



BROADFIELD CENTER OFFICE PARK

9111 BROADWAY MERRILLVILLE, IN 46410

OFFICE BUILDING FOR LEASE





OFFERING SUMMARY

Lease Rate:	\$12.00 –\$16.50 SF/yr (NNN)
Available SF:	+/- 1,000 SF to +/- 2,928 SF
Building Size:	+/- 41,033 SF

PROPERTY DESCRIPTION

Broadfield Center is a two-building complex, consisting of +/- 41,000 SF. The well-maintained brick and aluminum façade building provides a clean professional first impression. We have hard to find smaller spaces and moderately priced units on the second floor. Parking is plentiful, and just a few feet from the individuals tenant's entrances. A central courtyard provides an outdoor area for lunch breaks. 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.

Estimated CAM at \$4.00 (NNN)

LOCATION DESCRIPTION

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.



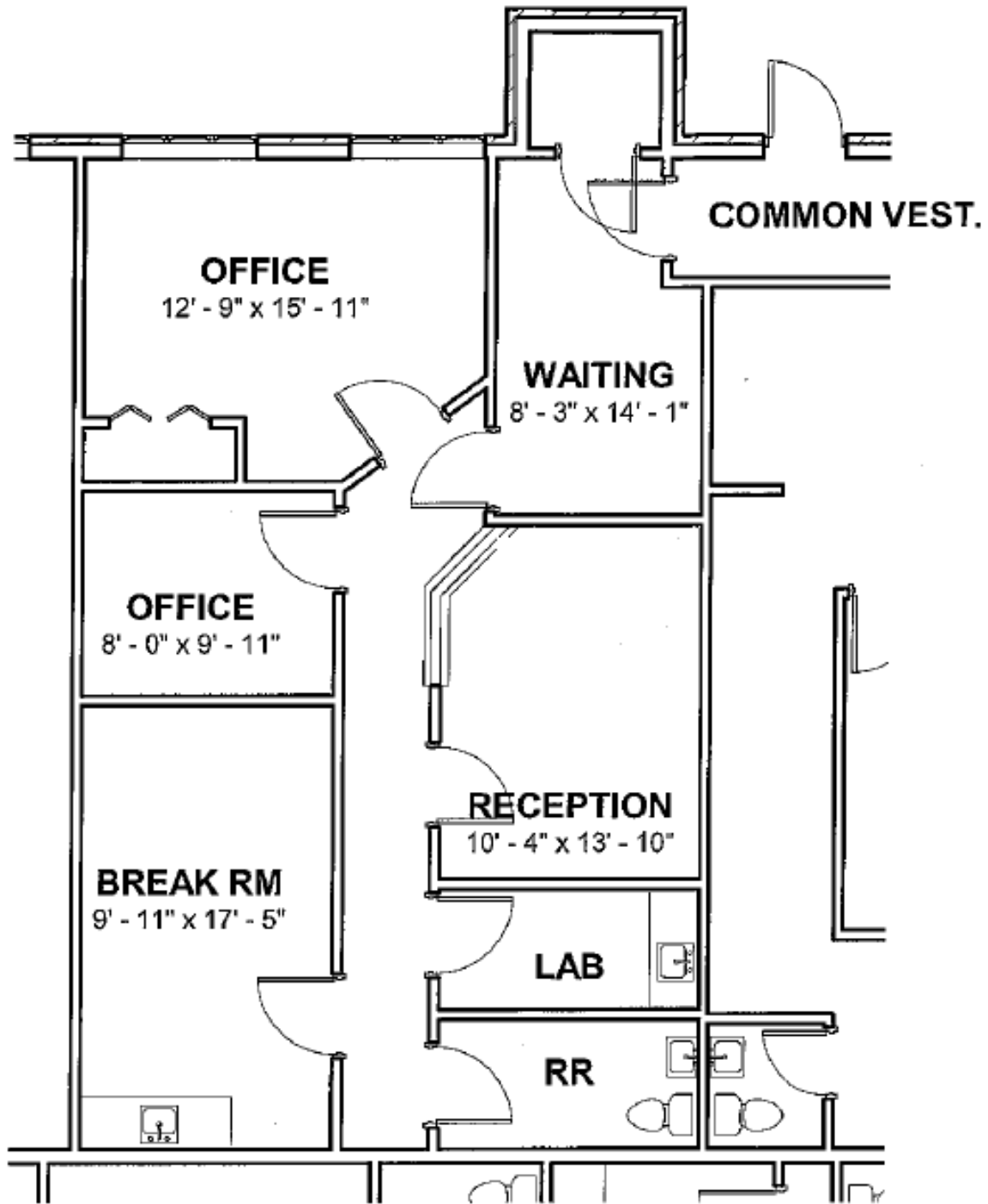
MICHAEL LUNN, CCIM, SIOR
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite LL	1,160 SF	NNN	\$12.00 SF/yr	-
Suite RR	1,768 SF	NNN	\$12.00 SF/yr	-
Suite LL/RR	2,928 SF	NNN	\$12.00 SF/yr	Suite LL/RR can be combined into one suite.
Suite M	1,000 SF	NNN	\$16.50 SF/yr	Newly remodeled office. New carpeting, LED lights and interior paint. Ready to move in!



