

202 JOLIET STREET, DYER, IN 46311



For more information, please contact:

MYLES RAPCHAK

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LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

LATITUDECO.COM

DYER RETAIL/OFFICE

202 Joliet Street, Dyer, IN 46311



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,762 - 3,219 SF

Lease Rate: \$11.00 - 19.00 SF/yr
(NNN)

Lot Size: 0.84 Acres

Building Size: 18610 SF

Traffic Count: 45,000

PROPERTY HIGHLIGHTS

- Complete end cap restaurant build out
- Great corner location with high traffic count
- Minutes from IN/IL state line
- Pre-plumbed for salon or dental office
- Aggressive lease rates



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AVAILABLE SPACES

Lease Rate: \$11.00 - 19.00 SF/YR (NNN) **Total Space** 1,762 - 3,219 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Former Restaurant	Restaurant	\$19.00 SF/YR	NNN	1,762 SF	Negotiable	
Former Salon	Street Retail	\$19.00 SF/YR	NNN	3,219 SF	Negotiable	
Former Dental Office	Medical	\$11.00 SF/YR	NNN	3,150 SF	Negotiable	

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PROPERTY DESCRIPTION



LOCATION OVERVIEW

This property located in Dyer, Indiana sits just SECONDS away from the Indiana/Illinois state line, with frontage on the main artery connecting Dyer, Schererville, St. John, and Merrillville to Chicagoland. During its history, the Town of Dyer has established itself as a progressive community that maintains a vision of the future while building upon a strong foundation of past accomplishments.

The Town of Dyer is proud of having been listed on:

- "100 Best Places to Live in the US" by CNN and Money Magazine.
- Ranked #15 in the State of Indiana as "The Best Place for Young Families" by Nerd Wallet.
- Ranked as the 9th Safest City in Indiana by SafeWise.

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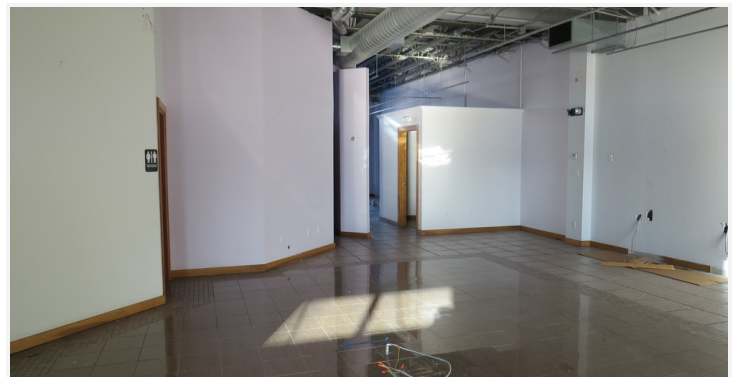
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FORMER SALON



