

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00-\$16.00/SF
Available SF:	1,200 - 4,200 SF
Lease Type:	NNN
NNN \$/SF:	\$5.17/SF
Expenses:	Utilities/Janitorial
Building Size:	90,712 SF
Lot Size:	8.78 Acres
Parking:	430
Zoning:	B-1

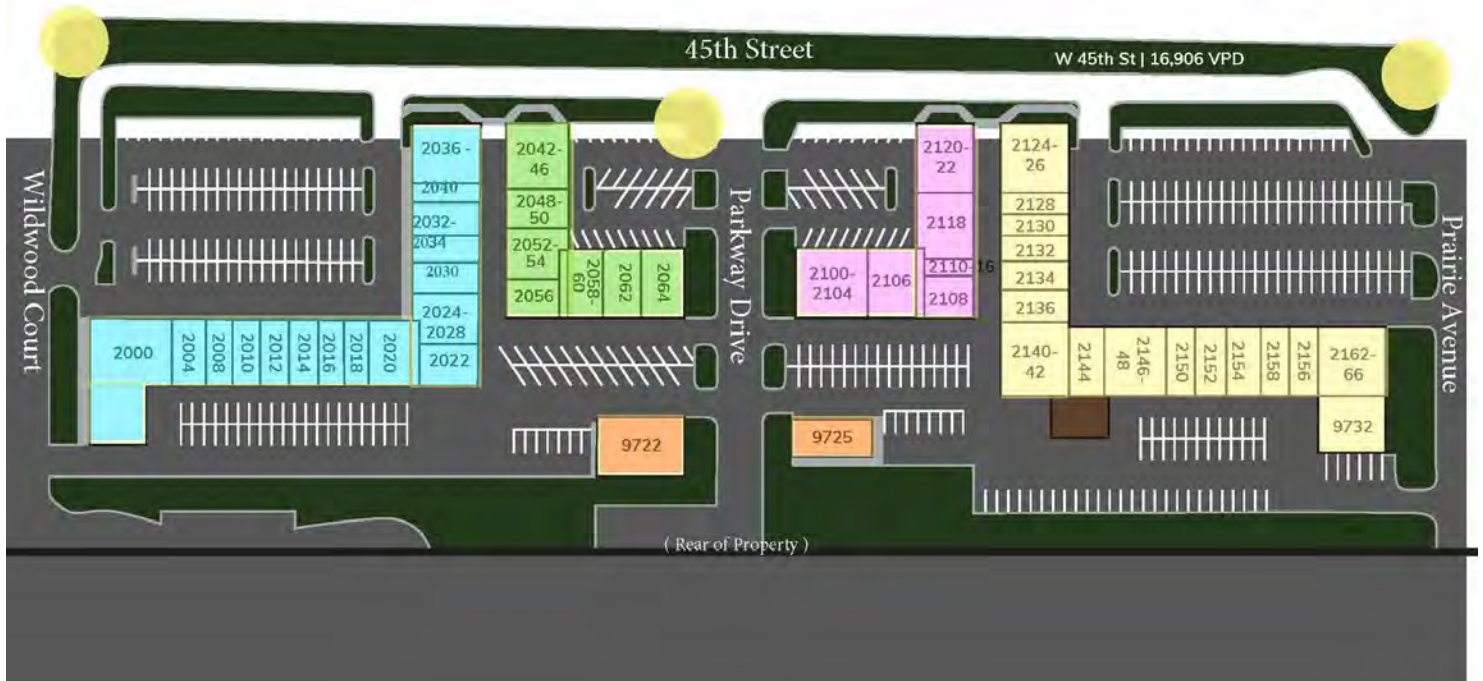
PROPERTY OVERVIEW

Now leasing in the Porte De L'eau Plaza of Highland. Come join American Family Insurance, Chicago Title Company, The Women's Center of Northwest Indiana and so many more to this center which has a diverse mix of tenants that occupy the 6-building complex. Five available units from retail to office flex space with a min/max of 1,200 SF to 2,980 SF available. Approximately 430 parking spaces.

