

Exclusive Listing Portfolio

LOCATION	PROPERTY TYPE	AVAILABLE FOR	BUILDING SF		ACRES	YEAR BUILT	SALE PRICE	RENT/SF
			MIN	MAX	ZONING			LEASE TYPE
1 Park 49 14.5 Acres on SR 49 Chesterton, IN 46304	Land	Sale	2	14	14.57 B-3		\$3,173,564	
<p>1,300' frontage along the east side of SR49, south of K-Mart. Lodging, retail, restaurant, medical or office site(s). Located in growing Porter County with great access to SR 49, I-94, I-80/90, Toll Road and South Shore RR. Council Street and Michael Street and all utilities stubbed to site. Near new Hospital! Priced at \$5.00/SF.</p>								
2 WiseWay Plaza-Lot 2 1600 Pioneer Trail Chesterton, IN 46304	Land	Sale			1.27 B-3		\$875,000	
<p>Out lot located in the WiseWay grocery store plaza, suitable for retail, restaurant or office uses. Lease terms possible. Build to suit options are available. This stoplight intersection offers good visibility and easy access to this location. 1 mile N of I-90, 2 miles S of I-94, .5 mile N near Coffee Creek, Sand Creek CC & 3 miles N to Indiana Dunes State Park.</p>								
3 1841-1877 E. Summit Street Crown Point, IN 46307	Office-Retail	Lease	28,880 2,860	5,040	2.03 B-3	2005		\$9.00 NNN
<p>Multi-unit mostly office building with frontage on Summit Street. Ideal for professional, medical and some retail uses. Available space is mostly open, office space. Join Women's Center, Nour Rehab, DDS, Harbor Light Hospice and more. One block west of Broadway, 1 mile northwest of new 109th/I-65 interchange open Spring 2010. Great visibility!</p>								
4 1940 East North Street Crown Point, IN 46307	Industrial/Flex	Lease	11,600 2,000	2,000	5.77 I-1	1986		\$9.00 GU
<p>Industrial office/warehouse space with one 10' x 12' Overhead door and is temperature controlled. Ample parking. Located just off Broadway on North Street. 1 mile west of the new I-65 interchange. Three offices and floor drain. Join Westphal's Heating, Final Four Liquors and Inspiration Fitness. Great visibility!</p>								
5 3-Way Liquor Permit-CP Crown Point Crown Point, IN 46307	Liquor Permit	Sale					\$60,000	
<p>3-Way/Type 210 Liquor Permit for use in Crown Point only. Beer, wine, liquor, carryout for restaurant, tavern or bar. Competitive price for Hobart as liquor permits are limited. Bring your beer & wine only restaurant to the next level or start your new restaurant now. Visit our website for possible locations in Crown Point!</p>								

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6 705 N. Industrial Boulevard Crown Point, IN 46307	Industrial/Flex	Sale	26,730	26,730	2.13 I-1	2010	\$742,000	
<p>Multi-tenant, wood frame and steel sided, building ready to finish to suit with the possibility of up to 10+ units. The building has 10 overhead doors offering potential for office/retail/light industrial flex uses. Located just south of Summit Street, just west of Broadway (S.R. 53) in Center Industrial Park. Shopping, banking, restaurants nearby.</p>								
7 756-766 N. Madison Crown Point, IN 46307	Industrial/Flex	Sale/Lease	13,488	2,248	1.40 I-1	2001	\$450,000	\$5.00 NNN
<p>Investment opportunity or owner-user potential! Six units total, building is currently 50% leased! 6 overhead doors! Also available for lease with some built out space or finish to suit! 12' overhead doors and 14' clear ceiling height. 1 block west Broadway, south of Summit Street. 1 mile northwest of new 109th/I-65 interchange open Summer 2010.</p>								
8 800-850 N. Madison Crown Point, IN 46307	Industrial/Flex	Sale/Lease	13,380	2,200	1.04 I-1	2000	\$475,000	\$5.00 NNN
<p>Investment opportunity with this 50% leased, six unit, wood frame and steel sided light industrial flex building. Space also available for lease offering offices, reception, warehouse and loft storage. 10'x12' overhead doors. Just off of Summit Street, 1 block from Broadway, 1 mile northwest of new 109th/I-65 interchange open this Spring.</p>								
9 Arrowhead 1201-1249 Arrowhead Court Crown Point, IN 46307	Industrial/Flex	Sale/Lease	39,623	2,880	3.20 I-1	2006	\$1,250,000	\$5.00 NNN
<p>Investment opportunity or great owner-user potential, building offers 12 OHD's! Currently 50% leased. Also available for lease with space built to suit. 14' to 16' clear heights. Ideal for office, retail, and light industrial. One block west of Broadway (S.R. 53), 1 block north of Summit. 1 mile northwest of new 109th/I-65 interchange.</p>								
10 Crown East Business Park 391-607 E. 109th Avenue Crown Point, IN 46307	Land	Sale			20.10 B3/I1		\$217,800	
<p>Commercial lots available fronting 109th Avenue and Light Industrial lots within Park accessed via Delaware Parkway with all utilities from 1 to 14 acres ranging from \$2.50/SF for Light IND and \$5.00/SF for COM lots. Located just west of the new I-65/109th Ave Interchange! 109th Ave. and Delaware Prkwy planned to be a future stoplight intersection.</p>								



