



## BROADFIELD CENTER OFFICE PARK

9111 BROADWAY  
MERRILLVILLE, IN 46410

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# Property Summary



## OFFERING SUMMARY

Available SF:	1,248 - 10,190 SF
Lease Rate:	\$11.00-\$14.00 SF/YR (Gross, NNN)
Lot Size:	2.15 Acres
Building Size:	41,033 SF

## PROPERTY OVERVIEW

Broadfield Center is a two-building complex, consisting of +/-41,000 square feet. The well-maintained Brick and Aluminum facade provides a clean professional first impression. We have hard to find smaller spaces and moderately priced units on the second floor. GROSS leases give certainty of how much you will pay! Parking is plentiful, and just a few feet from the individual tenant's entrances. These windows actually open! A central courtyard provides an outdoor area for a lunch break. Come join the many professional tenants that have been part of Broadfield Center for over a decade. If you are looking for a solid real estate value, responsive property management, and a convenient central location to operate your business, please consider Broadfield Center.

## LOCATION OVERVIEW

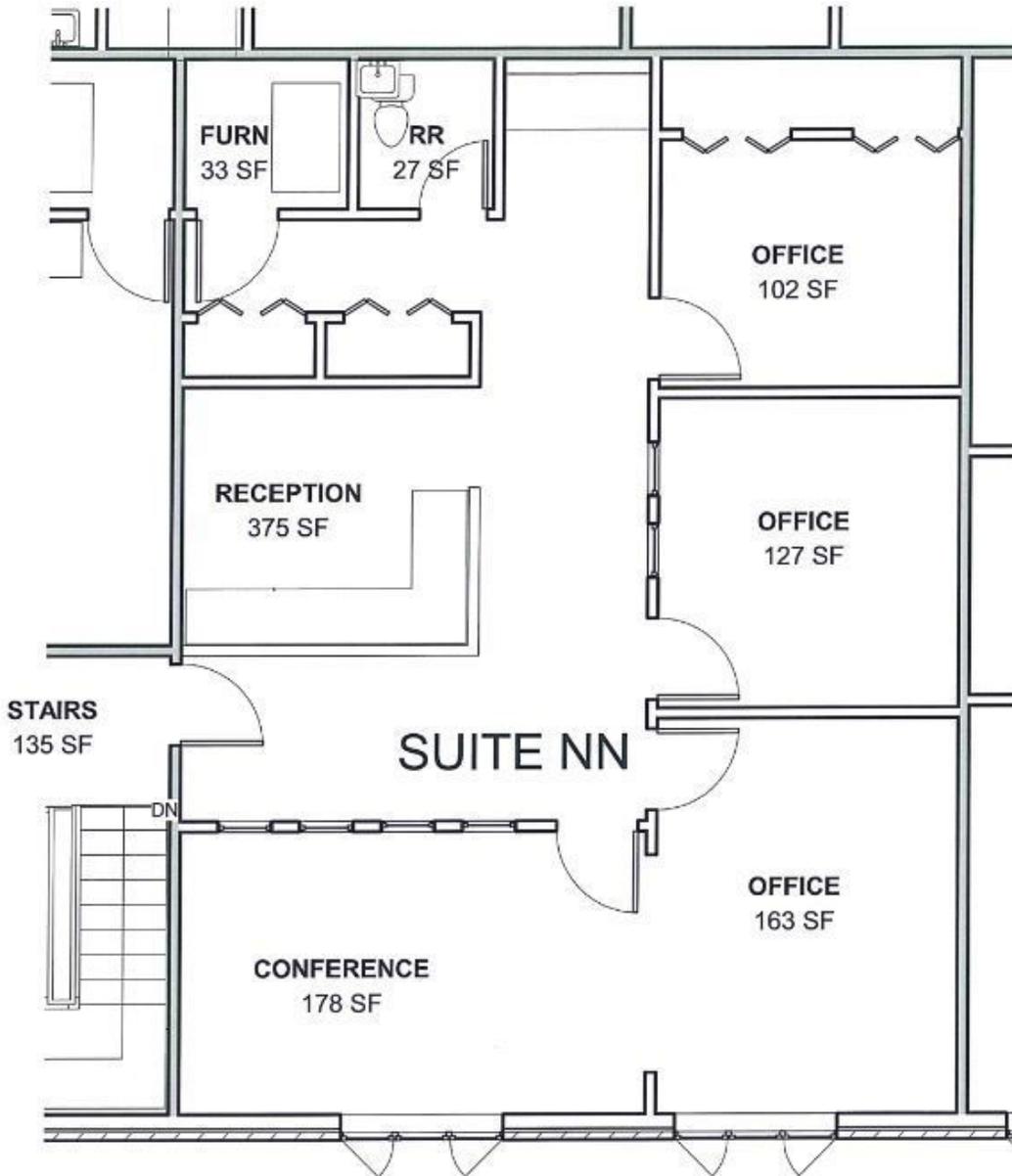
The Subject Property is located on the East side of Broadway [SR53] +/- 1 mile South of U.S. Highway 30. The property is centrally located +/- 5 minutes to I-65 and just South of Methodist Hospital, with easy access to the Lake County Government Complex, the Ameriplex Industrial Park and the growing path of progress Crown Point Broadway Corridor to the south.