LOCATION OVERVIEW

Located on the south side of 45th Street. Located between Wildwood Court and Prairie Avenue. Less than a ¼ mile west of Indianapolis Blvd (US 41). 2 1/2 miles south of I-80/94, 1.8 miles east of Calumet Avenue. 2 miles east of Community Hospital, 2 3/4 miles east of the Illinois State line, 4 1/2 miles north of U.S. Highway 30. Great location for any retail or medical office use as it's close proximity to Munster Same Day Surgery, Franciscan Healthcare Munster, Munster Specialty Surgery Center, North Point Orthopaedics, Midwest Orthopaedics at Rush and Cancer Health Treatment Centers. Also close to many restaurants including Danny Z's, Chiro's, Highland Gyros, R-Bar, Rosebud, Kitaro, El Salto and numerous other restaurants, shopping, banks, Centennial Park and more! 2025 INDOT traffic count 22,569 cars/day on 45th Street.

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 4,200 SF	Lease Rate:	\$12 - \$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9725	Available	2,000 SF	NNN	\$12.00 - \$16.00 SF/yr	Office/Flex space. \$5.17/SF NNN.
2058-60	Available	2,700 SF	NNN	\$12.00 - \$16.00 SF/yr	Retail space. \$5.17/SF NNN.
2024-28	Available	2,980 SF	NNN	\$12.00 - \$16.00 SF/yr	Retail space. \$5.17/SF NNN.
2008	Available	1,200 SF	NNN	\$12.00 - \$16.00 SF/yr	Retail space. \$5.17/SF NNN.
9722	Available	4,200 SF	NNN	\$12.00 - \$16.00 SF/yr	Retail space. \$5.17/SF NNN.

UNIT 9725



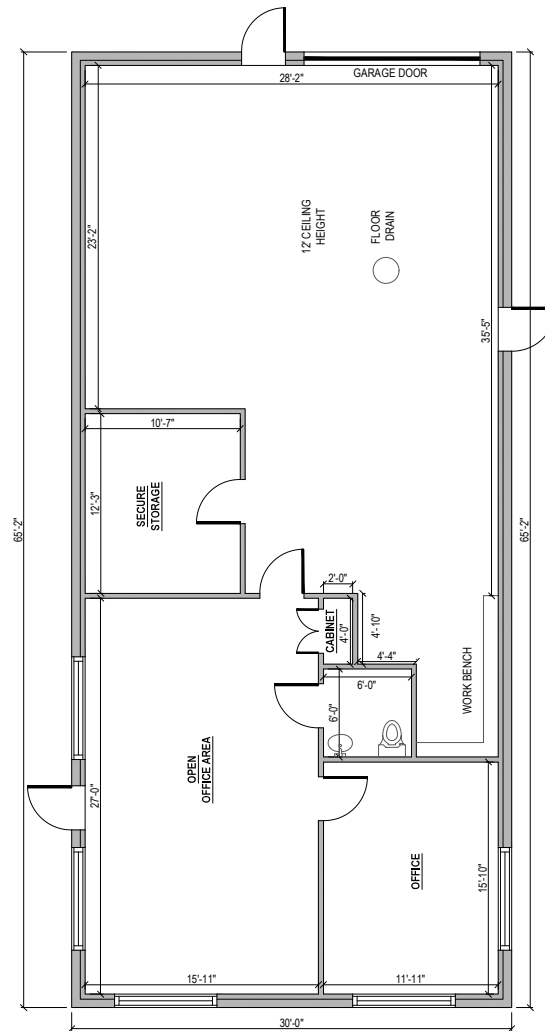
For Information Contact:

Kathie Wittmer

219.405.4484

kathie@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com



PORTE DE L'EAU PLAZA
9725 45TH AVENUE,
HIGHLAND, IN 46322
2,000± S.F.



DATE	SUBMITTED FOR
DATE	ISSUED FOR

PROJECT
**FLOOR
PLAN**
SCALE : 1/4" = 1'-0"

