exp. 11/13/34, 2026 Triple Net budgeted at \$10.24/USF.	<u>\$18,432.00</u>	<u>\$10.24</u>
Three (3) year initial term at fixed rent + Two (2) three year options at 3%/yr escalation.		
3% escalation in First Renewal Option \$37,080.00/annually,\$3,090.00/monthly	\$54,432.00	\$30.24
3% escalation in Second Renewal Option \$38,192.40/annually, \$3,182.70/monthly		

Suite 103B: Vacant, 1,500 USF asking \$25.00/USF	\$37,500.00	1,500 USF \$25.00
2026 Triple Net budgeted at \$10.24/USF	<u>\$15,360.00</u>	<u>\$10.24</u>

SCHEDULED INCOME	\$107,292.00	\$32.51
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EFFECTIVE RENTAL INCOME	\$107,292.00	\$32.51
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EXPENSES

Real Estate Taxes (2025 pay 2026)	\$19,170.58	\$5.81
Property Insurance 2026	\$1,100.00	\$0.33
9410 POA Common Area Dues 2026	\$7,879.13	\$2.39
MLC POA Exterior Areas 2026	\$1,430.89	\$0.43
Professional Fees	\$1,000.00	\$0.30
Property Management	\$3,218.76	\$0.98
Repairs & Maintenance (all new)	<u>\$0.00</u>	<u>\$0.00</u>

TOTAL EXPENSES	<u>\$33,799.36</u>	<u>\$10.24</u>
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NET OPERATING INCOME	<u>\$73,492.64</u>	<u>\$22.27</u>
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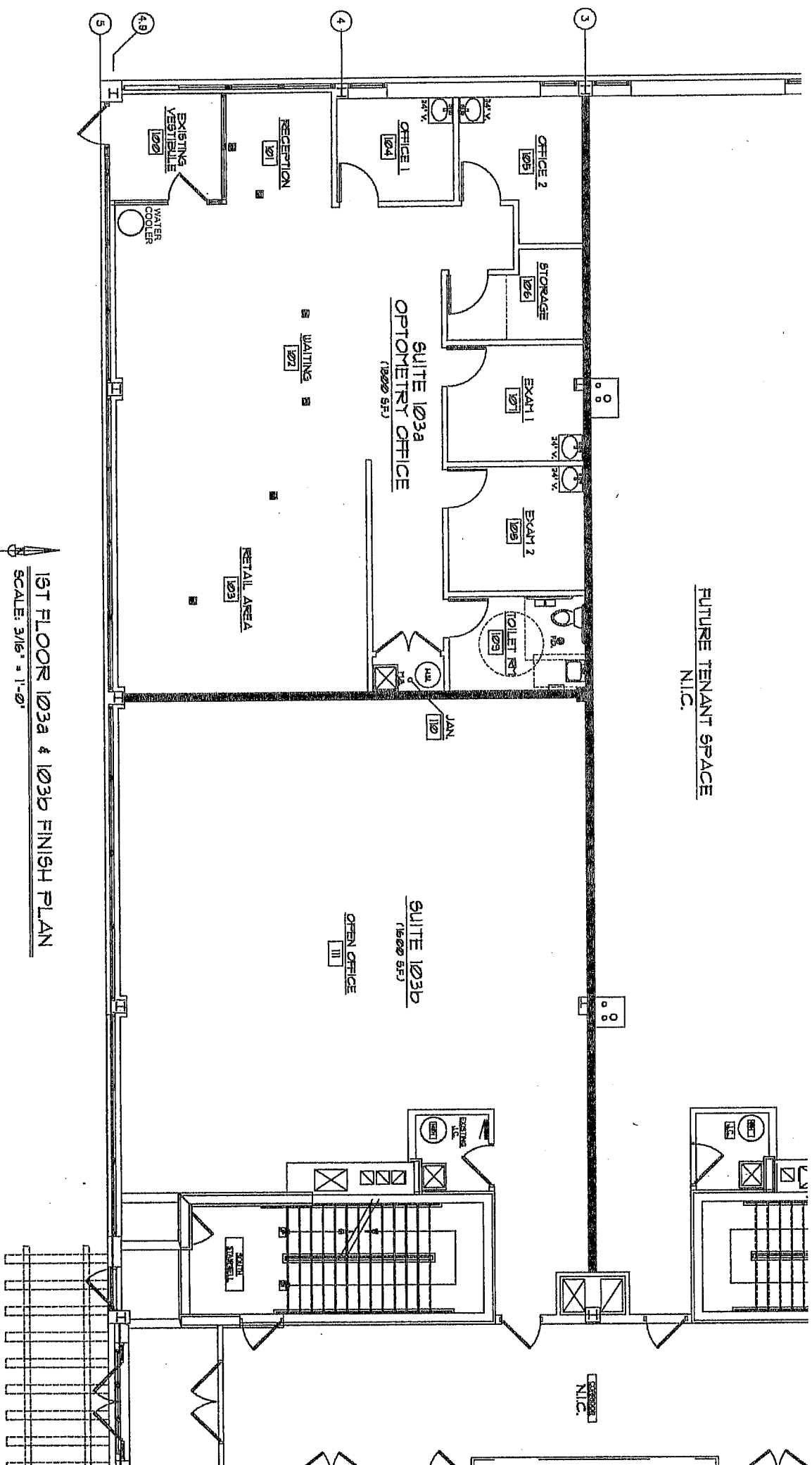
LISTED ASKING PRICE	\$799,000.00	\$242.12
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BUILDOUT OF 103B @ \$100.00/USF	<u>\$150,000.00</u>	<u>\$100.00</u>
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TOTAL COST (+/-)	\$949,000.00	\$287.58
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CAPITALIZATION RATE	7.7%	
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All information furnished is from sources deemed reliable and is subject to errors, omissions, change of terms and conditions prior sale, lease or financing or withdrawn without notice.