# Available Spaces

<b>LEASE RATE:</b>	\$7.00-\$14.00 SF/YR	<b>TOTAL SPACE:</b>	1,248 - 10,190 SF
<b>LEASE TYPE:</b>	Gross; NNN	<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite E	Office Building	\$14.00 SF/yr	Gross	1,300 SF	Negotiable	First Floor Office Space
Suite NN	Office Building	\$11.00 SF/yr	Gross	1,248 SF	Negotiable	Second Floor office space with 4 offices
Suite QQ	Office Building	\$11.00 SF/yr	Gross	2,650 SF	Negotiable	Second Floor office space. Has receptionist area, large and small conference room, kitchen, and 5 office spaces located in the Suite.
Suite RR	Office Building	\$11.00 SF/yr	Gross	1,768 SF	Negotiable	Second Floor Space
Suite ZZ	Office Building	\$7.00 SF/yr	NNN	10,190 SF	Negotiable	These suites are a combination of all upstairs available units for rent

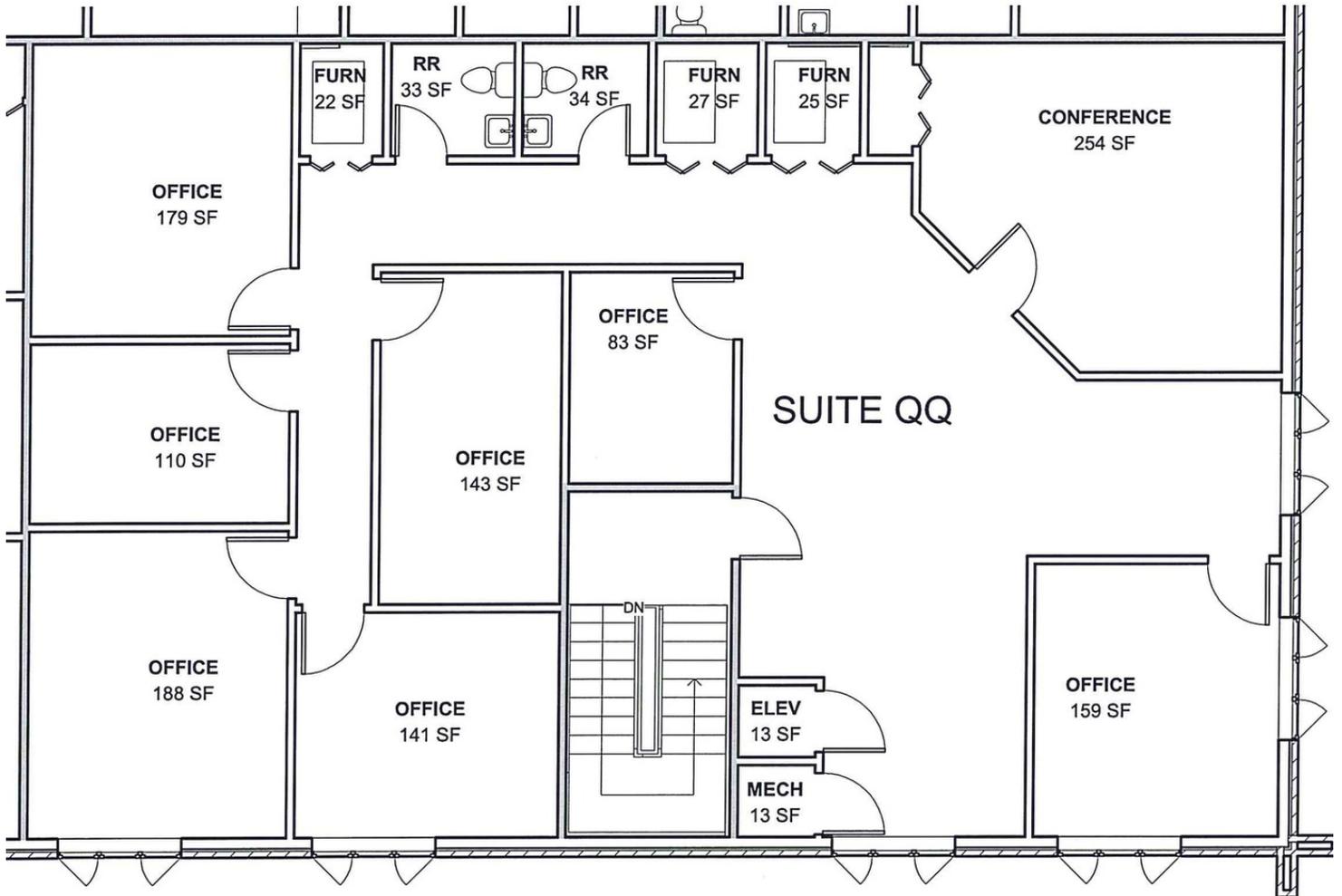
# Floor Plans - Suite NN +/-1,248 SF



① UNIT NN  
3/16" = 1'-0"