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11 Crown East Business Park-31/32 11000 Delaware Prkwy Crown Point, IN 46307	Land	Sale			2.77 I-1		\$400,000	
Commercial lots adjoining a prime corner lot at the future stoplight corner of 109th Ave. which could be combined for a total of 6.24 acres. All utilities at site. Ideal for hotel, gas station, restaurant, retail, office as well as some other light industrial uses. Located just west of the new I-65/109th interchange and 1 block east of Broadway (S.R. 53).								
12 CVS-Excess Land 2266 N. Main Street Crown Point, IN 46307	Land	Sale			1.13 B-2		\$500,000	
Great Site-just south of CVS Pharmacy Store-with 158' frontage on Main Street. Access easement to 93rd. Level site with good visibility in a rapidly growing area on the Crown Point and Merrillville border. Across from Lake County Government Complex with all utilities and driveway in place. 1 block south of Wiseway.								
13 Dawn Foods 1300 E. Summit Street Crown Point, IN 46307	Industrial	Sale	120,705 120,705 120,705		12.70 I1	1990	\$4,500,000	
Food grade facility and frozen food distribution with 15 docks and 6,000 amp service. 60,000 SF of manufacturing, 60,000 SF of free-span ammonia freezer offering 4,000 pallet positions. Ideal for light industrial, distribution and food service. 1/4 mile west of Broadway (S.R. 53) and 2 miles west of the new 109th Avenue/I-65 interchange.								
14 The Pointe Shopping Center 1902-1966 N. Main Street Crown Point, IN	Retail	Lease	39,811 450 3,275		5.53 B-2	1987		\$12.00 MG
High visibility and easy access at stoplight of 97th Place! Ideal for all retail and office uses. Current existing tenants include State Farm, Crown Bakery, Subway, Alverno Clinical Lab, McColly Realty and J&J Cleaners. Just 1 mile south of 93rd Ave and 2 miles north of the Crown Point Square. Lake County Government Center, Paylow grocery nearby.								
15 3802 Main Street East Chicago, IN 46312	Restaurant	Sale	6,206 6,206 6,206		.10 C-1	1914	\$199,000	
Nicely finished, "turn key" restaurant w/95 seat capacity, all furniture & fixtures included, ready to re-open! Also two 2nd floor, 2-bedroom apartments which could provide rental income. Nearby public parking offers easy accessibility. Located at the SWC of 38th Street and Main Street, 3 blocks N of U.S. Hwy 12, 1 mile W of Cline Ave. Near Casino's!								



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16 Moses Eye Care/Gary 701 West 5th Avenue Gary, IN 46410	Office	Lease	6,250	.50	1995		\$12.00	GUJ
			1,000 3,000	B-3				
<p>Rent estimated at \$12.00/SF for owner to finish interior or \$6.50/SF, as is tenant does own build out. 4 blocks west of Broadway, renovated property. 2 units available 1,000 SF finished & 2,000 SF unfinished. Great location near Gary City Hall, Genesis Center and Railcats Stadium. Office and some retail uses.</p>								
17 9303 Indianapolis Boulevard Highland, IN 46322	Retail	Sale	9,688	1.53	1971		\$740,000	
			9,688 9,688	C-1				
<p>Street retail with 223.58' of frontage on U.S. Hwy 41. Building offers all glass front, offices and warehouse with 3 loading docks, 4 overhead doors, mezzanine storage and large parking lot. Ideal for retail, office and automotive. Located on east side of Indianapolis Blvd., 1 block south of Ridge Road, just north of 45th Ave.</p>								
18 9839 Industrial Drive Unit C Highland, IN 46322	IND Condo	Sale/Lease	3,000	.85	1990		\$199,000	\$9.00
			3,000 3,000	I-1				GUJ
<p>Industrial condo offering 1,750 SF of finished office with 2 private, break room and 1,300 SF of heated warehouse with 16' ceiling and 10'x12' OHD. Additional mezzanine storage. Ideal for most types of smaller light industrial uses. Located west of U.S. Highway 41 and S of 45th Ave, west of Honda, south of Fasenal.</p>								
19 Sir James Court 9515-9521 Indianapolis Boulevard Highland, IN 46322	Office-Retail	Lease	32,647	3.13	1975			\$14.25
			180 1,337	B-3				GUJ
<p>Established office retail strip center with 2 spaces available; nice space fronting Indianapolis and an executive suite. Competitive modified gross lease rates. Existing tenants include Subway, Edward Jones, Meridian Title & more! Located on the east side of Indianapolis Boulevard just north of 45th Avenue, 3 miles south of I-80/94.</p>								
20 2350 U.S. Highway 6 Hobart, IN 46342	Land	Sale		.50			\$150,000	
				B-2				
<p>Commercial land available with 110' of frontage on U.S. Highway 6 at stoplight intersection of N. Union Street. All utilities available. Site adjoins State Farm Insurance and near shopping, restaurants and banking. Ideal for office, retail and restaurant uses. 1/2 mile east of S.R. 130, within 4 miles of I-65, Indiana Toll Road and I-94.</p>								



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21 2657 East 84th Place Hobart, IN 46342	Industrial	Lease	30,000 5,000 5,000	3.35 M-1			\$5.50 NNN	Build to suit ADDITION of 5,000 SF, WILL HAVE 2 recessed docks, 1 drive-in door. Rate includes 10% office build out. 3-Phase Electric service and 18' ceilings. Occupancy can be delivered in approximately 180 days from lease execution. Located in Standard Industrial Park, 1/2 mile south U.S. Highway 30, west of off Colorado Street.
22 3-Way Liquor Permit-Hobart Hobart Hobart, IN 46342	Liquor Permit	Sale					\$200,000	3-Way/Type 210 Liquor Permit for use in Hobart only. Beer, wine, liquor, carryout for restaurant, tavern or bar. Competitive price for Hobart as liquor permits are limited. Bring your beer & wine only restaurant to the next level or start your new restaurant now. Locate downtown or near Westfield Southlake Mall and I-65.
23 3240 East 84th Place Hobart, IN 46342	Flex Space	Sale	18,366 18,190 18,190	1.80 M-1	1997	\$799,000		This steel framed, steel sided building offers open floor plan and allows for additional retail or light industrial uses with 15,034 SF on main floor and 2 mezzanines adding an addtl. 3,332 SF. DID's and loading dock could easily be added. Just S of U.S. 30 on east side of Colorado St., 2 miles east of the I-65 interchange near 6 million square feet of retail.
24 3300 East 84th Place Hobart, IN 46342	Industrial/Flex	Sale	10,000 2,000 4,000	.75 M-1	1979	\$475,000	\$7.00 GU	3 Units, 80% occupancy, suitable for owner/user or investment opportunity. Dish Network credit tenant has 6,000 SF. Seller will sign 3 year lease for 2,100 SF @ \$7.00/ SF or vacate leaving up to 4,000 SF for new owner to occupy. 1/2 mile south of US 30, via Colorado to 84th Place. Just 1.5 miles east of I-65. Immediately East of Gold's Gym.
25 4220 E. US Highway 30 Hobart, IN 46410	Land	Sale		1.75 B-3		\$267,000		175' frontage, near a full US 30 median cut. Retail/restaurant/office site with 42,900 cars/day traffic count! Sewer, water and frontage road in-place. Near Toyota, Honda, Audi/VW, and Bailey's Car Wash, in TIF district. Also ideal for automotive services! 5 million square feet of retail within 2 miles of property.