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① SUITE M
1/8" = 1'-0"



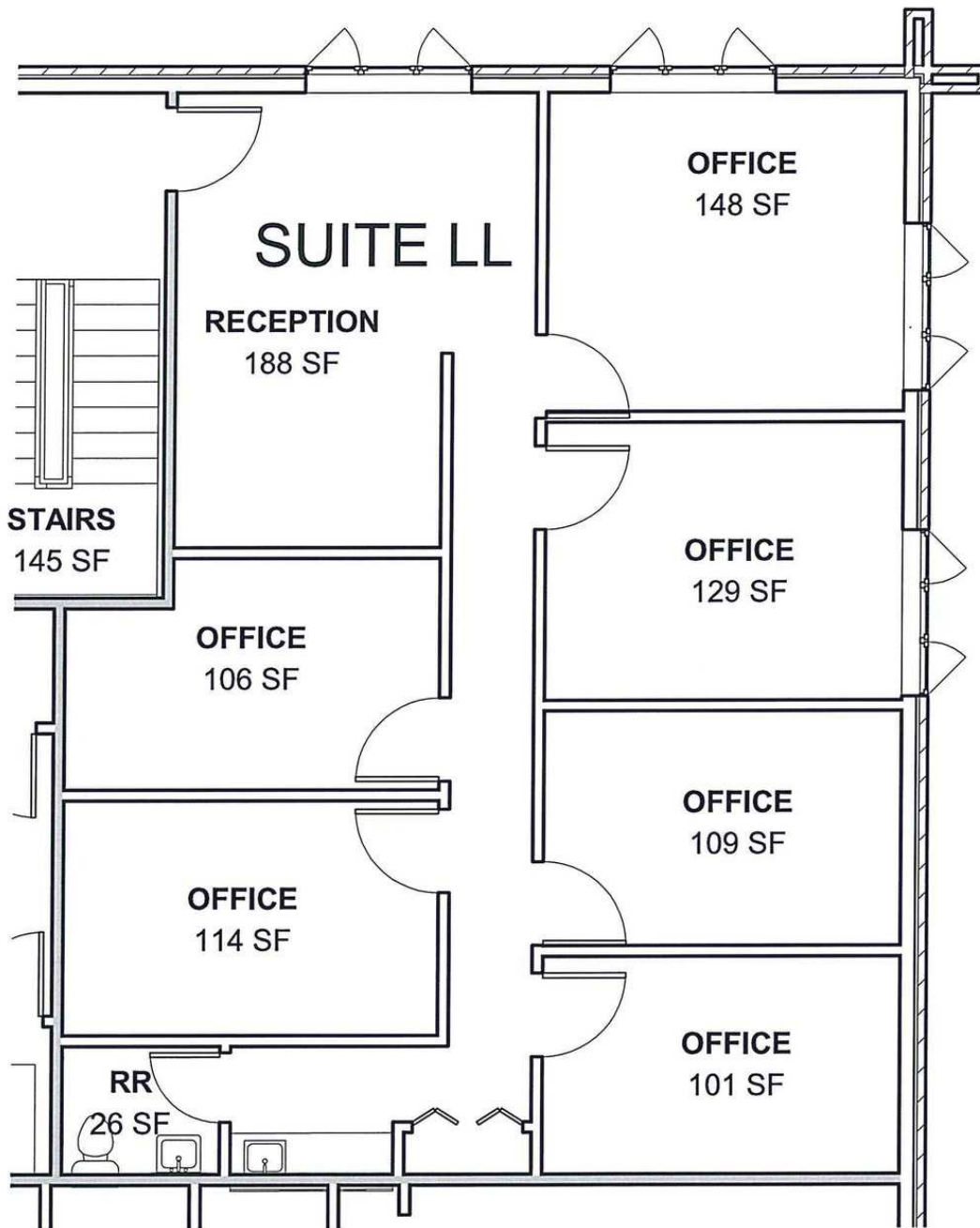
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SUITE M INTERIOR PHOTOS