1248 SQFT

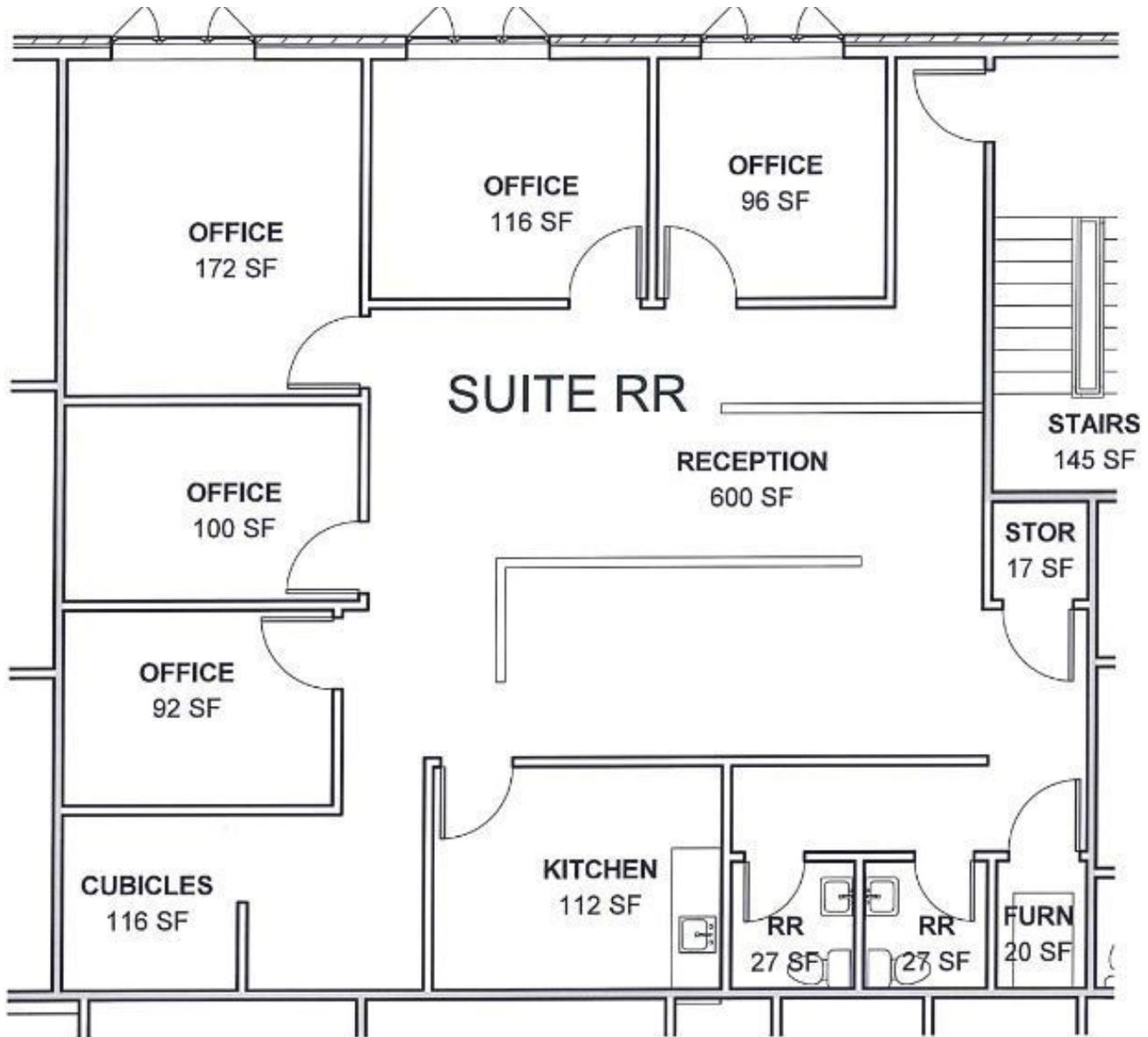
# Floor Plans - Suite QQ +/-2,650



① SUITE QQ  
3/16" = 1'-0"