FUTURE TENANT SPACE
N.I.C.

SUITE 103a
(1200 S.F.)

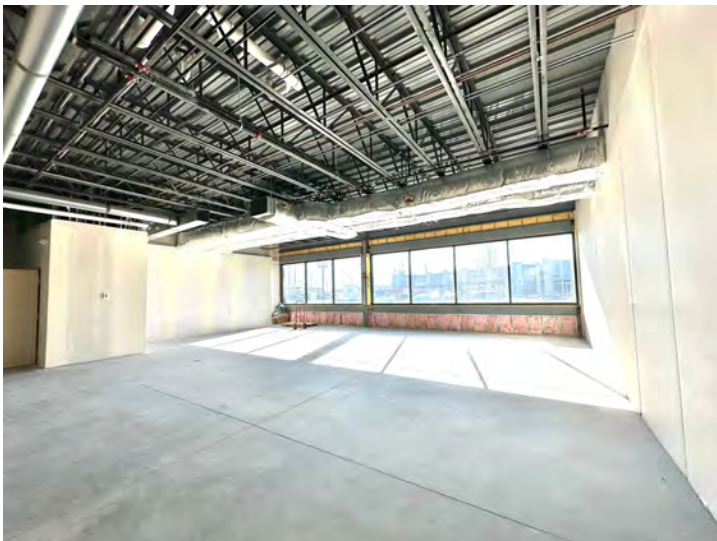
SUITE 103b
(7500 S.F.)

1ST FLOOR 103a & 103b FINISH PLAN
SCALE: 3/16" = 1'-0"

UNIT 103 A



UNIT 103 B



Walmart



GRAND ARMY OF THE REPUBLIC HWY



CALVIN COOLIDGE
ELEMENTARY SCHOOL

JAMES B. EADS
ELEMENTARY SCHOOL

Riverside
Dog Park

CALUMET CENTER

TARGET CVS
GameStop
Staples
SALLY.
Wendy's
FIFTH THIRD
DOLLAR TREE

TACO BELL
STARBUCKS

Cabela's

AT&T
ROSS
DRESS FOR LESS
ALDI
planet fitness
RED WING



Walmart



INDIANAPOLIS BLVD

Strack & Van Til
food market

THORNTON FRACTIONAL
SOUTH HIGH SCHOOL

smiles
FOR MILES



Walgreens
TRUE
EATS & DRINKS



HOMESWOOD
SUITES by Hilton

LANSING

BIBIBOP
STARBUCKS

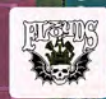


EXXON



nwi.com

Franciscan
HEALTH



Lansing Municipal
Airport (IGQ)



