

3303-3345 WEST 45TH STREET | HIGHLAND, IN 46408



DETAILS

Available SF	1,550 - 15,940 SF
Lease Rate	\$10.00 - 12.00 SF/Yr (NNN)
NNN's	Approx \$3.50/SF
Lot Size	1.27 Acres
Building Size	50,101 SF
Year Built	1965
Zoning	Commercial
Market	Highland
Cross Streets	West 45th Street & Farmer Drive

PROPERTY OVERVIEW

Highly visible retail space available for lease at Highland Square adjacent to Dollar General. The center is well located along 45th Avenue with a wide array of available units space ranging from 1,550 - 15,940 square feet with a variety of interior layouts. The property is less than 2-miles from Interstate 94 (I-94) and Indianapolis Boulevard, providing customers, commuters and delivery vehicles convenient access to the property. Strong mix of co-tenants including Planet Fitness, Overstuffed Sandwiches, Scissors Salon, Artistic Family Dental, Help at Home, and Joe & Joe Wireless. National retailers nearby include Dollar General, adjacent to the building to the east, CVS/Pharmacy, Walgreens, ACE Hardware, Sprint, All-State Insurance, and Family Video, among others.

PROPERTY HIGHLIGHTS

- Various retail and office units available along 45th Street in Highland
- Tenant signage facing 45th Avenue provides visibility and exposure to approximately 17,000 VPD
- Turn key leasing opportunities for a small scale grocer and a fitness facility

FOR LEASE

Prime Leasing Opportunity Along 45th Street Adjacent to Dollar General - Under New Ownership