2650 SQFT

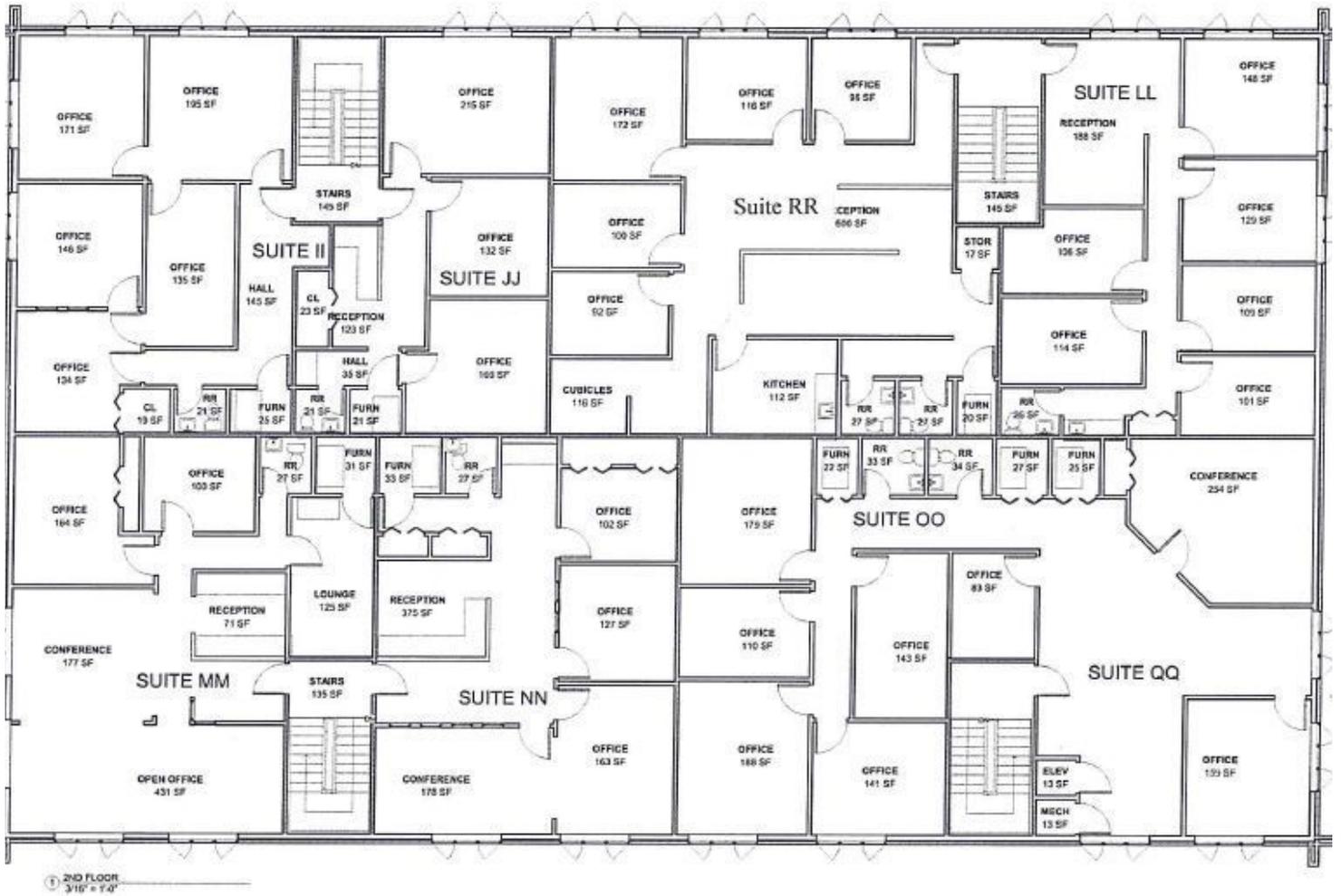
# Floor Plans - Suite RR +/- 1,768 SF



① UNIT RR  
N.T.S.

