

238 45TH AVE

MUNSTER, IN 46321

LM
Lagestee-Mulder
Commercial Real Estate

LAND FOR SALE



PROPERTY HIGHLIGHTS

- Lot 2 - approximately 1.27 acres of retail land
- 13,300 cars per day
- Access to stoplight
- Wide frontage on 45th
- Retail and office uses
- Low Indiana taxes

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,820	31,343	82,172
Total Population	7,356	81,537	214,708
Average HH Income	\$67,400	\$74,231	\$66,267

SALE PRICE

\$595,000

OFFERING SUMMARY

Lot Size: 1.27 Acres

County: Lake

Parcel ID: 45-06-25-300-003.000-027

Price / SF: \$10.76

TAD LAGESTEE

President & Managing Broker
630.560.2800
TAD@LMTEAM.COM

Office Address: 361 S. Frontage Rd,
Suite 126
Burr Ridge, IL 60527
630.325.8338
LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Tad Lagestee represent(s) the Seller only, and not the Buyer.

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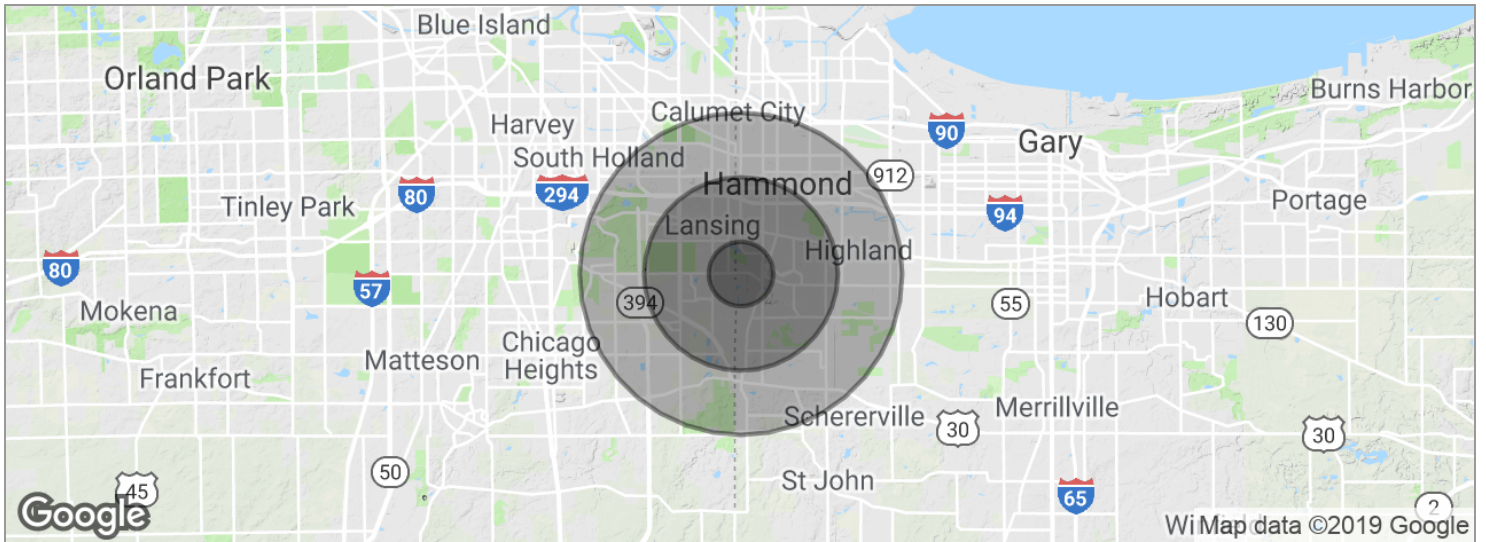
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,356	81,537	214,708
Median age	41.5	40.2	38.2
Median age (male)	40.4	38.8	36.2
Median age (Female)	42.6	41.6	40.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,820	31,343	82,172
# of persons per HH	2.6	2.6	2.6
Average HH income	\$67,400	\$74,231	\$66,267
Average house value	\$184,958	\$181,761	\$175,427