3303-3345 West 45th Street | Highland, IN 46408

ADDITIONAL PHOTOS



Frontline Real Estate Partners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
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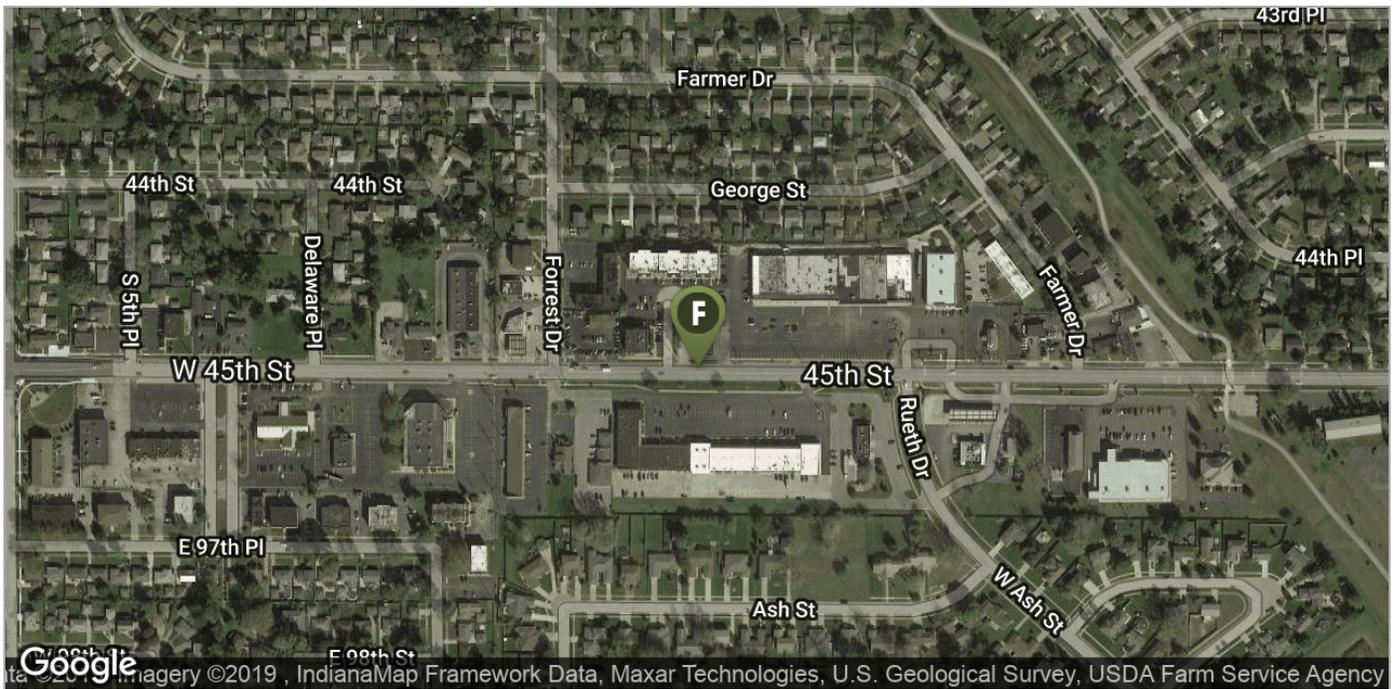
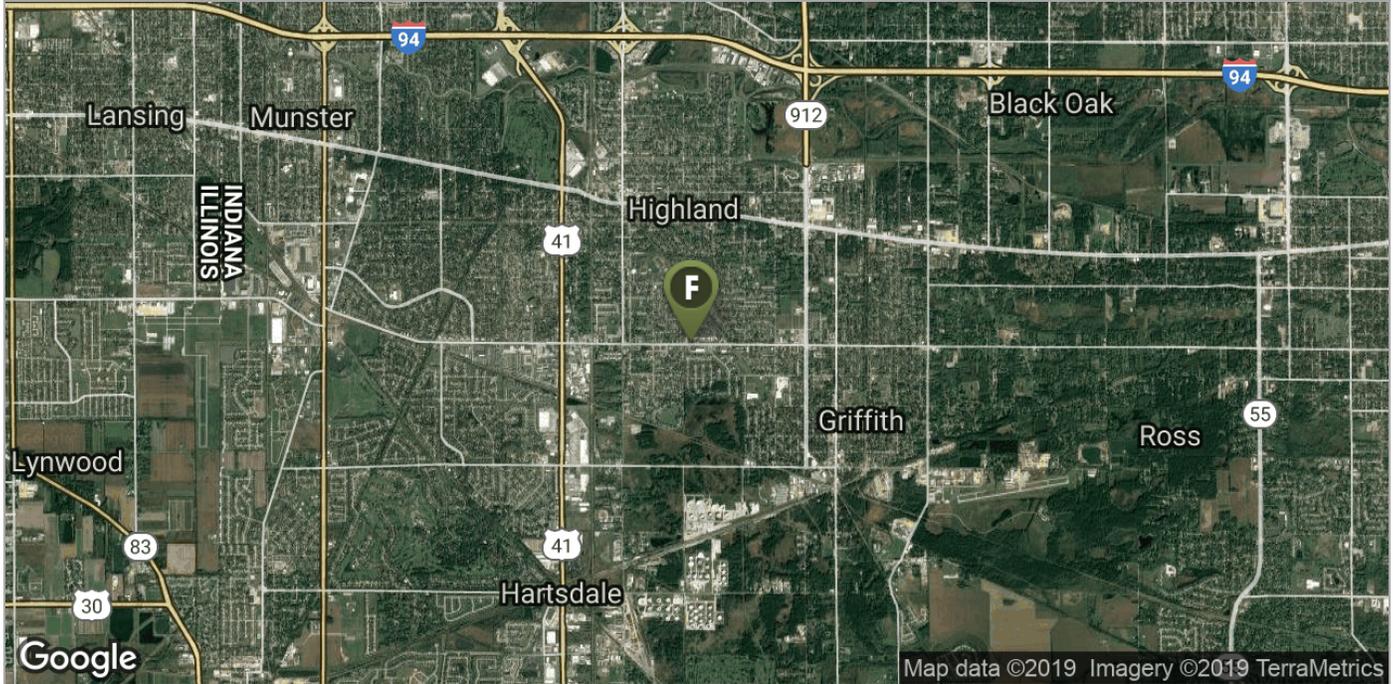
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LOCATION MAPS



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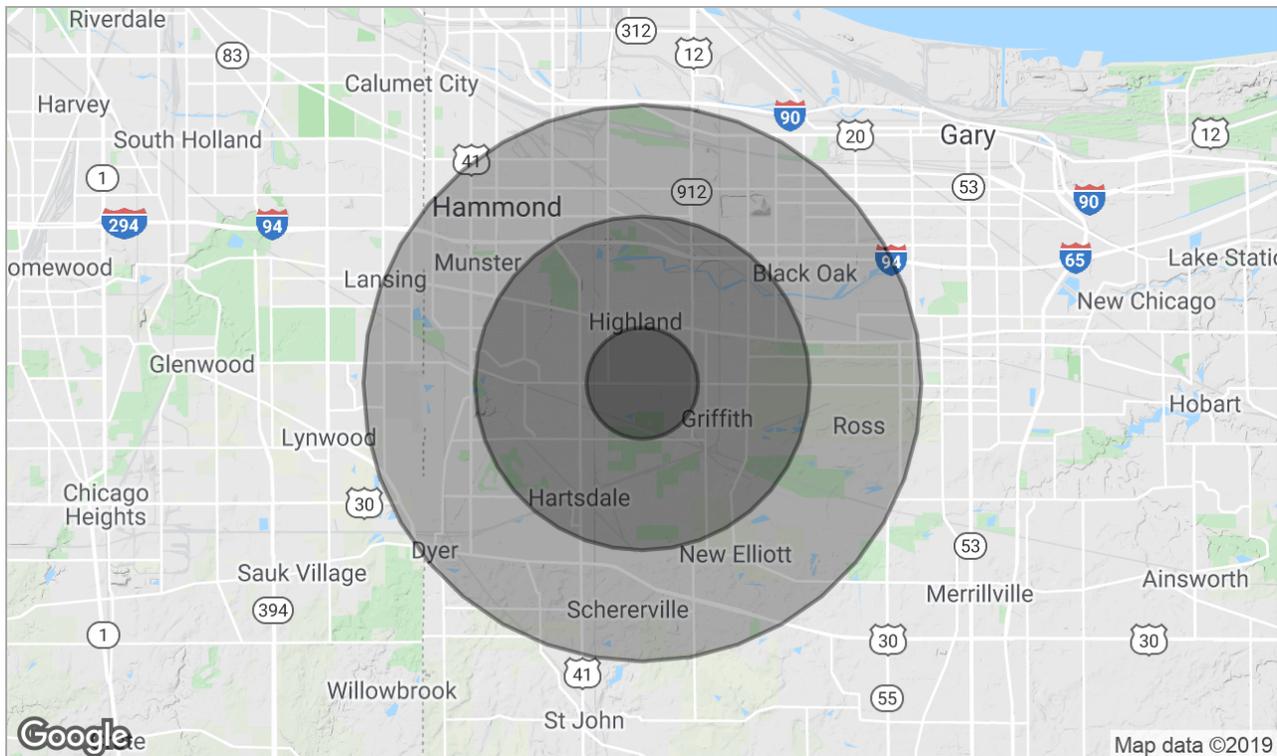
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DEMOGRAPHICS MAP