1768 SQFT

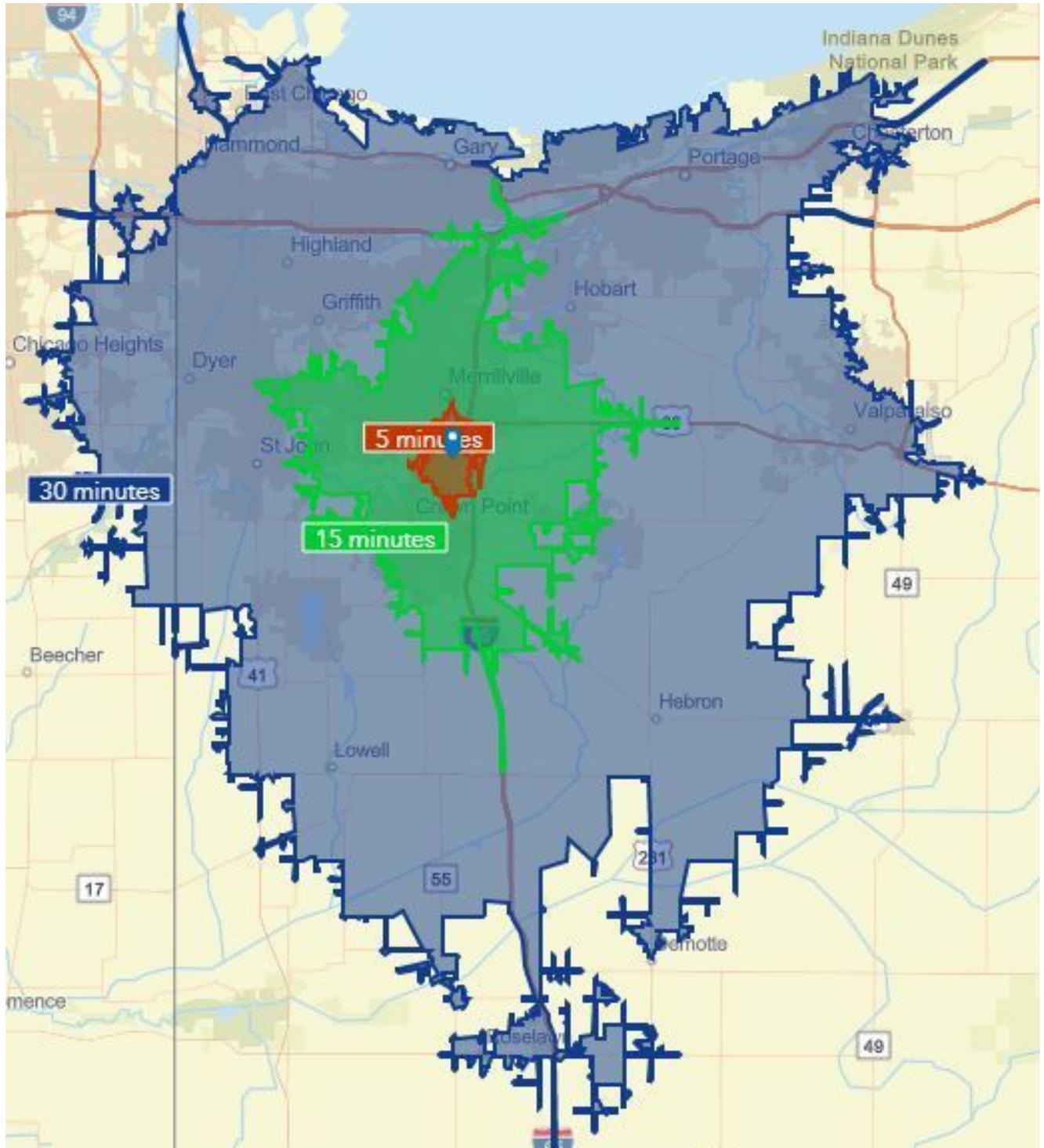
# Floor Plans - Suite ZZ +/- 10,190 SF



# Additional Photos



# Drive Time Map 5 15 30



# Executive Demographics Summary

Drive Time: 5, 15, 30 minute radii

Latitude: 41.45303

Longitude: -87.33476

	5 minutes	15 minutes	30 minutes
<b>Population</b>			
2000 Population	3,906	102,807	600,771
2010 Population	5,493	114,394	625,393
2020 Population	5,553	117,415	632,586
2025 Population	5,953	118,444	635,686
2000-2010 Annual Rate	3.47%	1.07%	0.40%
2010-2020 Annual Rate	0.11%	0.25%	0.11%
2020-2025 Annual Rate	1.40%	0.17%	0.10%
2020 Male Population	47.9%	48.5%	48.4%
2020 Female Population	52.1%	51.5%	51.6%
2020 Median Age	45.1	39.4	39.7

In the identified area, the current year population is 632,586. In 2010, the Census count in the area was 625,393. The rate of change since 2010 was 0.11% annually. The five-year projection for the population in the area is 635,686 representing a change of 0.10% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

## Median Age

The median age in this area is 45.1, compared to U.S. median age of 38.5.