* Demographic data derived from 2010 US Census

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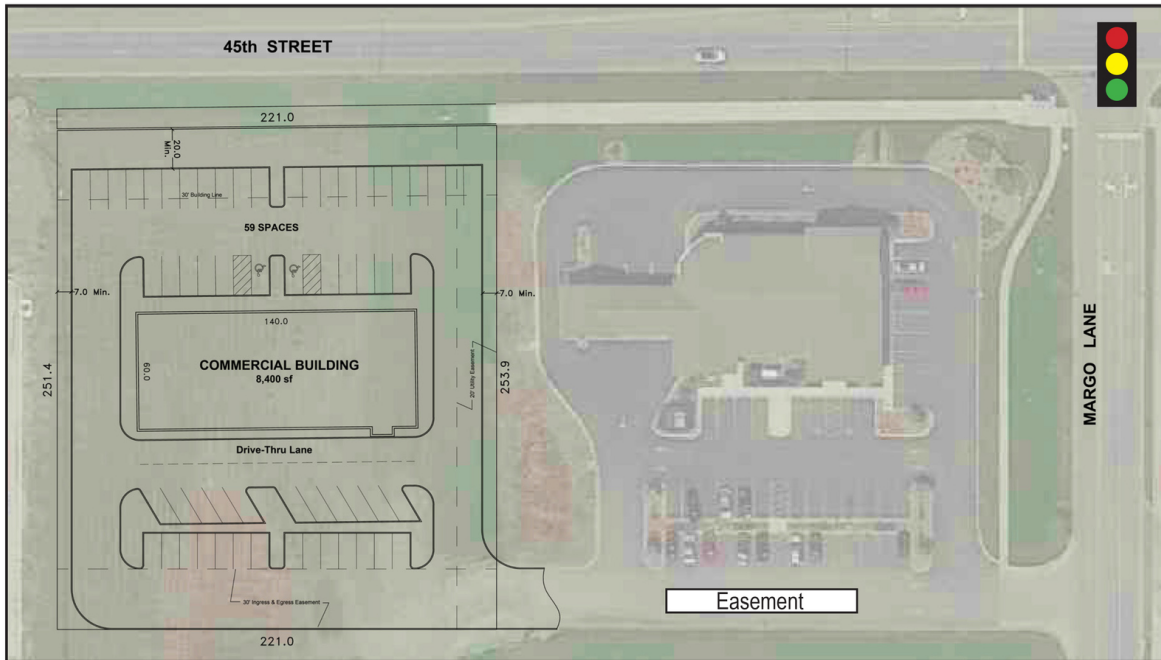
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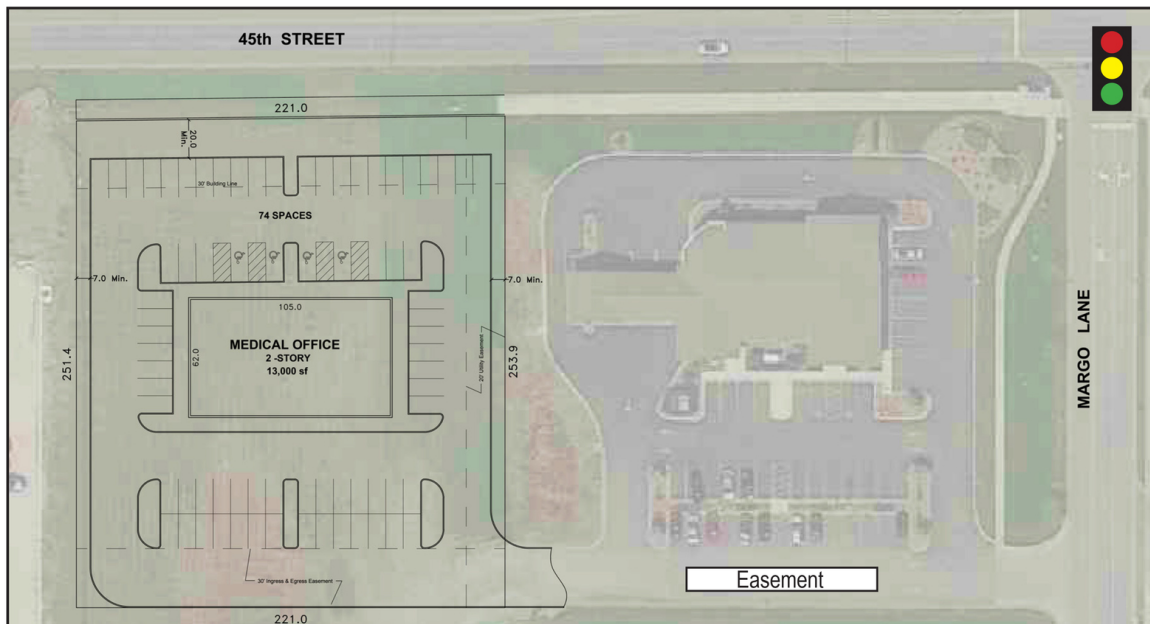
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CONCEPT 1



CONCEPT 2



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