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26 4259 East U.S. Highway 30 Hobart, IN 46342	Retail/Flex	Sale/Lease	13,760 13,760 13,760	1.01 B-3	1976	\$495,000	\$7.00 GI UJ	Retail/flex building with great visibility offering 175' of frontage on U.S. Highway 30! The building currently offers of showroom with some office and 6,000 +/- SF of warehouse with one 12'x14' overhead door. 36 parking spaces. Located on S side of U.S. Hwy 30 just east of Westfield Southlake Mall, 2 miles E of I-65 between Colorado and Clay.
27 6188 Marcella Boulevard Hobart, IN 46410	Land	Sale		2.29 B-3		\$295,000		Improved lot just south of 61st Avenue adjoining Thornton's Gas Station. Site ideal for retail, office, restaurant or other commercial uses. All utilities available at site. 1/2 mile east of the I-65 interchange. Near Arby's, Speedway, McDonald's, Taco Bell, Econo Lodge, Cracker Barrel, Menard's and NorthWind Crossings Industrial Park.
28 665-667 N. Hobart Road Hobart, IN 46342	Industrial	Sale	7,000 7,000 7,000	1.48 B-3	1987	\$390,000		Office/warehouse with reception, 3 private offices, breakroom and parts counter. 2 10'x12' overhead doors. Ideal for automotive, warehouse and some "light industrial" uses. Located on the east side of Hobart Rd (S.R. 51), 1 block south of Ridge Rd./US 6. Also included is a 1,320 SF, 2 bed, 1.5 bath house offering \$925/month in rental income.
29 703 N. Hobart Road Hobart, IN 46342	Office	Sale/Lease	4,348 4,348 4,348	.54 B-3	1964	\$385,000	\$10.00 GUJ	Mid-century modern 2 or 3 unit building with 5 private offices, reception, conference and 3 restrooms on main level Lower level is also finished, ideal for manyl types of professional and office uses. Ample parking and pylon sign. Located on E side of N. Hobart Rd. (S.R. 51), 1 blk S of Ridge Rd./US 6 & 2 miles S of I-80/94 & IN Toll Rd.
30 725-735 Colonial Drive Hobart, IN 46342	Industrial	Sale	2,640 2,640 2,640	2.27 B-3	1978	\$295,000		Office/warehouse building offering 2-story offices, breakroom and a 1,500 SF warehouse with two 10'x12' OHD's and a 14' ceiling. Large lot offers building expansion, more parking or sold off as a seperate lot! Adjoins a Hobart Fire Station. Just S of Ridge Rd. (37th Ave.), 1/2 mile W of S.R. 51, 3 miles E of I-65 and 4 miles S of I-80/94 interchange.



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31 Peoples Bank-Hobart 1501 S. Lake Park Avenue Hobart, IN 46342	Office	Lease	4,720		1.36	2000		\$12.00
			1,050	2,360	B-3			GUJ
<p>Nicely finished office space on 2nd floor of Peoples Bank. 4 windowed offices, conference room and break/IT room. Outlot in The Pavilions shopping center with professional offices, retail and restaurants. KFC, Subway & many more! 1,050 SF finished to suit. Private staircase and elevator entrance from lobby. Across the street from St. Mary's Hospital.</p>								
32 Underwood Plaza-Building 4150 U.S. Highway 30 Hobart, IN	Retail	Sale	13,790		1.54	1992	\$995,000	
			13,790	13,790	B-3			
<p>Office/warehouse bldg on 1.54 acres. Price includes a \$125,000 renovation credit! Addtl. acreage available. Ideal for office, retail, automotive services and light industrial. Average U.S. 30 traffic of 41,434 cars per day! On U.S. 30, 2 miles east of I-65 between Colorado St. and Clay St. Near Toyota, Audi, and Bailey's Car Wash.</p>								
33 Underwood Plaza-Lots 4150 East U.S. Highway 30 Hobart, IN 46342	Land	Sale			.96		\$272,000	
					B-3			
<p>Shovel ready commercial zoned lots with all utilities at \$272,000 for .94 acre to 5.44 acres at \$1,209,000! Lots are ideal for office, retail, automotive services and lt. industrial. Average U.S. 30 traffic at 41,434 cars per day! On U.S. 30, 2 miles east of I-65 between Colorado St. and Clay Street. Near Toyota, Audi, and Bailey's Car Wash.</p>								
34 Chaumieres Pres Du Lac Valley Boulevard Lot C-4 LaPorte, IN	Land	Sale			4.97		\$249,500	
					PUD			
<p>Subdivided lot with 296' of frontage along I-80/90 Toll Road with sewer, water and utilities all at a bargain price. Well suited to accommodate a wide range of commercial uses, including hotel/motel, restaurant or office building. 1/2 mile NW of the S.R. 39 LaPorte interchange, 8 miles SE of Michigan City and 7 miles SW of Four Winds Casino.</p>								
35 1115 East Commercial Ave. Lowell, IN 46356	Land	Sale	11,300		1.50		\$260,000	
			2,000	11,300				
<p>Centrally located with 235' of frontage on Rte. 2 (Commercial Ave.). Seller can build to suit up to 11,300 SF building. Completed survey and blueprints, build to own or lease. Ideal for strip center, office or restaurant. Price Reduced!! Site has been cleared and leveled. Growing community, close to existing businesses to the east and west!</p>								