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① UNIT LL
N.T.S.

1160 SQFT

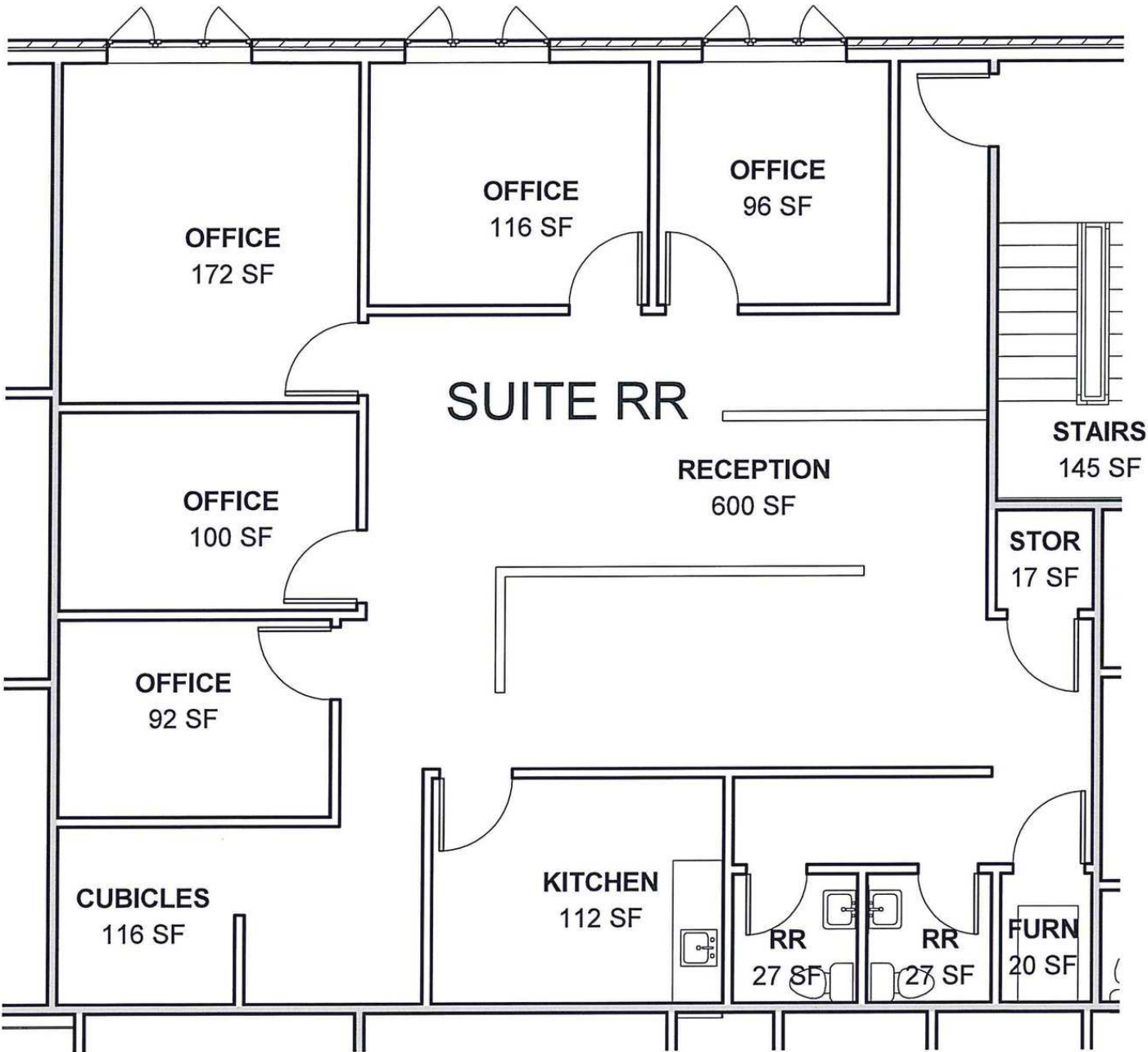


9111 BROADWAY



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