DATE :
PROJECT NUMBER :
DRAWN BY :
CHECKED BY :
PERMIT SET

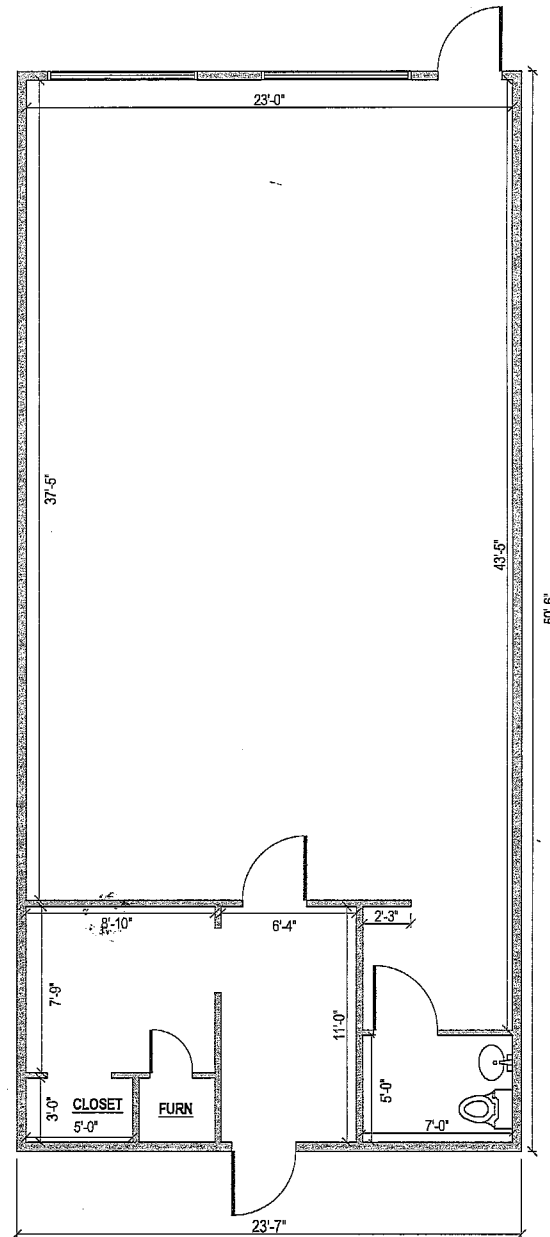
SHEET :
A-1.0
FILE NAME :

2008 PHOTOS



DATE	SUBMITTED FOR
DATE	ISSUED FOR

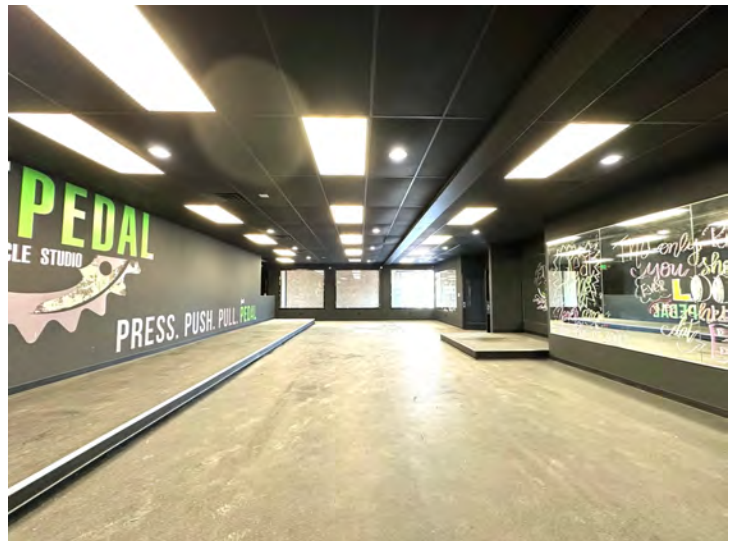
PORTE DE L'EAU PLAZA
2008 45TH AVENUE,
HIGHLAND, IN 46322
1,200± S.F.



PROJECT
FLOOR PLAN
SCALE : 3/8" = 1'-0"

DATE :
PROJECT NUMBER :
DRAWN BY :
CHECKED BY :
PERMIT SET
SHEET :
A-1.1
FILE NAME :