ILLINOIS
INDIANA

Rich's Park

CALUMET AVE

Limitless
Golf Club

Riverside
Dog Park



verizon

FIVE GUYS
DUNKIN'
CHIPOTLE
MEXICAN GRILL

WILBUR WRIGHT
MIDDLE SCHOOL

ST. THOMAS
MORE SCHOOL

MUNSTER
HIGH SCHOOL

ELLIOTT
ELEMENTARY SCHOOL

Wicker
Memorial Park



FRANK H. HAMMOND
ELEMENTARY SCHOOL



SPRINGHILL SUITES
BY PARADISE

DR. MARY TILAK & ASSOCIATES
SMITH SERSIC
HYATT PLACE
BAGEL
my eye de

NG Vascular & Vein Center
Janita
MULLER, D.D.S., M.S.D.
NOTHING BUT THE
TOOTH

White Oak
Park

MUNSTER

Burlington
ASHLEY
BEST BUY
Lynn's

meijer
DISCOUNT
TIRE
TACO BELL

EXTERIOR BUILDING PHOTOS

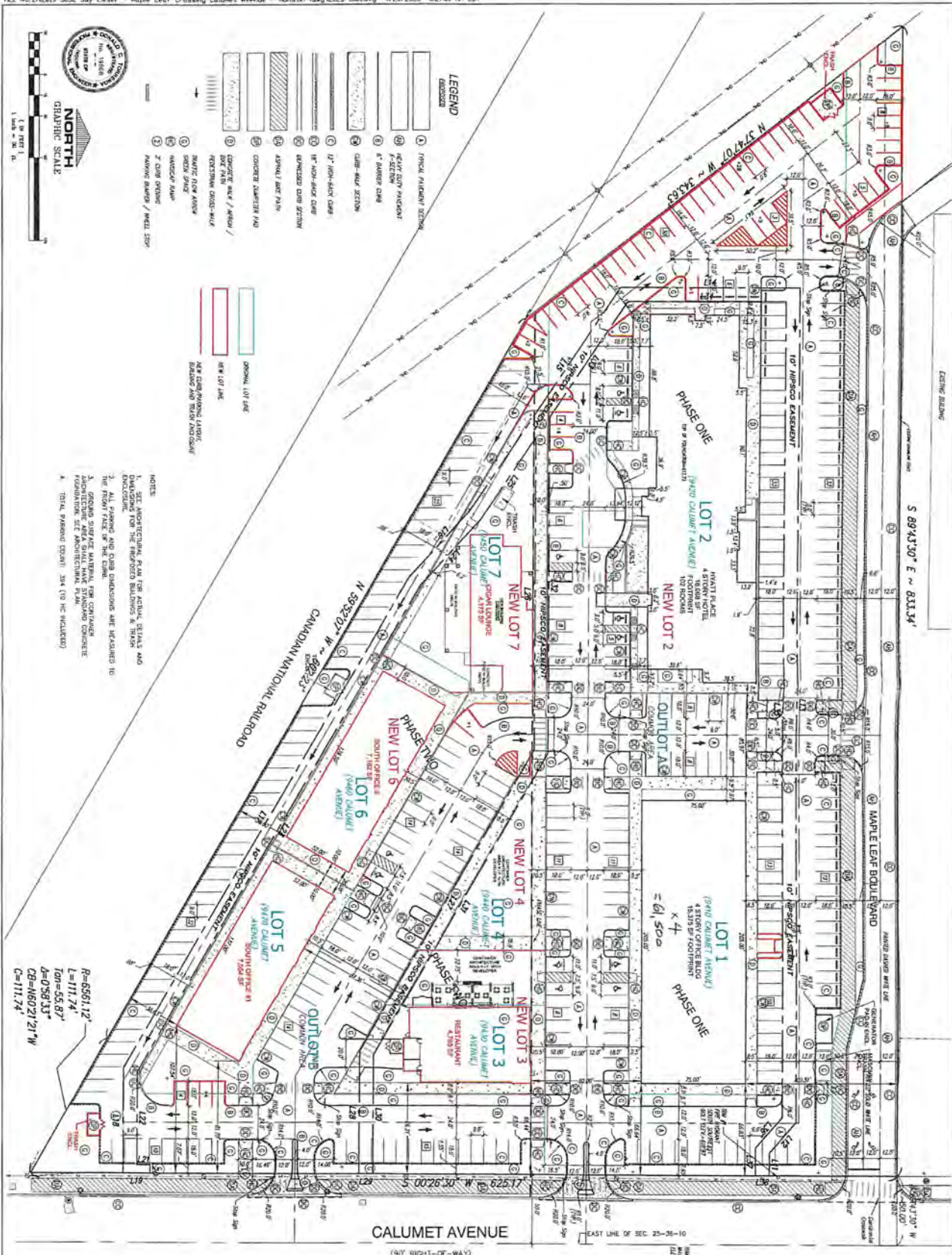


NEARBY RESTAURANTS



AERIAL IMAGES





CLIENT:
Maple Leaf Crossing, LLC