## Race and Ethnicity

	5 minutes	15 minutes	30 minutes
2020 White Alone	64.0%	63.2%	67.8%
2020 Black Alone	26.2%	27.0%	21.8%
2020 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2020 Asian Alone	3.0%	1.9%	1.7%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	3.5%	4.4%	5.5%
2020 Two or More Races	2.9%	3.1%	2.9%
2020 Hispanic Origin (Any Race)	12.6%	13.8%	16.2%

Persons of Hispanic origin represent 16.2% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.0 in the identified area, compared to 65.1 for the U.S. as a whole.

## Households

	5 minutes	15 minutes	30 minutes
2020 Wealth Index	82	84	84
2000 Households	1,675	37,583	223,545
2010 Households	2,402	43,220	235,943
2020 Total Households	2,472	45,183	241,808
2025 Total Households	2,749	45,913	243,944
2000-2010 Annual Rate	3.67%	1.41%	0.54%
2010-2020 Annual Rate	0.28%	0.43%	0.24%
2020-2025 Annual Rate	2.15%	0.32%	0.18%
2020 Average Household Size	2.01	2.52	2.58

The household count in this area has changed from 235,943 in 2010 to 241,808 in the current year, a change of 0.24% annually. The five-year projection of households is 243,944, a change of 0.18% annually from the current year total. Average household size is currently 2.58, compared to 2.61 in the year 2010. The number of families in the current year is 164,408 in the specified area.

# Executive Demographics Summary Page 2

Drive Time: 5, 15, 30 minute radii

Latitude: 41.45303

Longitude: -87.33476

	5 minutes	15 minutes	30 minutes
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	10.1%	11.7%	12.3%
<b>Median Household Income</b>			
2020 Median Household Income	\$72,246	\$63,657	\$59,080
2025 Median Household Income	\$70,826	\$68,966	\$63,631
2020-2025 Annual Rate	-0.40%	1.61%	1.50%
<b>Average Household Income</b>			
2020 Average Household Income	\$79,605	\$79,480	\$77,463
2025 Average Household Income	\$82,234	\$87,197	\$84,951
2020-2025 Annual Rate	0.65%	1.87%	1.86%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$34,242	\$30,338	\$29,660
2025 Per Capita Income	\$36,930	\$33,524	\$32,654
2020-2025 Annual Rate	1.52%	2.02%	1.94%

## Households by Income

Current median household income is \$59,080 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$63,631 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$77,463 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$84,951 in five years, compared to \$99,510 for all U.S. households