① UNIT RR
N.T.S.

1768 SQFT



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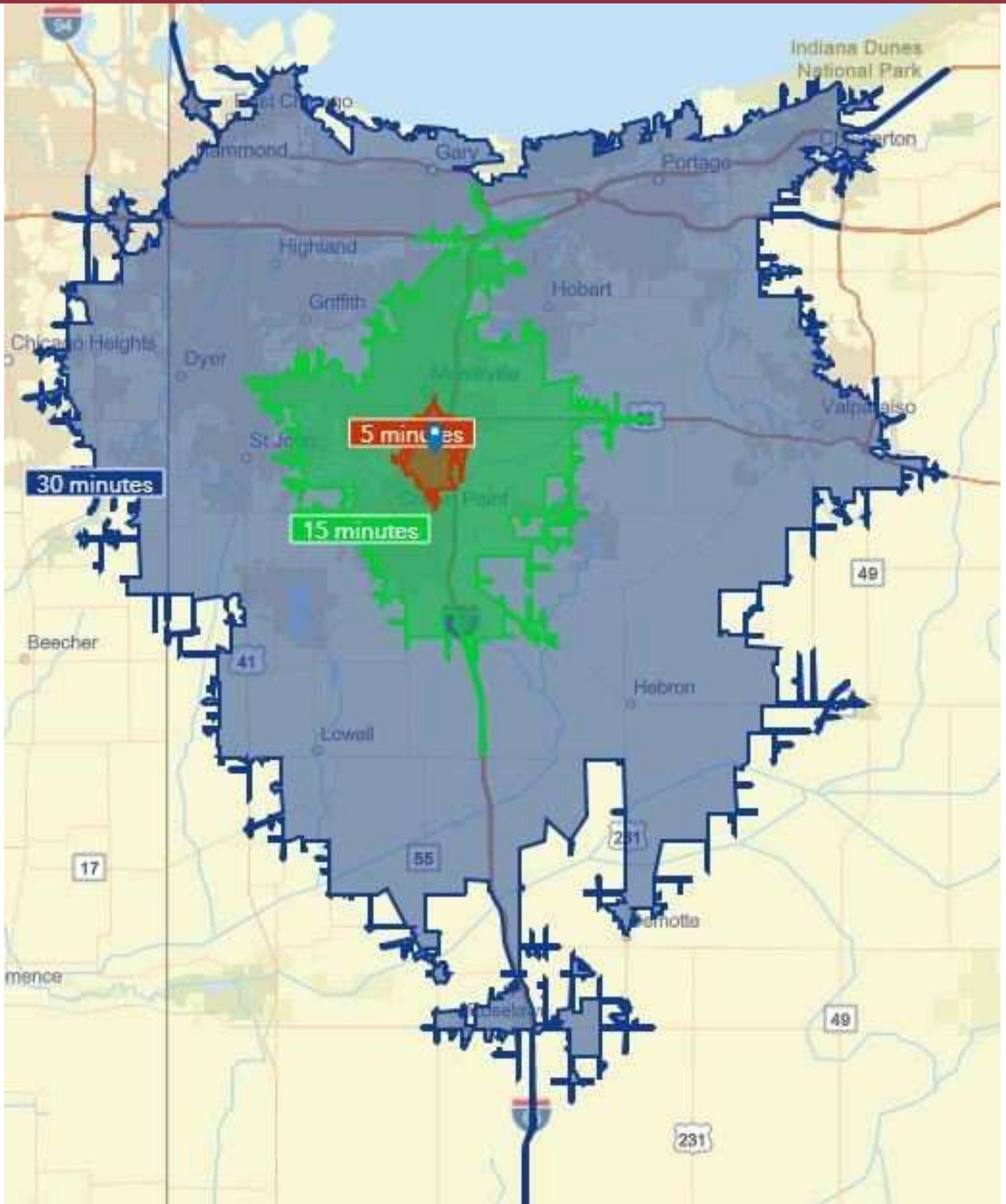
EXTERIOR PHOTOS