400 Fisher Avenue
Munster, Indiana 46321

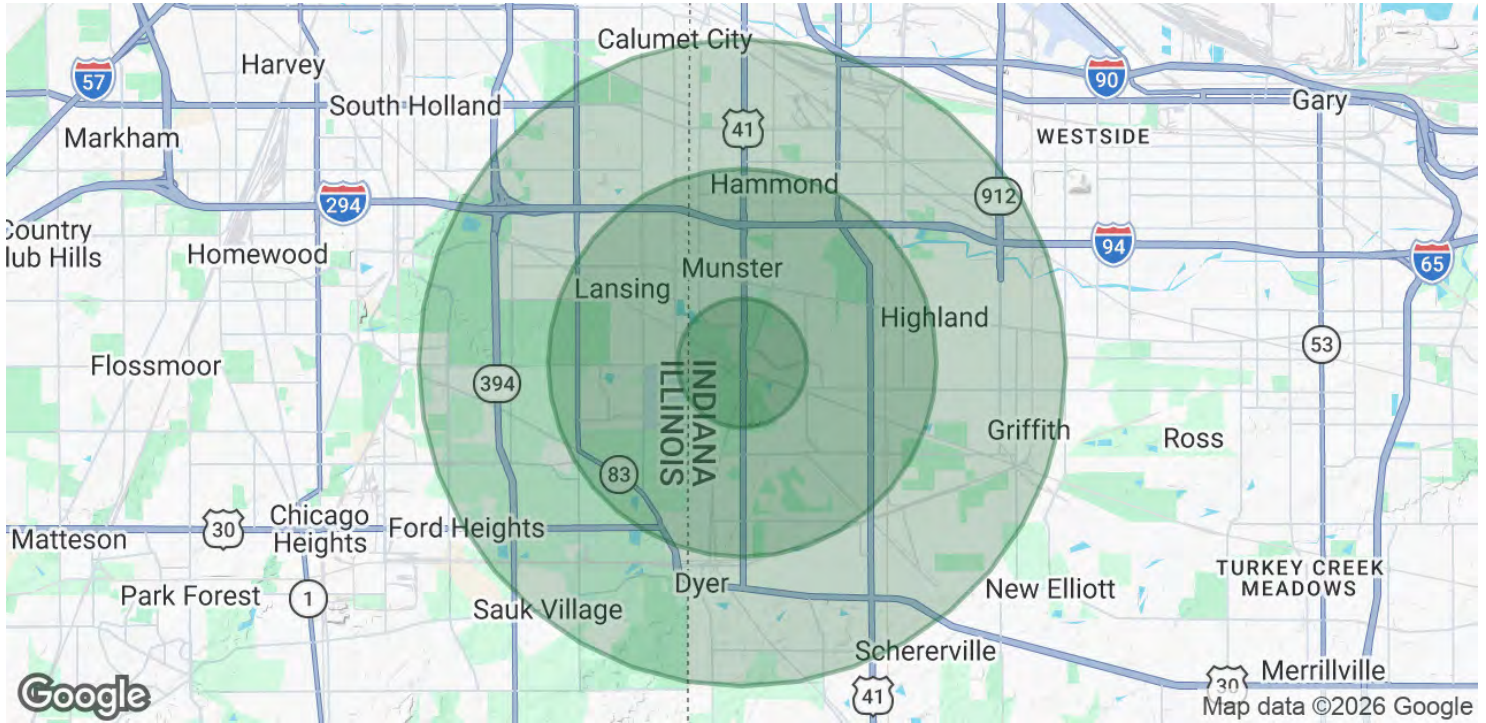
DATE: 05-11-2020

SCALE: 1" = 30'

MAPLE LEAF CROSSING
A PLANNED UNIT DEVELOPMENT TO THE
TOWN OF MUNSTER, LAKE CO., INDIANA
SITE PLAN

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-6915 website: www.torrenge.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,451	89,606	208,407
Average Age	47.1	42.8	40.8
Average Age (Male)	45.4	41.2	39.1
Average Age (Female)	48.4	44.1	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,065	36,213	82,521
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$143,638	\$103,657	\$93,576
Average House Value	\$358,875	\$253,441	\$225,688

2023 American Community Survey (ACS)