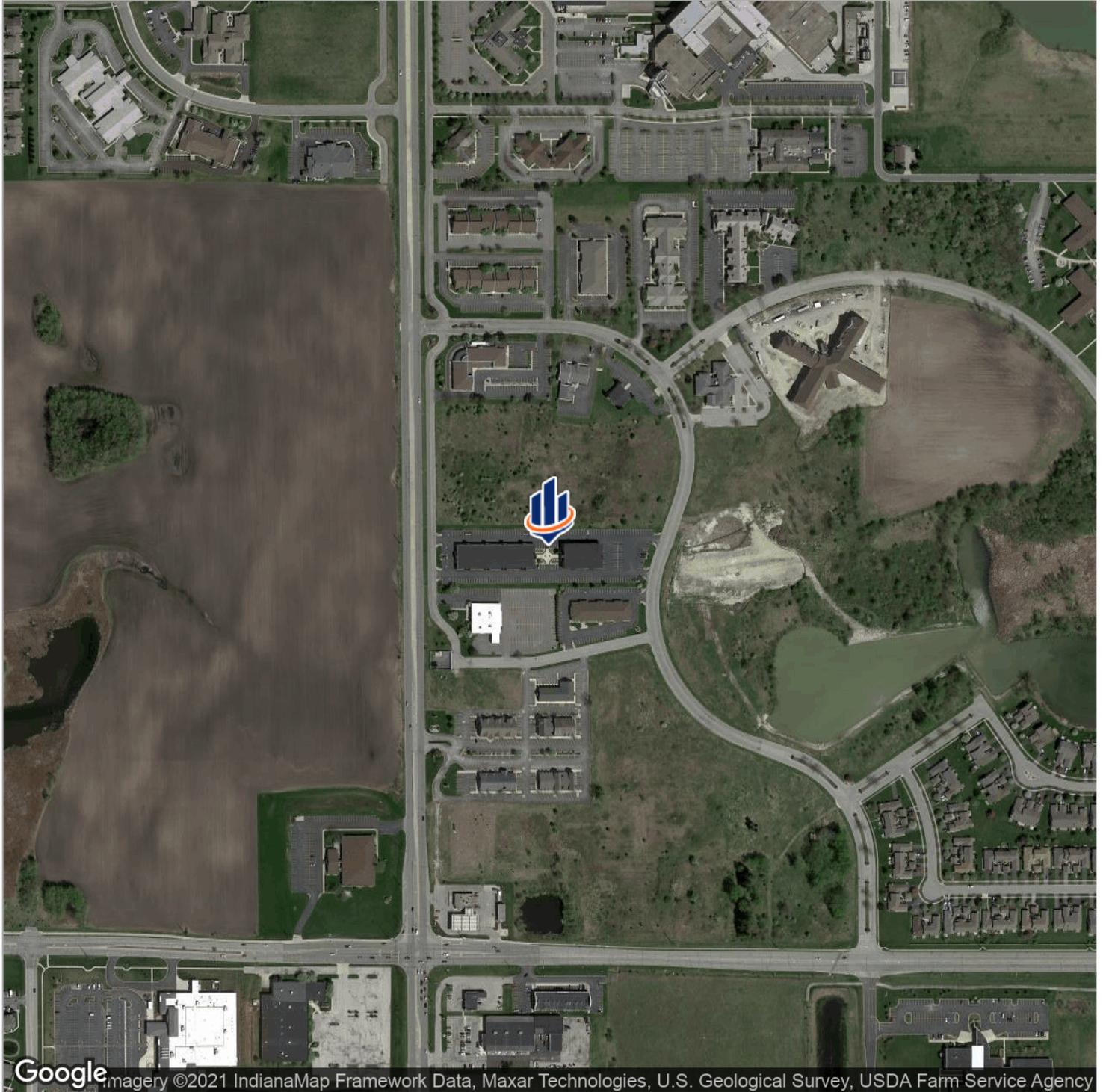
Current per capita income is \$29,660 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,654 in five years, compared to \$37,691 for all U.S. households

## Housing

2020 Housing Affordability Index	214	186	174
2000 Total Housing Units	1,789	39,971	237,939
2000 Owner Occupied Housing Units	1,132	27,219	161,491
2000 Renter Occupied Housing Units	543	10,364	62,054
2000 Vacant Housing Units	114	2,388	14,394
2010 Total Housing Units	2,548	47,548	258,721
2010 Owner Occupied Housing Units	1,588	31,201	170,365
2010 Renter Occupied Housing Units	814	12,019	65,578
2010 Vacant Housing Units	146	4,328	22,778
2020 Total Housing Units	2,552	49,434	267,965
2020 Owner Occupied Housing Units	1,670	33,496	177,694
2020 Renter Occupied Housing Units	802	11,687	64,114
2020 Vacant Housing Units	80	4,251	26,157
2025 Total Housing Units	2,854	50,783	273,477
2025 Owner Occupied Housing Units	1,687	33,935	179,595
2025 Renter Occupied Housing Units	1,062	11,978	64,349
2025 Vacant Housing Units	105	4,870	29,533

Currently, 66.3% of the 267,965 housing units in the area are owner occupied; 23.9%, renter occupied; and 9.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 258,721 housing units in the area - 65.8% owner occupied, 25.3% renter occupied, and 8.8% vacant. The annual rate of change in housing units since 2010 is 1.57%. Median home value in the area is \$173,302, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.22% annually to \$193,375.

# Location Maps



Google Imagery ©2021 IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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