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Executive Summary

9111 Broadway, Merrillville, Indiana, 46410
 Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR

Latitude: 41.45303
 Longitude: -87.33477

	5 minutes	15 minutes	30 minutes
Population			
2010 Population	6,412	120,783	659,468
2020 Population	6,759	123,921	667,991
2024 Population	6,697	124,921	672,653
2029 Population	7,090	126,092	672,807
2010-2020 Annual Rate	0.53%	0.26%	0.13%
2020-2024 Annual Rate	-0.22%	0.19%	0.16%
2024-2029 Annual Rate	1.15%	0.19%	0.00%
2020 Male Population	45.2%	48.1%	48.3%
2020 Female Population	54.8%	51.9%	51.7%
2020 Median Age	48.0	40.1	39.6
2024 Male Population	46.1%	49.0%	49.2%
2024 Female Population	53.9%	51.0%	50.8%
2024 Median Age	48.2	40.6	40.1

In the identified area, the current year population is 672,653. In 2020, the Census count in the area was 667,991. The rate of change since 2020 was 0.16% annually. The five-year projection for the population in the area is 672,807 representing a change of 0.00% annually from 2024 to 2029. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 40.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	51.7%	53.4%	56.6%
2024 Black Alone	31.3%	29.5%	24.0%
2024 American Indian/Alaska Native Alone	0.2%	0.5%	0.5%
2024 Asian Alone	3.3%	2.0%	1.5%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	4.2%	5.1%	7.2%
2024 Two or More Races	9.2%	9.5%	10.2%
2024 Hispanic Origin (Any Race)	14.1%	15.2%	18.7%

Persons of Hispanic origin represent 18.7% of the population in the identified area compared to 19.6% 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 72.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	92	80	84
2010 Households	2,665	45,276	248,127
2020 Households	2,768	48,232	259,153
2024 Households	2,783	49,006	264,391
2029 Households	3,034	50,398	269,574
2010-2020 Annual Rate	0.38%	0.63%	0.44%
2020-2024 Annual Rate	0.13%	0.38%	0.47%
2024-2029 Annual Rate	1.74%	0.56%	0.39%
2024 Average Household Size	2.26	2.50	2.52