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36 1213 W. U.S. Highway 30 Merrillville, IN 46410	Land	Sale			4.39 C-3		\$495,000	
<p>Prime land available with 165' of frontage on U.S. Highway 30! All utilities at site. This site offers an excellent redevelopment opportunity. Ideal location for office, retail, restaurant, bank and more. Located on south side of U.S. Hwy 30, 2 miles west of I-65. Near Art Hill Ford, Meijer, Wendy's, Steak N Shake and much more!</p>								
37 1561-1599 East 93rd Avenue Merrillville, IN 46410	Industrial/Flex	Lease	20,160 2,880	2,880	2.55	2004		\$5.50 NNN
<p>Multi-tenant flex building with available unit offering 5 offices, breakroom and some warehouse. 12' rear OHD and 14' ceilings. Ideal for several types of commercial uses. Current tenants include Midwest Telecom and Docutech. Excellent location at southwest corner of 93rd Ave. and Mississippi, just 1 mile south of the U.S. 30/I-65 Interchange.</p>								
38 200 East 80th Place Merrillville, IN 46410	Office	Lease	12,390 2,470	2,470	2.31 C-3	1995		\$10.00 NNNUJ
<p>Nice two story brick building with 5 offices, waiting/reception & breakroom. Great visibility from Broadway. Pylon sign panel available. Other tenant includes Community Healthcare Systems. Ideal for all types of professional and medical uses. North of US Hwy 30 on Broadway, 1 mile from I-65. 35 miles from Chicago Loop. Near Radisson Hotel/Star Plaza.</p>								
39 3560 West 73rd Avenue Merrillville, IN 46410	Land	Sale			3.60 C-2		\$995,000	
<p>2 lots, total of 3.6 acres. Lot #1 is 2.6 acres @ \$595k. Lot #2 is 1.0 acre @495k, ideal for bank, restaurant, retail. All utilities on site, ready to build. Fully engineered site plans completed for bank and strip center. Excellent visibility! Situated south of Prairie Creek Subdivision at the NEC of Whitcomb St. and 73rd Ave. stoplight. 1 mile N. of US 30.</p>								
40 6150 Mississippi Street Merrillville, IN 46410	Land	Sale			1.43 C-3		\$450,000	
<p>Commercial land with 277' of I-65 frontage! Site ideal for retail, office, automotive or other commercial uses. All utilities available. Located at the SEQ of the 61st Avenue and I-65 interchange adjoining McDonald's to the north. Near Speedway, Arby's, Taco Bell, Lees Inn, Cracker Barrel, Menard's and NorthWind Crossings industrial park.</p>								



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41 6800 E. US Highway 30 Merrillville, IN 46410	Land	Sale			18.50 C3/R2		\$1,250,000	
<p>660' frontage 1,221' deep, 1 mile W. of Deep River Water Park. Will subdivide. Sewer line stubbed into site. This is a prime site situated at a direct highway median cut. Ideal for retail and office development. 1/2 mile west of Randolph Street located directly at median cut. 38,330 cars/day traffic count.</p>								
42 70 East 68th Place Merrillville, IN 46410	Land	Sale			.91 COM		\$100,000	
<p>Land available for retail/restaurant/office. Next to Moses Eye Care, across from Dairy Queen and Little Caesar's. All utilities are at the site and lot is ready for development. Great Broadway (S.R. 53) frontage and visibility. Located off Broadway at 68th Place, just 2 miles N. of US 30 and three miles W. of I-65. 1 blk. W. of Merrillville H.S.</p>								
43 80th Place Commons 350-370 W. 80th Place Merrillville, IN 46356	Office	Sale/Lease	7,800 1,202	1,202	.79 C-2	1986	\$545,000	\$12.00 GUJ
<p>Good investment opportunity, well located, multi-tenant office building ideal for all types of professional office uses. Currently 82% leased by law offices, insurance co. and more. This is the east building of a 2 building complex located at stoplight corner of Madison & 80th Pl., 1 block north of U.S. 30 and 2 blocks west of Broadway, across from Post Office.</p>								
44 8200 Louisiana Merrillville, IN 46410	Land	Sale			1.26 C-3		\$795,000	
<p>Excellent redevelopment site for restaurant, retail or office. One block west of Southlake Mall visible from I-65. Single or multi story building capability with plenty of room for ample parking lot. Price Reduced!!!! Located east of I-65 facing US 30 between Bob Evans and La Quinta Inn. Former building razed, all utilities stubbed to site.</p>								
45 8200 Wilson Street Merrillville, IN 46410	Land	Sale			29.00 R-2		\$750,000	
<p>Residential development opportunity in high growth area just S of U.S. 30, behind Schepel Buick GMC and new Acura. Ideally suited for multi-family 2-4 unit development. Some plans and development cost information available. 3 miles west of I-65, between Taft and Whitcomb. Utilities, detention pond and road stubbed already!</p>								



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46 8300 Mississippi Street Merrillville, IN 46410 Lake County	Office-Retail	Sale/Lease	11,600	5,800	5,800	1.07	1977	\$1,350,000	\$12.00 NNN
<p>Beautiful 2-story office building with great visibility at busy intersection. Building offers nice offices, plenty of parking and excellent signage. Ideal for professionals, freestanding restaurant, retail, bank or multi-tenant retail. Two blocks south of U.S. 30 at signal intersection which is the west entrance to Westfield Southlake Mall.</p>									
47 8396 Mississippi Street Merrillville, IN 46410	Office	Sale/Lease	65,650			3.37	1979	\$1,695,000	\$12.00 GUJ
<p>2 story, large office building ideal for large block space users and investors. Conversion to partial warehouse possible. Contemporary brick architecture. Great location across from Westfield Southlake Mall and surrounded by 4 million feet of retail. Located 2 blocks south of US Hwy 30 and 1 mile from the I-65 interchange, with easy access to I-80/94.</p>									
48 8700 - 8900 Mississippi 8700 - 8900 Mississippi Street Merrillville, IN 46410	Land-Industrial	Sale				40.00		\$950,000	
<p>Beautiful property with LEED certified project potential at 4-way stop, stoplight planned with street widening. Ideal for light industrial, retail/flex or mixed use development. Tax abatement for qualifying industrial projects. 1 mile SE of I-65 & U.S. 30 interchange. NE corner of Miss. & 89th Avenue. Sewer and water utilities at the site.</p>									
49 8900 Broadway Merrillville, IN 46410	Office	Lease/Sale	16,477	4,500	16,477	1.47	1995	\$1,425,000	\$14.50 NNNUJ
<p>Single story, medical office building ideal for owner-occupant and multi-tenant uses. This property offers easy access, plenty of parking and great visibility! Ideal for all types of medical or office uses. Located at the southwest corner of Broadway and 89th. 1 mile south of US Hwy 30, near Methodist Hospital, banking, restaurants, shopping and more!</p>									
50 9100 Louisiana-Bldg D Merrillville, IN 46410	Industrial	Sale	5,000	5,000	5,000	.54	1980	\$375,000	
<p>115' of frontage on I-65! Steel framed, steel sided warehouse with small office, mezzanine storage and two 12'x14' Overhead Doors. Ideal for distribution, mechanical and manufacturing. Located in Southlake Industrial Park between Mississippi Street and I-65. U.S. 30/I-65 interchange within 2 miles. I-80/94 and Indiana Toll Road within 8 miles.</p>									