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FORMER RESTAURANT



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FORMER DENTAL OFFICE



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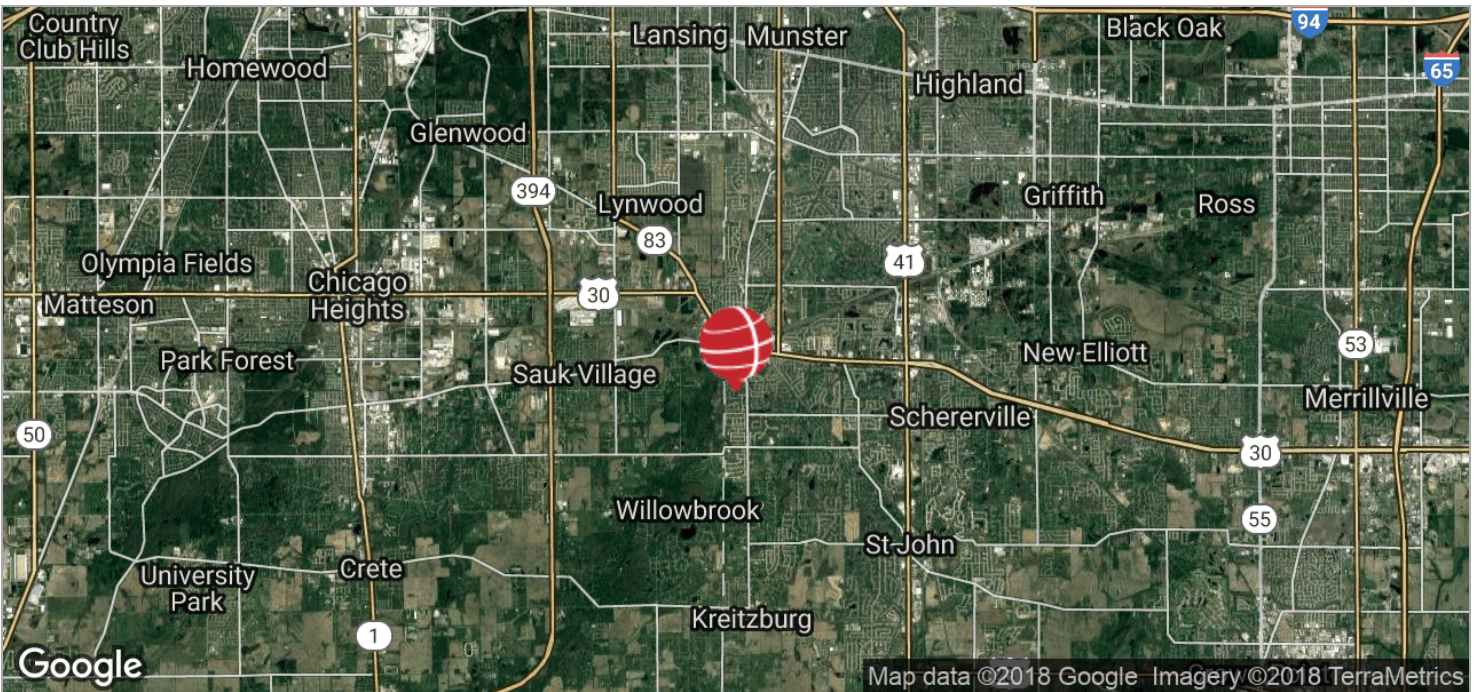
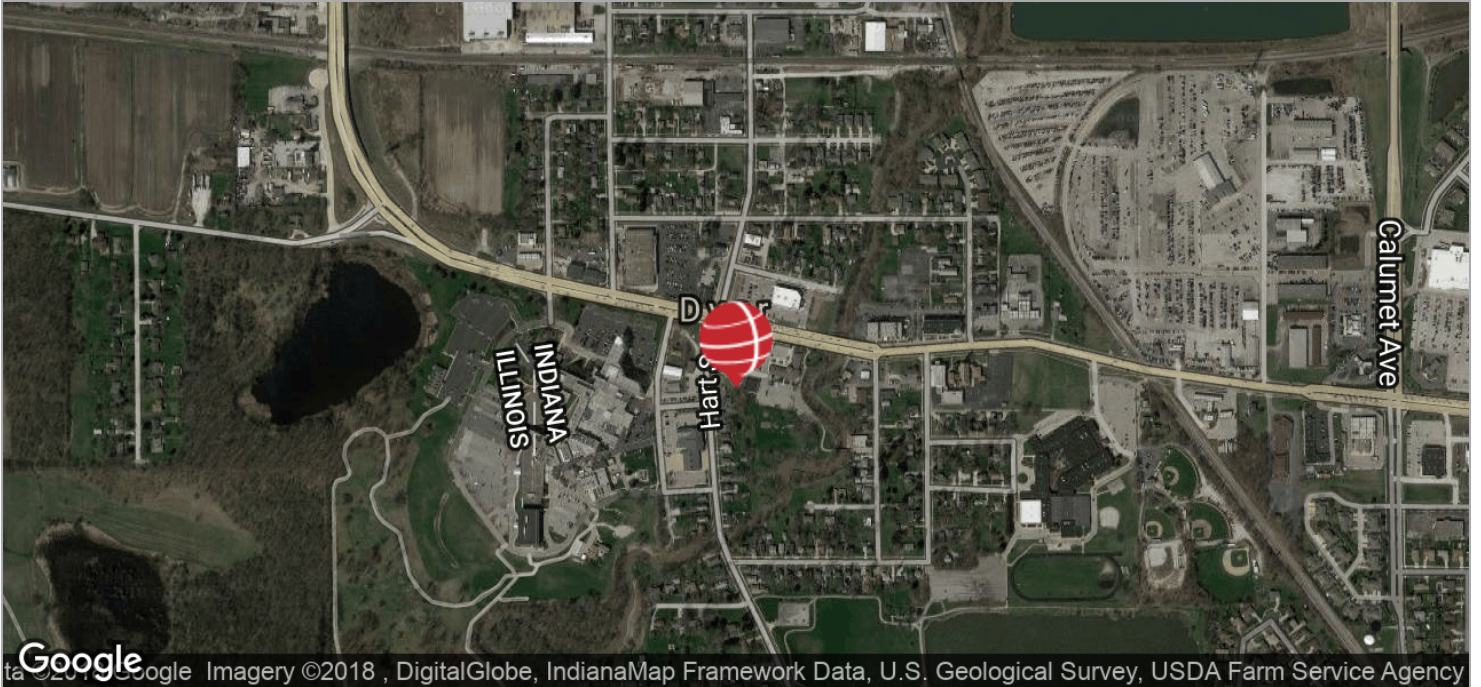
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LOCATION MAPS