The household count in this area has changed from 259,153 in 2020 to 264,391 in the current year, a change of 0.47% annually. The five-year projection of households is 269,574, a change of 0.39% annually from the current year total. Average household size is currently 2.52, compared to 2.55 in the year 2020. The number of families in the current year is 172,566 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

9111 Broadway, Merrillville, Indiana, 46410
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	5 minutes	15 minutes	30 minutes
Mortgage Income			
2024 Percent of Income for Mortgage	19.6%	21.4%	21.6%
Median Household Income			
2024 Median Household Income	\$75,650	\$76,380	\$73,603
2029 Median Household Income	\$82,924	\$86,352	\$84,617
2024-2029 Annual Rate	1.85%	2.48%	2.83%
Average Household Income			
2024 Average Household Income	\$102,808	\$94,880	\$95,581
2029 Average Household Income	\$116,158	\$109,385	\$110,641
2024-2029 Annual Rate	2.47%	2.89%	2.97%
Per Capita Income			
2024 Per Capita Income	\$45,356	\$37,324	\$37,621
2029 Per Capita Income	\$52,361	\$43,840	\$44,386
2024-2029 Annual Rate	2.91%	3.27%	3.36%
GINI Index			
2024 Gini Index	38.1	38.4	39.7
Households by Income			

Current median household income is \$73,603 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$84,617 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$95,581 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$110,641 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$37,621 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$44,386 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	123	113	111
2010 Total Housing Units	2,840	50,131	272,579
2010 Owner Occupied Housing Units	1,926	32,347	177,183
2010 Renter Occupied Housing Units	739	12,929	70,944
2010 Vacant Housing Units	175	4,855	24,452
2020 Total Housing Units	2,945	52,911	282,791
2020 Owner Occupied Housing Units	1,972	33,998	183,080
2020 Renter Occupied Housing Units	796	14,234	76,073
2020 Vacant Housing Units	171	4,643	23,560
2024 Total Housing Units	2,959	53,693	288,526
2024 Owner Occupied Housing Units	2,049	35,701	192,742
2024 Renter Occupied Housing Units	734	13,305	71,649
2024 Vacant Housing Units	176	4,687	24,135
2029 Total Housing Units	3,204	55,057	294,042
2029 Owner Occupied Housing Units	2,104	37,606	201,273
2029 Renter Occupied Housing Units	930	12,791	68,302
2029 Vacant Housing Units	170	4,659	24,468
Socioeconomic Status Index			
2024 Socioeconomic Status Index	54.8	48.8	47.9

Currently, 66.8% of the 288,526 housing units in the area are owner occupied; 24.8%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 282,791 housing units in the area and 8.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.47%. Median home value in the area is \$253,995, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.87% annually to \$307,106.