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51 9100 Merrillville Road Merrillville, IN 46410	Land	Sale			18.68 C-2/5		\$1,250,000	
Prime land ready to develop at the busy stoplight intersection of 93rd Avenue and Merrillville Road. The site is located 1 block east of the Lake County Government Center and Merrill Point Shopping Center anchored by Pay Low grocery. 1/2 mile south of U.S. Hwy 30. Site is 3 parcels which lends the opportunity to develop some land and sell balance.								
52 9205 Georgia Street Merrillville, IN 46410	Land	Sale			13.24 C-3		\$450,000	
789' of frontage on I-65, 273' on 93rd Avenue suitable for office and professional, medical and other commercial uses. Site is in Broadfield Center and adjacent to AmeriPlex at the Crossroads Business Park. Excellent location that can be accessed via Broadway S.R. 53, 93rd Avenue and Georgia Street.								
53 9300-9310 Mississippi Street Merrillville, IN 46410	Industrial	Sale	10,420 10,420	10,420	1.76 M-1	1984	\$475,000	
Great redevelopment opportunity with this property ideal for bank, retail, office, medical and more. At the signalized, southwest corner of 93rd Ave. and Mississippi. 1 mile S of the U.S. 30/I-65 interchange House and warehouse to be removed. Mississippi Street 4-lane widening planned to be complete by 2013.								
54 9500 Mississippi Merrillville, IN 46410	Land-Industrial	Sale			100.00 M1/M2		\$2,000,000	
Just South of the 93rd Avenue bridge over Interstate 65 on east side of Mississippi, 1 mile South of US 30. Investment opportunity at \$20,000 per acre. Utilities nearby for industrial park development. Site is suitable to be a LEED Certified Project Area. Tax abatement available to qualifying industrial users.								
55 99 East 86th Avenue Merrillville, IN 46410	Office	Sale/Lease	13,540 867	867	2.25 C-3	1983	\$1,438,000	\$17.00
All brick medical office building with 8 of 9 units leased. Great investment opportunity with professional office tenants. Brand new roof in October 2009 estimated at \$160,000 and professionally landscaped. Located at the SW corner of 86th and Connecticut, 1 blk. E of Broadway, 1 blk. N of Methodist Hospital, 1/2 mile S of U.S. 30.								

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			MIN/MAX AVAILABLE SF	ZONING	LEASE TYPE			
56 AmeriPlex at the Crossroads The Allison Georgia Street and 99th Avenue Merrillville, IN 46410	Industrial/Flex	Lease	65,554	2,000 65,554	4.33 FLX	2010		\$5.50 NNN
Proposed masonry industrial space with units finished to suit at \$5.50-\$6.00/SF. Located in AmeriPlex a premier Indiana Certified Technology Park with fiber. Precast, 24' clear, 14 docks, 6 drive-in doors and 3-phase electric. Located at the NEC of Georgia Street and 99th Court. At new 109th & I-65 interchange. Tax Abatement available.								
57 AmeriPlex at the Crossroads The Studebaker Georgia Street and 98th Avenue Merrillville, IN 46410	Industrial/Flex	Lease	54,800		5.00 FLX	2010		\$8.00 NNN
Proposed masonry flex/office/warehouse space with units finished to suit at \$8.00-\$12.00/SF in AmeriPlex a premier Indiana Certified Technology Park with fiber. Precast, 18' clear, 6 docks, drive-in doors and 3-phase electric. Located at the NWC of Georgia Street and 98th Avenue. At new 19th & I-65 interchange. Tax Abatement available.								
58 AmeriPlex at the Crossroads I-65 and Broadway, between 93rd and 101st Merrillville, IN 46410	Land	Sale			200.00 C:IS			
Premier 386 acre mixed used/certified technology park. Joint venture between Purdue and Holladay Properties. 2 to 50 acre sites at \$2.75-\$6.25/SF. Pre-leasing 3,000-250,000 SF high quality precast buildings only. Flexible building designs with fiber optic communications. 10 year Tax Abatement available to some projects.								
59 AmeriPlex at the Crossroads 500 East 101st Avenue-Lots Merrillville, IN 46410	Land	Sale			6.76 C:IS			
Premier 386 acre mixed use/certified technology park. Joint venture between Purdue and Holladay Properties. 101st Avenue frontage resale lots @ \$4.50/SF, 4.23 acres on 100th Place @ \$4.00/SF. Platted for office development. Seller willing to sell or build to suit. 10 Year Tax Abatement available to some projects. Fiber optic communications.								
60 Environ Professional 8695 8695 Connecticut Merrillville, IN	Office	Lease	9,430	1,871 1,871	1.39	1977		\$12.00 GU
1 of 4 Office/Medical buildings consisting of 4 suites. Recent renovations to exterior, parking, and landscaping. Available units are ideal for medical, dental and other professional office use. Interior renovations underway. 1/2 mile South of U.S. 30. Directly North of Methodist Hospital. 1 block East of Broadway via 86th or 87th.								