2024-28 PHOTOS





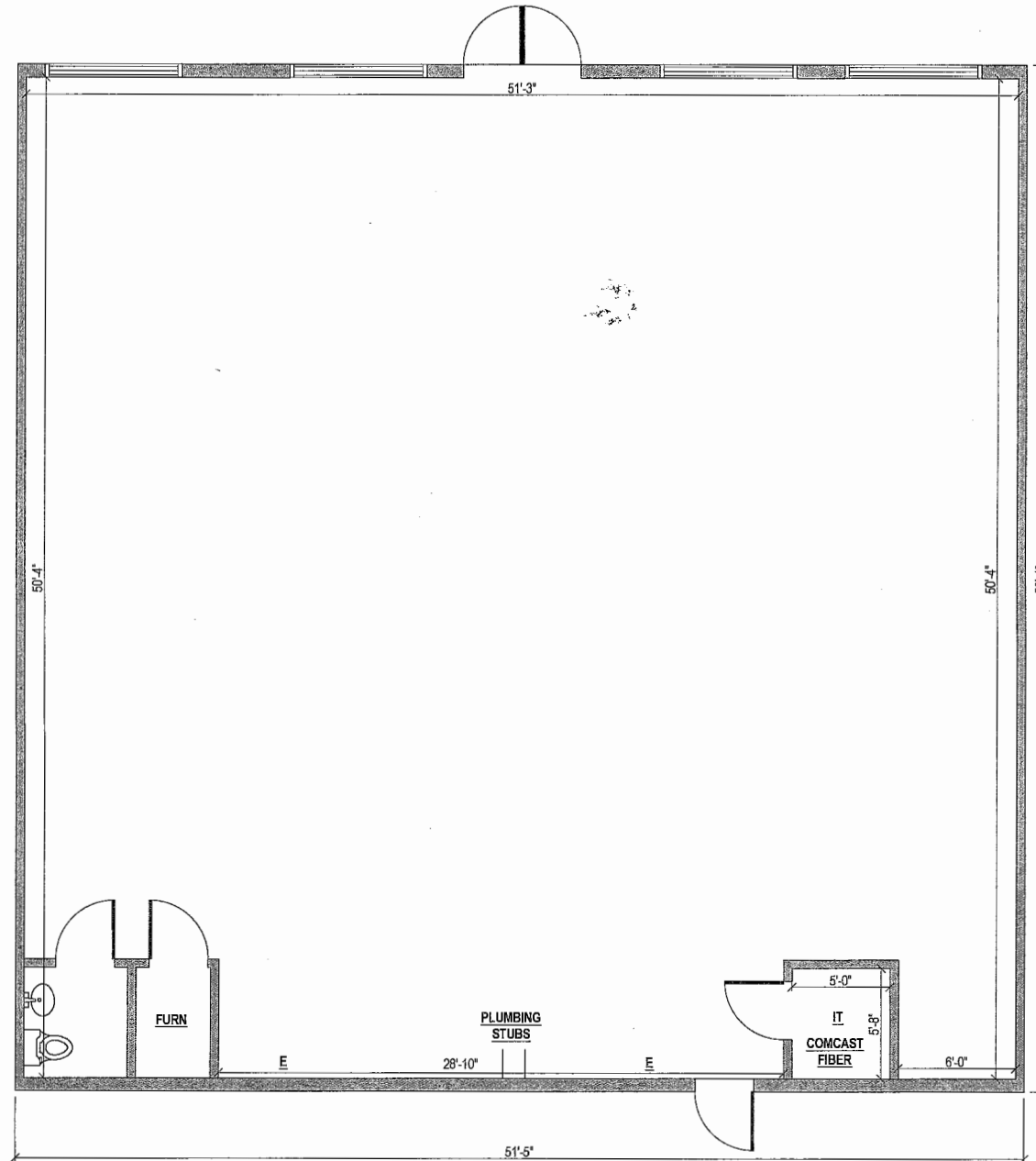
FILE NAME :

UNIT 2058-60 PHOTOS



DATE	SUBMITTED FOR
DATE ISSUED FOR	

PORTE DE L'EAU PLAZA
2058-2060 45TH AVENUE,
HIGHLAND, IN 46322
2,700± S.F.