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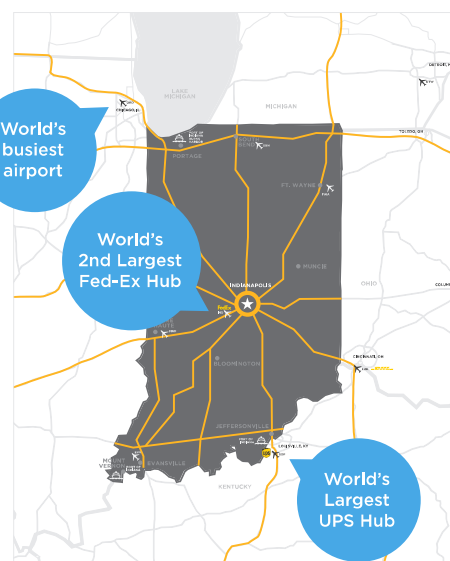
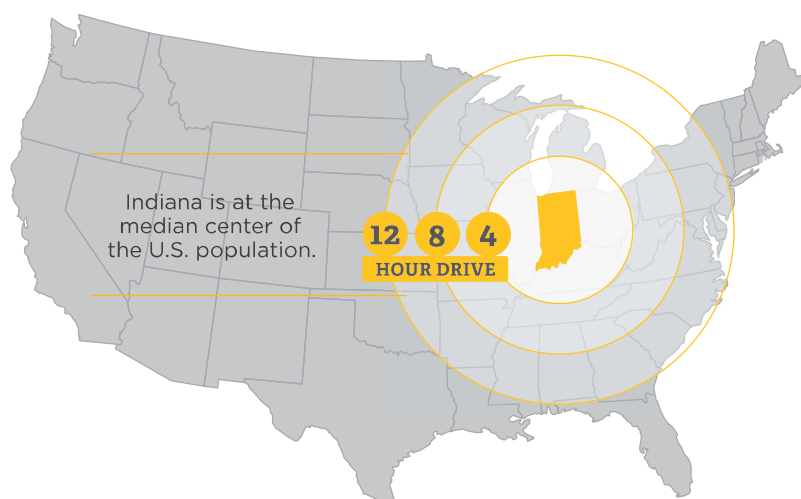
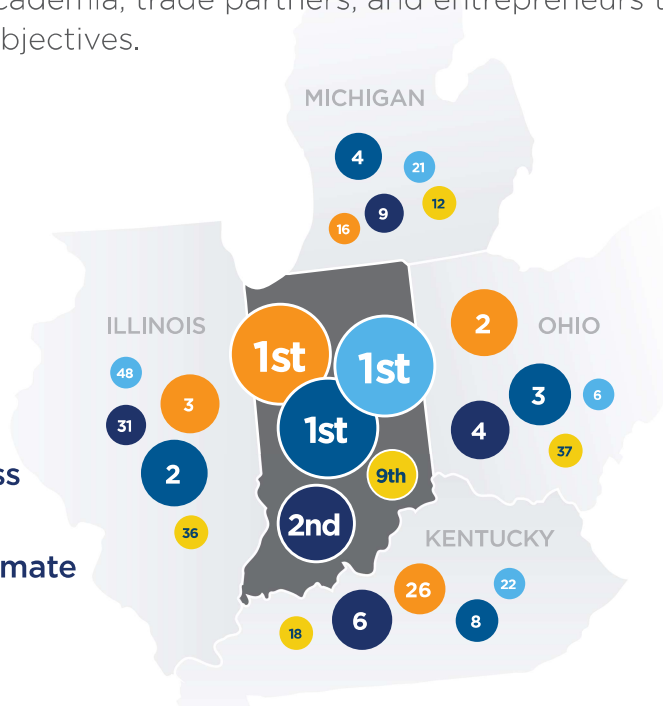
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 19, 2025

INDIANA Business Climate

Indiana is more than the Crossroads of America — it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1 State Infrastructure**
(CNBC, 2022)
- 1 Property Tax**
(Tax Foundation, 2022)
- 1 Regional Workforce Development**
(Site Selection Magazine, 2022)
- 2 Cost of Doing Business**
(America's Top States for Business, CNBC, 2022)
- 9 State Business Tax Climate Index Score**
(Overall Rank, 2023)





Advantage Indiana

CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are capped at 3% in Indiana.

Individual Income Tax Rate: 3.23%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Property Tax Index Rank: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

AAA

Indiana
Bond Rating

Michigan: AA+ | Ohio: AAA | Kentucky: A+ | Illinois: BBB+
(Fitch, 2022)

UI RATES: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: \$238

MI: \$257 | OH: \$243 | KY: \$300 | IL: \$525

WORKER'S COMPENSATION PREMIUM RATE RANK: 3

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 15 | OH: 12 | KY: 14 | IL: 28

