

FOR SALE

NorthShore Health Center

Park Centre
DeMotte, Indiana



NorthShore, the Regions premier Medical Services Provider

INDUSTRIAL/COMMERCIAL/RETAIL/RESIDENTIAL

Quality and Integrity You Can Build On!

Location:

NorthShore Health Center and Park Centre is located on State Highway 231 (Halleck Street) at the heart of DeMotte in the areas only Class A office Park

Lease Term:

Lease expires in 2026

Trade Area:

Chicago – Michigan City MSA

Demographics:	1 Mile	3 Mile	5 Mile
Pop.	1,248	6,167	12,518
Pop. Growth '22-'27	+0.73%	+0.73%	+0.35%
Average Age	45.3	45.5	43.7
Total Households	548	2,756	5,280
Household Growth '22-'27	+0.67%	+0.73%	+0.36%
Average HH Income	\$66,722	\$65,890	\$69,318

Broker of Record:

John P. Fulkerson



Broker
License No. RB 14030404
(219) 863-8023

The Hamstra Group Realty LLC.
219/956-3111 ext. 234



NorthShore Health CENTER FOR SALE

SQUARE FOOTAGES:

A NorthShore Health
Centers, Inc.. 8,920 s.f.



Tenant: Northshore Health Center
(single tenant free-standing)

Price: \$2,074,074.00

Cap Rate: 6.75%

Net Operating Income: \$140,000.00

Remaining Lease Term: 4 years

Options & Increases: (1) 5 years

Year Built: 2010

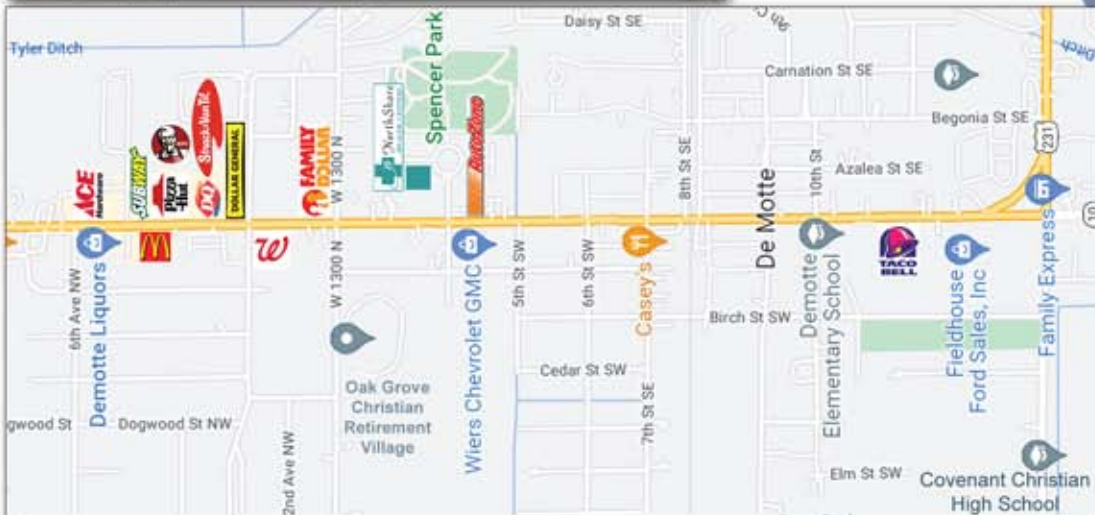
Building Size: 8,920 square feet

Lot Size: .83 acres

Lease Type: NNN

Scheduled Rent Increases: 2% Annually

Tenant responsible for Insurance, Parking Lot
Maintenance, Property Taxes, Roof and Structure,
and Hvac



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