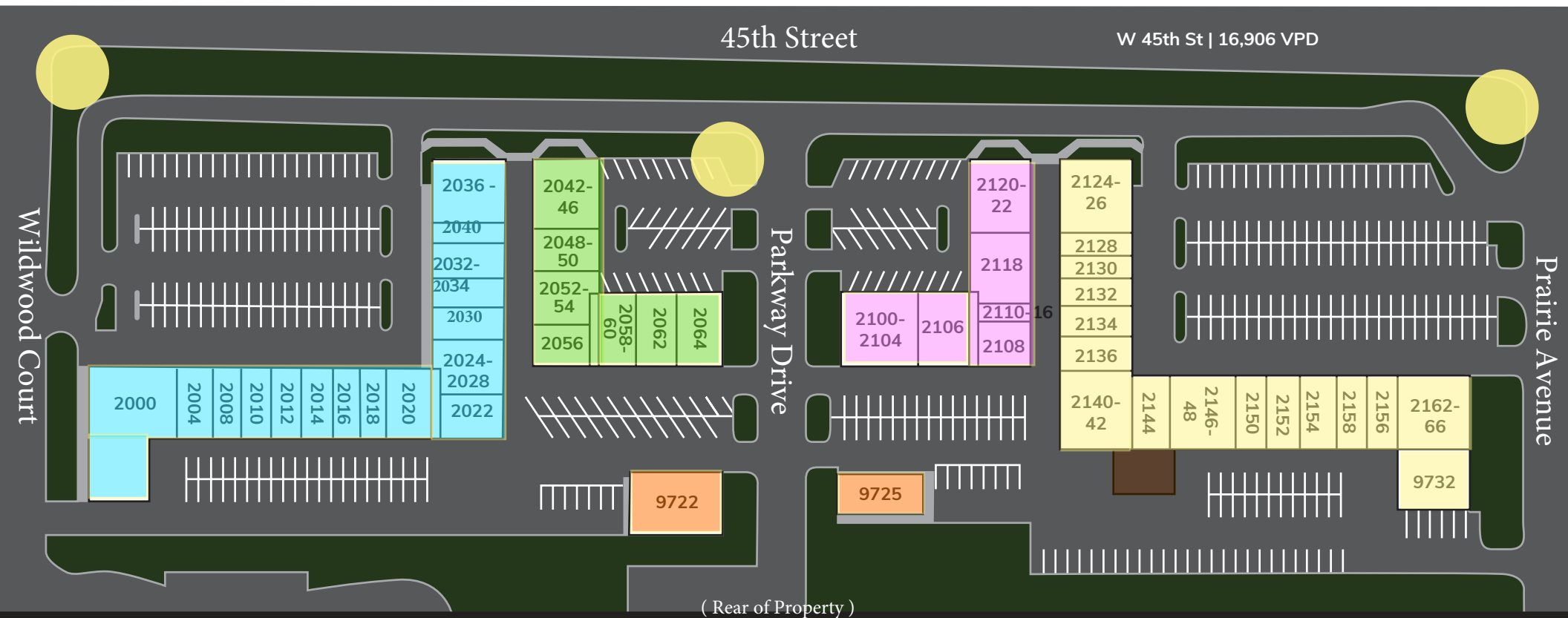
PROJECT
FLOOR PLAN
SCALE : 3/8" = 1'-0"

DATE :
PROJECT NUMBER :
DRAWN BY :
CHECKED BY :
PERMIT SET
SHEET :

A-1.3

FILE NAME :

SITE PLAN | PORT DE L'EAU PLAZA



9732 - Chicago Title Company
 2162 - American Family Insurance
 2160 - Royal Bubble Tea
 2164-66 - Elite Chiropractic
 2158 - The UPS Store
 2156 - Fresh Mart
2154 - Vacant 1,200 SF Available
 2152 - Salon Cappellani
 2150 - Leo Nails
 2146-48 - AccuQuest Hearing
 2144 - Orthopedic Balance and Therapy
 2140-42 - Generation Next Preschool
 2136 - One Main Financial
 2134 - Keys 4 U Now
 2132 - Merle Norman
 2130 - Baums Natural Foods
 2128 - Fat Burrito

2124-26 - Versetti Blood Centers
 2120-22 - Relax Station
 2118 - Mr. Cuts
 2110-16 - Priority Fitness
 2108 - Amber Gold Salon
 2106 - Multi Cook Culinary Experience
 2100-04 - Pediatric Dental Associates
9725 - Vacant 1,956 SF Available
 9722 - Just A Dash Catering (Available)
 2064 - The Womens Center of Northwest Indiana
 2062 - Texture Point Salon
2058-60 - Vacant 2,700 SF Available
 2056 - QR Express Rise DCM
 2052-54 - Day Spa
 2048-50 - PhysioPoint