Exclusive Listing Portfolio

LOCATION	PROPERTY TYPE	AVAILABLE FOR	BUILDING SF		ACRES	YEAR BUILT	SALE PRICE	RENT/SF
			MIN/MAX AVAILABLE SF	ZONING	LEASE TYPE			
61 Environ Professional - All 3 8679 to 8691 Connecticut Merrillville, IN 46307	Office	Sale	32,267		6.25 C-5		\$2,427,000	
<p>This sale comprises 4 buildings that can be sold individually or as an investment package. Extensive renovations. Nicely built out medical and professional offices available. Great for owner-users!!! 1/2 mile South of US 30 directly North of Methodist Hospital, 1 block East of Broadway via 86th or 87th.</p>								
62 Environ Professional 8679 8679 Connecticut St., Bld. D Merrillville, IN 46410	Office-Medical	Sale/Lease	7,766 7,766	7,766	6.25 C-5	1977	\$810,000	\$14.50 GUJ
<p>1 of 4 medical office buildings consisting of 3 suites. Recent renovations to exterior, parking, and landscaping. Large waiting room, 2-3 station reception/administration area, 8 exam rooms, large office, and 3 bathrooms. 1/2 mile South of U.S. 30. Directly North of Methodist Hospital. 1 block East of Broadway via 86th or 87th.</p>								
63 Environ Professional 8687 8687 Connecticut St., Bld. C Merrillville, IN 46410	Office-Medical	Sale/Lease	7,953 1,090	3,432	6.25 C-5	1977	\$843,000	\$14.50 GUJ
<p>1 of 4 medical office buildings consisting of 5 suites. Recent renovations to exterior, parking, and landscaping. Nicely built out dental office with exam rooms, waiting and reception. Easily ready for professional office. 1/2 mile South of U.S. 30. Directly North of Methodist Hospital. 1 block East of Broadway via 86th or 87th.</p>								
64 Environ Professional 8691 8691 Connecticut St, Bld. B Merrillville, IN 46410	Office-Medical	Sale/Lease	7,118 0	0	6.25 C-5	1977	\$774,000	\$14.50 GUJ
<p>1 of 4 medical office buildings consisting of 2 suites. Recent renovations to exterior, parking, and landscaping. This building is currently fully leased offering great investment opportunity. Tenants with gross lease terms. 1/2 mile South of U.S. 30. Directly North of Methodist Hospital. 1 block East of Broadway via 86th or 87th.</p>								
65 Focus Business Center 8401-8419 Virginia Street Merrillville, IN 46410	Office	Lease	30,000 1,680	1,680	2.64 C-3	1991		\$11.50 NNN
<p>Contemporary office/showroom flex space. 1,680 SF unit has overhead door and scissor lift loading dock area. Current tenants: A&M Mortgage, Comcast and Indiana Mentor. Across the street from new Centier Bank tower. Convenient interstate access just 1/2 mile from Broadway and 1/2 mile from I-65/U.S. 30 interchange.</p>								



Exclusive Listing Portfolio

LOCATION	PROPERTY TYPE	AVAILABLE FOR	BUILDING SF		ACRES	YEAR BUILT	SALE PRICE	RENT/SF
			MIN/MAX AVAILABLE SF	ZONING	LEASE TYPE			
66 Green Tree Plaza 1501-1523 US Highway 30 Merrillville, IN 46410	Retail-Office	Lease	18,500	1.80	1988		\$13.00	NNN
			1,380 1,380	C-3				
<p>High traffic shopping center w/ stoplight corner access. Tenants: American Family Insurance, SVS Vision, Subway. Available space offers open floor plan ready to finish to suit needs. Ample parking. Competitive lease rates! SE corner of U.S. 30 and Grant Street, 2 miles W. of I-65, 1/2 mile E. of Taft. Large pylon signage! Join new tenants!</p>								
67 Liberty Square 7880 Broadway (S.R. 53) Merrillville, IN 46410	Retail	Sale/Lease	46,971	2.50	1980	\$2,800,000	\$8.00	NNN
			1,077 5,471	C-2				
<p>Investment opportunity! Large 2 building complex on Broadway, 2 blocks N of US Hwy 30. 56% leased w/competitive lease rates. Ideal for office, retail, restaurant or showroom. Pylon signage available & renovated facades. Frontage on Broadway at \$10.00/SF. Join Anthem Insurance, DDS, Trim A Seal, Cash Land, Reemed Rehab, Nail Luv and many more.</p>								
68 Merrill Point 9111 Taft St. (S.R. 55) Merrillville, IN 46410	Retail	Lease	100,000	40.00	2000		\$16.00	NNN
			2,000 40,000	C-3				
<p>Will build to suit addition to PayLow grocery anchored center located on 93rd Avenue and Taft Street. Proposed in-line space \$10.00-\$16.00/SF, out lot space \$14.00-\$20.00/SF. Built out retail space in good condition as carpeted, sprinkled vanilla box with handicap accessibility.</p>								
69 Merrill Point 9111 Taft Street Lots 1,3,4,8,9,10,11 Merrillville, IN 46410	Retail	Sale		10.62		\$2,820,103		
				C-3				
<p>Retail/Office/Restaurant, build to suit, freestanding users, or multi-tenant out lot from .88 to 3.85 acres. From \$3.75-\$10.00/SF. Join DaVita, Dollar General and Goodwill at this PayLow grocery anchored shopping center. Located at the busy intersection of S.R. 55 and 93rd. Fronting on both S.R. 55 and also 93rd Avenue.</p>								
70 Merrillville Corporate Center 8001 Broadway Merrillville, IN 46410	Office	Lease	46,525	2.81	1992		\$14.75	NNNUJ
			1,360 3,866	C-3				
<p>Class A, four story, office building with finished office space. 3rd floor space with many windows. Prof. and corporate image space w/tenants such as PNC, Walgreens, BKD, Endodontics, State Farm & Braman Ins. North of US Hwy 30 on Broadway, 1 mile from I-65. 35 miles from Chicago Loop. Near Radisson Hotel/Star Plaza.</p>								