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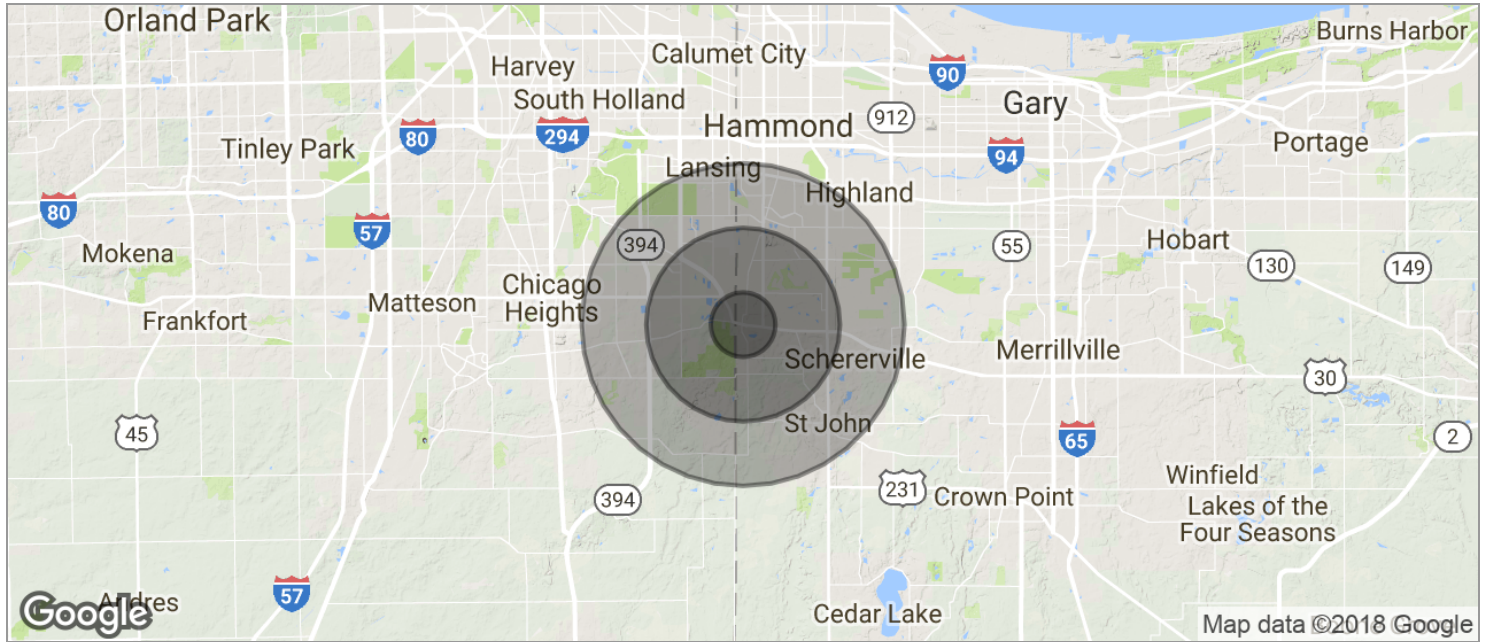
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,287	52,886	131,082
MEDIAN AGE	39.7	39.3	40.3
MEDIAN AGE (MALE)	37.4	37.7	38.8
MEDIAN AGE (FEMALE)	41.8	40.8	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,535	18,881	48,530
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$85,818	\$81,982	\$80,940
AVERAGE HOUSE VALUE	\$224,466	\$220,953	\$221,154

* Demographic data derived from 2010 US Census

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