2042-46 - Middle Eastern Grocery/Bakery Mecca Mart
 2036-40 - Chiro's Family Restaurant
 2032-34 - Integrity Trade Services
 2030 - Essential Spa
2024-28 - Vacant, 2,980 SF Available
 2020-22 - Rick's Training
 2016-18 - Fidelity Title
 2014 - Vape For Less
 2012 - Bushwackers
 2010 - Kumon
2008 - Vacant, 1,200 SF Available
 2004 - Honey Baked Ham Company
 2000 - McColly Realtors, Inc

RETAILER MAP



For Information Contact:

Kathie Wittmer

219.405.4484

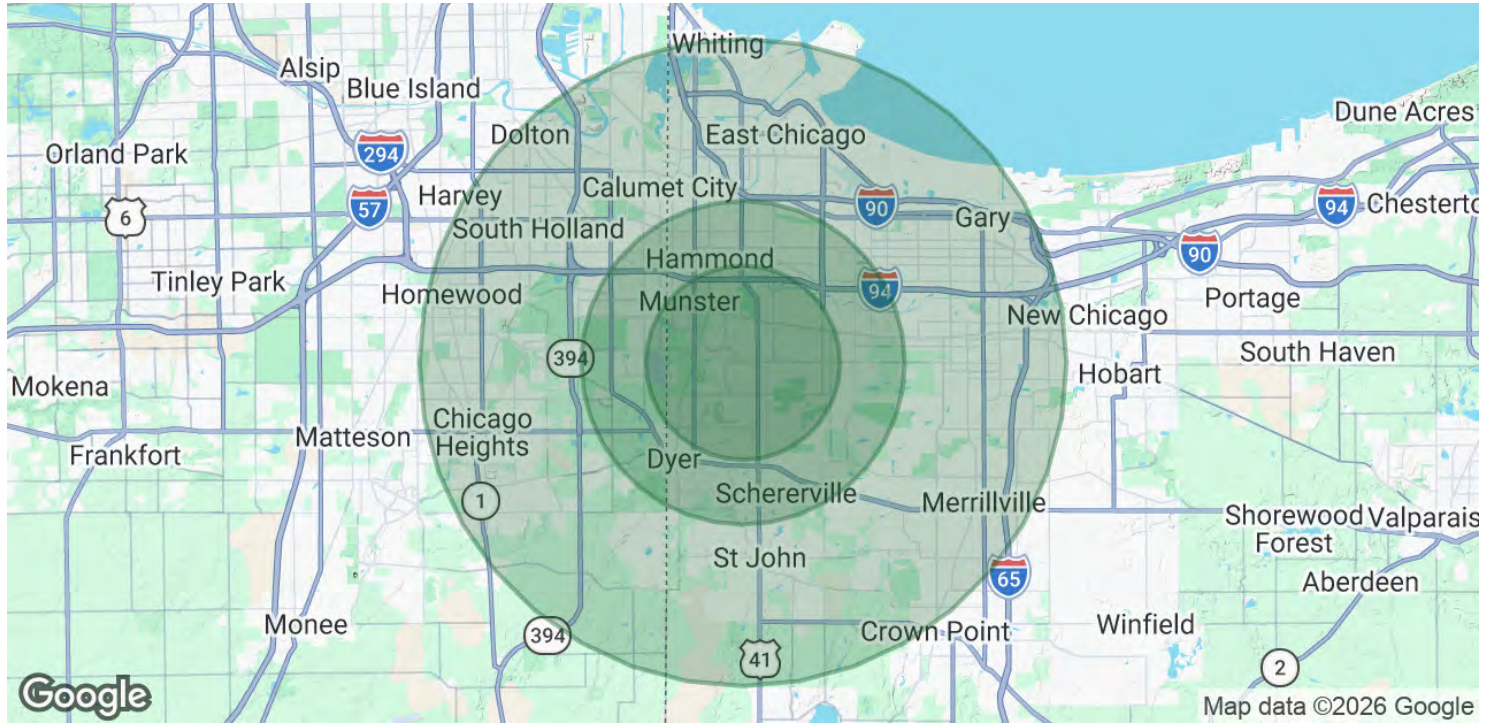
kathie@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

AERIAL



DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	76,264	197,756	592,765
Average Age	44.8	41.3	39.9
Average Age (Male)	44.1	39.6	37.7
Average Age (Female)	46.0	42.9	41.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	31,650	78,306	229,214
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$110,668	\$96,256	\$85,746
Average House Value	\$271,926	\$233,107	\$209,049

2023 American Community Survey (ACS)