Exclusive Listing Portfolio

LOCATION	PROPERTY TYPE	AVAILABLE FOR	BUILDING SF		ACRES	YEAR BUILT	SALE PRICE	RENT/SF
			MIN/MAX AVAILABLE SF	ZONING	LEASE TYPE			
71 Merrillville Corporate Lakes 707 East 80th Place Merrillville, IN 46410	Office	Lease	46,424 317 12,176	1.17 B1	2001		\$14.75 NNNUJ	<p>Class A, four story, office building with finished office space. 1st flr space or full 2nd floor 16,469 SF available.</p> <p>Professional and corporate image space with tenants such as Merrill Lynch, MonoSol, Liberty Mutual and Travelers Ins.</p> <p>North of U.S. Hwy 30 on Broadway, 1 mile from I-65. 35 miles from Chicago Loop near Radisson Hotel/Star Plaza.</p>
72 Peoples Bank-Merrillville 8600 Broadway Merrillville, IN 46410	Office	Lease	9,096 4,548 4,548	1.45 C-3	1996		\$10.00 GUJ	<p>Nicely finished office space on lower level of Peoples Bank. 3 offices with interior windows, conference room, break area, open office space and lots of storage. Great stoplight location in Merrillville at bargain rental rate.</p> <p>West side of Broadway near Methodist Hospital, professional offices, restaurants and shopping. 1 mile S of U.S.30.</p>
73 Pillar Point 751-761 East 81st Place Merrillville, IN 46410	Retail	Lease	20,636 2,792 3,516	2.00 C-3	2005		\$18.00	<p>Retail center with all units fronting on U.S. 30! Ideal for all types of retail and office uses. Current tenants include Methodist Cardiac Rehabilitation, First Med physicians office & Taste of India. Available units include built out medical or office and open street retail space. Immediately W of I-65/U.S. 30 interchange. Near Hooters, Outback and more.</p>
74 Randolph Commons 8089-8091 Randolph Street Merrillville, IN 46410	Office Condo	Sale/Lease	8,542 2,666 2,666	1.00 C-3	2005	\$395,000	\$14.00 NNN	<p>2 finished office condominium units on U.S. 30 with 29,800 average daily traffic counts at stop light corner.</p> <p>Private elevator to nine offices, two conference rooms, break room, telecom room, reception and two restrooms.</p> <p>Close to Merrillville, Hobart, Winfield and Valparaiso. 4 miles east of I-65, near Deep River Water Park.</p>
75 Randolph Commons 8085 Randolph Street Merrillville, IN 46410	Office Condo	Lease/Sale	1,414 1,414 1,414	1.00 C-3	2005	\$225,000	\$14.00 NNNUJ	<p>First floor office condominium with private offices, conference and break room. Ideal for all types of office and some retail uses. Existing tenants include White Ramuscak CPA, Innovations in Learning, Kumon and Ball Law Office. Close to Merrillville, Hobart, Winfield, LOFS and Valparaiso. 4 miles east of I-65, near Deep River Water Park.</p>



Exclusive Listing Portfolio

LOCATION	PROPERTY TYPE	AVAILABLE FOR	BUILDING SF		ACRES	YEAR BUILT	SALE PRICE	RENT/SF
			MIN/MAX AVAILABLE SF	ZONING	LEASE TYPE			
76 Southlake Professional Bldg. 8127 Merrillville Road Merrillville, IN 46410	Office	Sale/Lease	17,510		2.80	1975	\$1,800,000	\$18.00
			1,305	16,205	C-3			GJ
			Beautiful 2-story brick medical office building, handicap accessible. Fully built out medical office space available. 16' wooden ceiling and brick walls in central/core common area. Great location with easy access. 1 block south of US 30, across from Meijer Store. Pylon signage with tenant panels and extensive parking.					
77 Southlake Professional-Land 8131 Merrillville Road Phase II Merrillville, IN 46410	Office	Lease	5,040		2.00	2002		\$15.00
			2,240	5,040	C-3			NNNUJ
			Planned new construction with quality office space for 1 or 2 tenants. Medical builds are available. Quality brick construction planned with high insulation, separate high efficiency HVAC systems and landscaping. 1 block south of U.S. Highway 30, across from new Meijer Store. Pylon signage, secluded setting, ample parking.					
78 Former YMCA Building 1001 Coolspring Michigan City, IN 46360	Spec Purpose	Sale	46,011		4.91	1973	\$495,000	
					R-1			
			Former YMCA with offices, pool, basketball & racquetball courts and locker rooms ready as fitness or rehab center. Also ideal for neighborhood community center or church. Complete plans and inspection report available. South side of Coolspring W of Johnson Road N of US 20, between 94 Interchange, US 421 & SR 35.					
79 4.5 Acres on Marine Drive Portage, IN 46368	Land	Sale			4.50		\$250,000	
					I-1			
			Vacant land zoned for industrial use with all utilities available and visible from I-94. Ideal uses include trucking, manufacturing, distribution and other light industrial uses. Great location with ease of access from U.S. 20, I-80/94, Indiana Toll Road, 1 mile west of S.R. 249/Willowcreek Road. Near AmeriPlex at the Port.					
80 The Dearborn 1575 Adler Circle Portage, IN 46368	Office	Lease	24,000		3.00	2002		\$14.00
			4,000	11,957	BLIP			NNN
			The Halsted Building features flexible floor plans and generous build out allowances with ample parking. Near Bass Pro Shop, Starbucks, Quaker Steak, Longhorn and Country Inn Suites. 2 miles from Southshore Train. Located at the AmeriPlex At The Port, a Verizon Smart Park, accessible via S.R. 249, I80/I90 and I/94.					