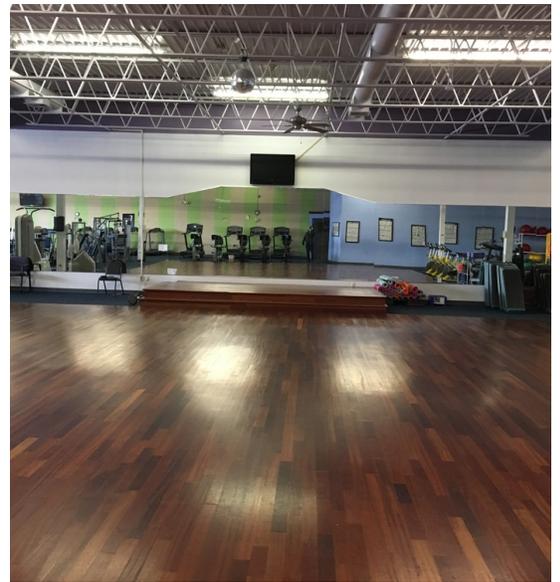
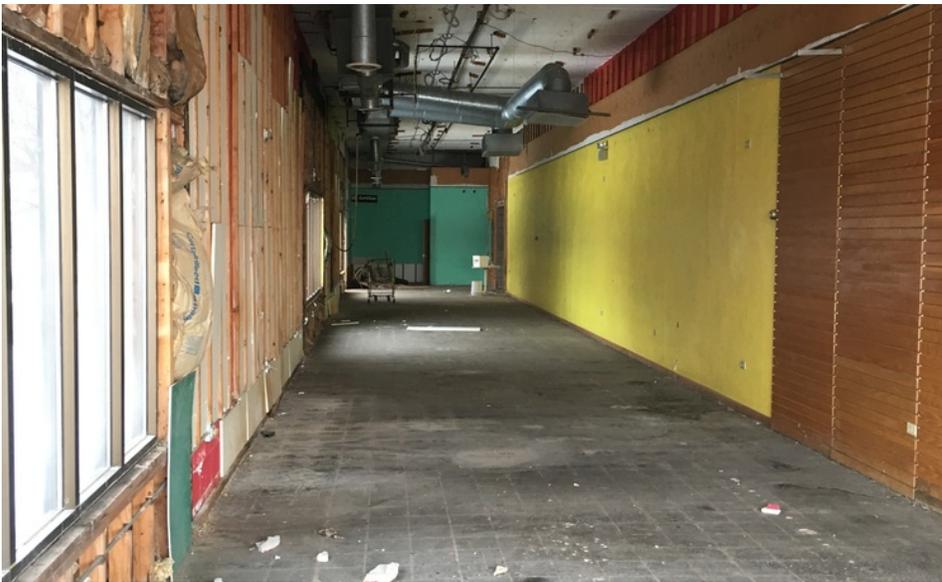
	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	10,380	76,905	186,052
POPULATION DENSITY	10,380	76,905	186,052
MEDIAN AGE			
MEDIAN AGE (MALE)	38.9	37.9	37.3
MEDIAN AGE (FEMALE)	44.3	41.6	40.9
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,108	30,679	71,710
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$68,651	\$68,737	\$67,994
AVERAGE HOUSE VALUE	\$167,796	\$171,210	\$186,686

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