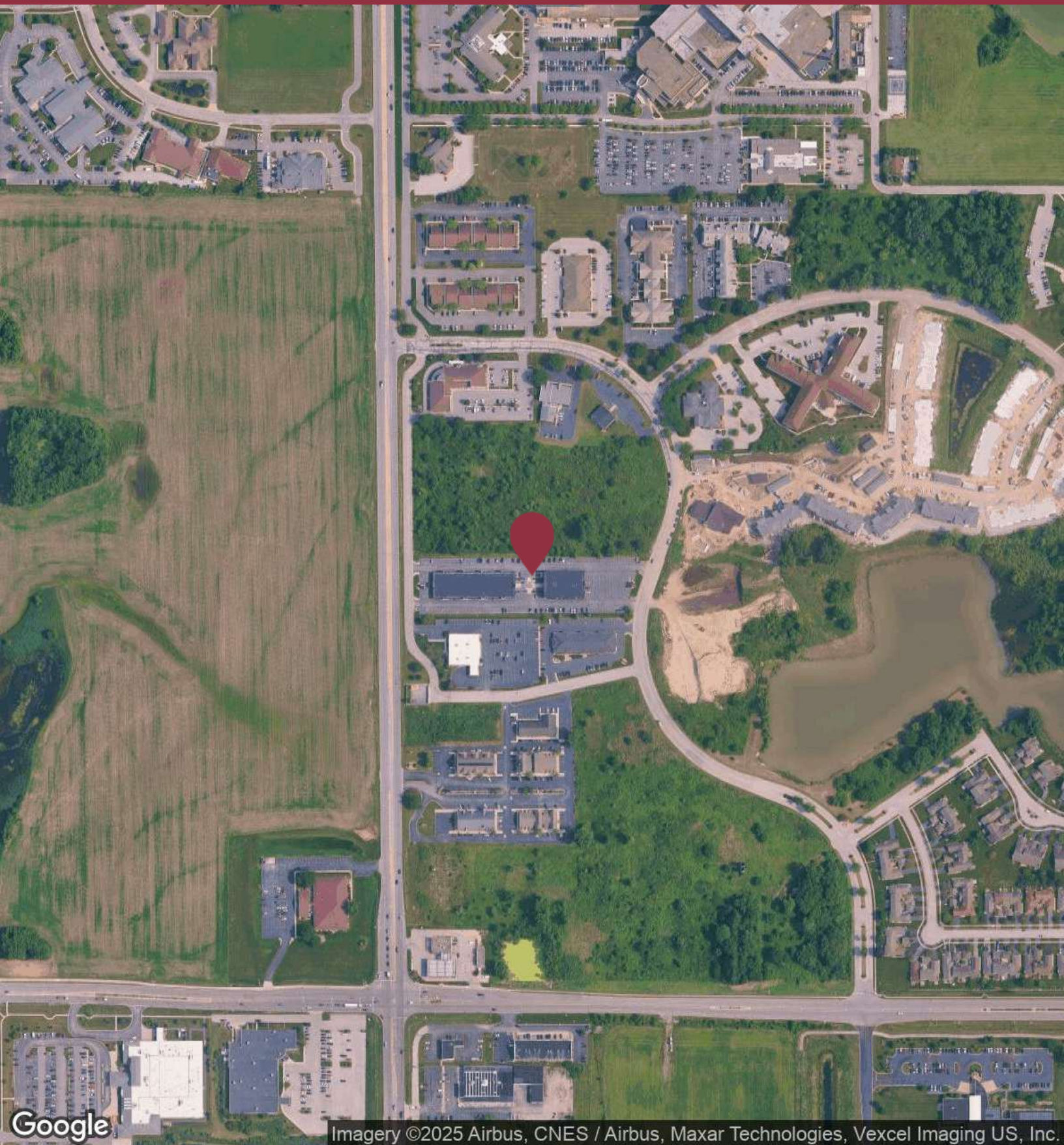
RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: YES | OH: YES | KY: NO | IL: NO

Indiana
Economic Development Corp[®]

LOCATION MAP



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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