Exclusive Listing Portfolio

LOCATION	PROPERTY TYPE	AVAILABLE FOR	BUILDING SF		ACRES	YEAR BUILT	SALE PRICE	RENT/SF
			MIN/MAX AVAILABLE SF	ZONING	LEASE TYPE			
81 The Halsted Building 1605 Adler Road Portage, IN 46368	Office	Lease	24,000		3.44	2005		\$14.00
			1,016	3,000	BLIP			NNN
<p>The Halsted Building features flexible floor plans and generous build out allowances. 150+ Parking Spaces. Near Bass Pro Shop, Starbucks, Quaker Steak, Longhorn and Country Inn Suites. 2 miles from Southshore Train. Located at the AmeriPLEX At The Port, a Verizon Smart Park, accessible via S.R. 249, I80/I90 and I/94.</p>								
82 Lincoln Ridge Plaza 142-318 W. Lincoln Hwy Schererville, IN 46375	Retail-Office	Lease	51,374		5.00	1980		\$13.00
			770	5,111	C-3			NNN
<p>Fully renovated, shopping center at stoplight with all units fronting on U.S. Highway 30. Ideal for several uses. Building offers already built out office, restaurant and vanilla box available. All with building and pylon signage. Competitive lease rates for all units which offer average traffic counts of 51,330 cars per day! 1 mile east of U.S. 41.</p>								
83 Lincoln Ridge Plaza 320-324 W. Lincoln Highway Schererville, IN 46375	Office-Retail	Sale	9,300		1.38	1980	\$690,000	
			9,300	9,300	C-3			
<p>High visibility end-cap with fiber optics and back-up generator in place. Ideal for all types of office/retail uses. Current tenants include Edward Jones, Weight Watchers, UPS, Edible Arrangements, El Amigo Mexican Restaurants and more! Located just 1 mile east of U.S. Highway 41 at stoplight intersection offering easy access! Great parking at center!</p>								
84 Pennsy Plaza 651 Lincoln Highway Schererville, IN 46375	Retail	Lease	14,000		2.00	2005		\$14.00
			2,000	3,840	C-3			NNNUJ
<p>New construction with brick, block, dryvit & glass construction. Tenants include Trek and Fleet Feet. Base rental rate includes standard retail vanilla box finish ready for tenant improvements. Net expenses only \$2.50/SF. South side of U.S. 30, W. of Cline Ave, 2 miles east of US Hwy. 41. on bike trail. Adjoins VonTobel Lumber.</p>								
85 41 North 400 East Valparaiso, IN 46385	Flex Space	Sale	11,066		12.12	1977	\$545,000	
			11,066	11,066	I2			
<p>Light industrial building with 1,448 SF of office and 9,618 SF of warehouse which offers 5 DID's and 15' clear height. This property offers a fenced yard for storage w/building on 1.8 acres. Room for expansion or addtl. 10+/- acres could be sold or used for parking. Located 1/4 mile south of U.S. Hwy 30 on east side 400 E, 3 miles east of S.R. 49.</p>								

Exclusive Listing Portfolio

LOCATION	PROPERTY TYPE	AVAILABLE FOR	BUILDING SF		ACRES	YEAR BUILT	SALE PRICE	RENT/SF
			MIN/MAX AVAILABLE SF	ZONING	LEASE TYPE			
86 Coolwood Plaza 2168 W. US Hwy 30 Valparaiso, IN 46383	Retail	Lease	100,000		15.26	1985		\$14.00
			1,425	3,225	C-3			NNN
In-line and out lot space available at this WiseWay Grocery Store anchored center. Average of 29,580 cars/day. Competitive lease rates! Vanilla box or build out space to suit your needs. Building signage, great parking. On U.S. Hwy 30, west side of Valparaiso, at stoplight. Join McDonald's, Starbucks, GNC, Absolute Style and more.								
87 Coolwood Plaza-Out Lot 2264 W. US Hwy 30 Valparaiso, IN 46383	Land	Sale			2.80		\$731,800	
WiseWay Grocery store anchored center out lot. Just north of McDonald's and Starbucks. 29,580 average cars/day. Ideal for retail, restaurant or office. Valparaiso named 2009 Community of the Year by Indiana Chamber of Commerce. On U.S. Highway 30, West side of Valparaiso, at stoplight, build to suit space options. Last remaining out lot.								
88 Silhavy Square 501-503 Silhavy Road Valparaiso, IN	Retail	Lease	18,907		2.12	2006		\$18.00
			1,800	3,600	C-1			NNNUJ
Newer built, all brick strip center ideal for retail, restaurant, office or showroom uses. Current tenants in center include Bell Appliances, Edible Arrangements, Wings ETC, Silhavy Creek Family Dental, Hair Salon and more! Located at the Northwest corner of Silhavy & E. Chicago St, 2 miles north of US Hwy 30, 1 mile west of SR 49. 2 blocks E of Sturdy Rd.								
89 Valparaiso Medical Arts 2102 Evans Avenue Valparaiso, IN 46383	Office	Sale/Lease	29,272		9.81	1977	\$499,000	\$18.00
			1,311	7,866	C-1			FSG
BEST DEAL ON MARKET at \$22.21/SF! Opportunity to reconfigure into mix of general and medical with 22 units total. Large parcel of land offers potential for existing building expansion or multiple building complex. Serene setting. Southeast corner of Sturdy Road and Evans Avenue. 1 mile west of S.R. 49, 1 mile north of U.S. Highway 30.								
90 11500 Randolph Street Winfield, IN 46307	Land	Sale			15.01		\$975,000	
Commercial-zoned land ready for development with all utilities available. Ideal for all types of office, retail, free-standing or multi-tenant buildings. Located on the E side of Randolph Street just S of the stoplight intersection at 109th Avenue. Near Walgreens, Family Express, WiseWay, Little Caesar's and Lakes of the Four Seasons.								

Exclusive Listing Portfolio

LOCATION	PROPERTY TYPE	AVAILABLE FOR	BUILDING SF		ACRES	YEAR BUILT	SALE PRICE	RENT/SF
			MIN	MAX AVAILABLE SF	ZONING			LEASE TYPE
91 Winfield Square 8390 E. 109th Avenue Winfield, IN 46307	Retail	Lease	6,080		1.73	1991		\$14.00
			1,200	2,250	COM			GU
<p>2 units available, tenants include Sheer Sensations, 4 Season's Video, Little Caesar's Pizza, Sam's Cafe and Boz'z. Ideal for office, retail and restaurant. Available space was former dance studio. Great visibilty on 109th Avenue. 1/2 Mile west of entrance to Lake of the Four Seasons. Directly across from Doubletree Plaza/Amelia's Grocery.</p>								

