

9407-9411 Indianapolis Blvd Highland, IN 46322

Offering Memorandum



MATTHEWS™

220,000+ Residents
Within a 5-Mile Consumer Base

NNN Leased
Pro Auto Finance | ±4.5 Years Remaining

±40,500 VPD
Signalized Corner on US-41

Exclusively Listed By



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222,000+
Population (5-Mi)

84,000+
Households (5-Mi)

\$93,732
Avg HH. Income (5-Mi)



MATTHEWS™

Offering Summary

EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire a highly desirable ± 1.56 -acre auto dealership investment property strategically positioned at the signalized intersection of Indianapolis Boulevard (U.S. Highway 41) and Hart Road in Northwest Indiana. The site features approximately $\pm 2,200$ square feet of accessible, two-story office space constructed of all-brick masonry, along with a $\pm 3,000$ -square-foot shop and storage building and provides parking for approximately 120 vehicles within a B-3 zoned commercial district.

The property benefits from exceptional visibility and accessibility, with 200 feet of frontage along U.S. Highway 41, a major four-lane commercial corridor, and an additional 288 feet of frontage along Hart Road. More than 40,000 vehicles pass the property daily, and the site is located just two miles from Interstate 80/94, providing convenient regional connectivity.

INVESTMENT HIGHLIGHTS

- Prominent corner location along US Highway 41, a major commercial corridor serving Northwest Indiana.
- Ample on-site parking accommodating up to 120 vehicles.
- Exceptional visibility with traffic counts exceeding 40,000 vehicles per day.
- Positioned within an established retail trade area surrounded by national retailers, restaurants, and service-oriented businesses.

Surrounding the property is a strong concentration of established national and regional retailers, automotive service users, and dealerships, including BP, AutoZone, McDonald's, Goodyear, O'Reilly Auto Parts, Walgreens, and dealerships representing Chevrolet, Chrysler, Ford, Honda, Hyundai, Toyota, and Volkswagen. The property serves a dense consumer base, with an estimated population exceeding 220,000 residents and approximately 84,000 households within a five-mile radius.

The asset is leased to Pro Auto Finance under a five-year triple-net (NNN) lease, generating annual rental income in excess of \$120,000, offering investors stable cash flow with minimal landlord responsibilities.



Google Earth

Portfolio Map

Available Individually or as Part of a Portfolio



855 E Grand Ave

Chicago

5628 S Western Ave

5644 S Western Ave

5011 W 63rd St

7300 S Harlem Ave

7948 W 79th St

10058 S Roberts Rd

7825 W 95th St

10140 S Roberts Rd

10926 Southwest Highway

11264 Southwest Highway

7227 W 127th St

4 Athena Ct

9407-9411 Indianapolis Blvd

515 William R Latham Senior Dr

Financial Overview

Contact Broker
List Price

±5,200 SF
Total GLA

±1.56 AC
Acreage

B-3
Zoning



Property Summary

Street Address	9407-9411 Indianapolis Blvd.
City, St Zip Code	Highland, IN 46322
Tenant	Pro Auto Finance
Office SF	±2,200 SF
Workshop SF	±3,000 SF
Lease Term	5 Years
Term Remaining	55 months (±4.5 years)*
Options	One, 5-Year Option
Lease Structure	NNN

Rent Income Table

Year	Monthly Rent	Annual Rent
Year 1	\$10,000 (Months 1-6) \$10,416.67 (Months 7-12)	\$122,500
Year 2	\$10,833.33	\$130,000
Year 3	2% annual increase compounded	\$132,600
Year 4	2% annual increase compounded	\$135,252
Year 5	2% annual increase compounded	\$137,957

Commencement date is Feb 2 2026, Expiration date is Feb 28 2031



Wilbur Wright Middle School
±990 Students

Highland
±10,440 Homes



N Ridge Rd ± 18,030 VPD



Frank H. Hammond Elementary
±650 Students



Highland High School
±980 Students



Subject Property



W 45th St ± 17,950 VPD



Beiriger Elementary School
±426 Students



Griffith Junior/Senior High School
±1,090 Students



Griffith
±7,260 Homes



Briar Ridge Country Club
±700 Homes

New Development
The Gates of St. John
±700 Acre Master-Planned Mega Community

± 40,500 VPD



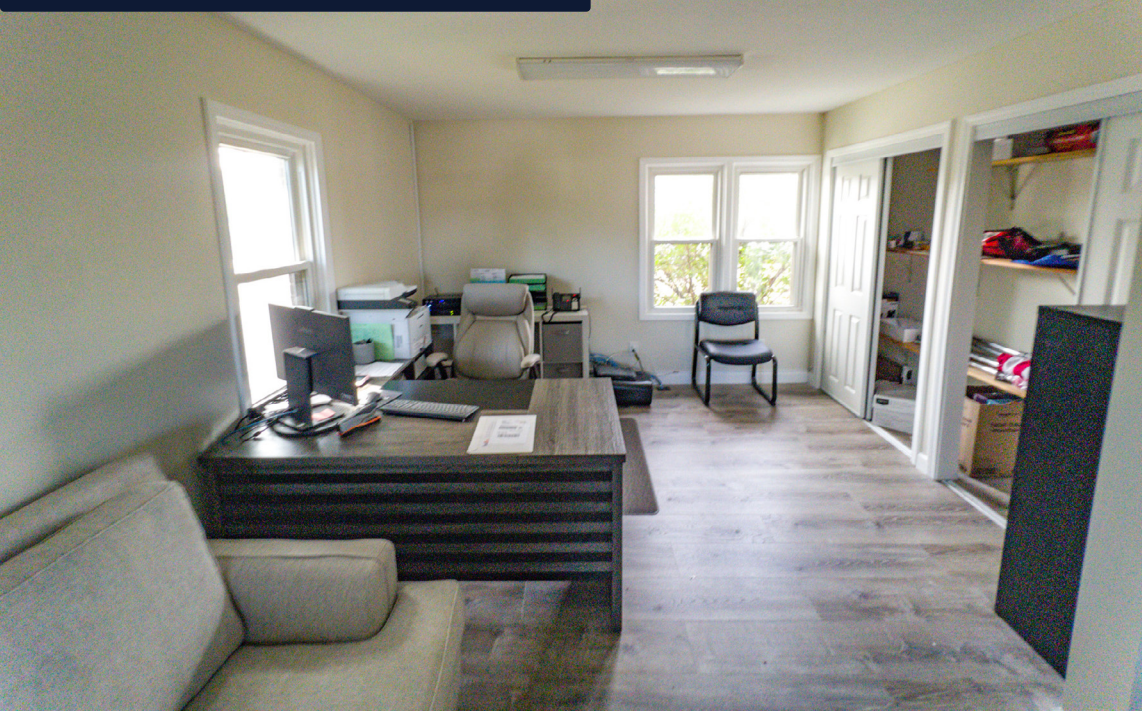
Office Building
±2,200 SF

Storage & Workshop
±3,000 SF





Office Interior Photos



Highland, IN

Market Overview

Highland, Indiana is a high-demand submarket positioned at the heart of Northwest Indiana's industrial corridor, offering direct access to the Chicago metro via US-41 and I-80/94. As one of Lake County's most established communities, Highland benefits from a dense, skilled labor pool, competitive Indiana business costs, and proximity to major distribution hubs serving the Midwest.

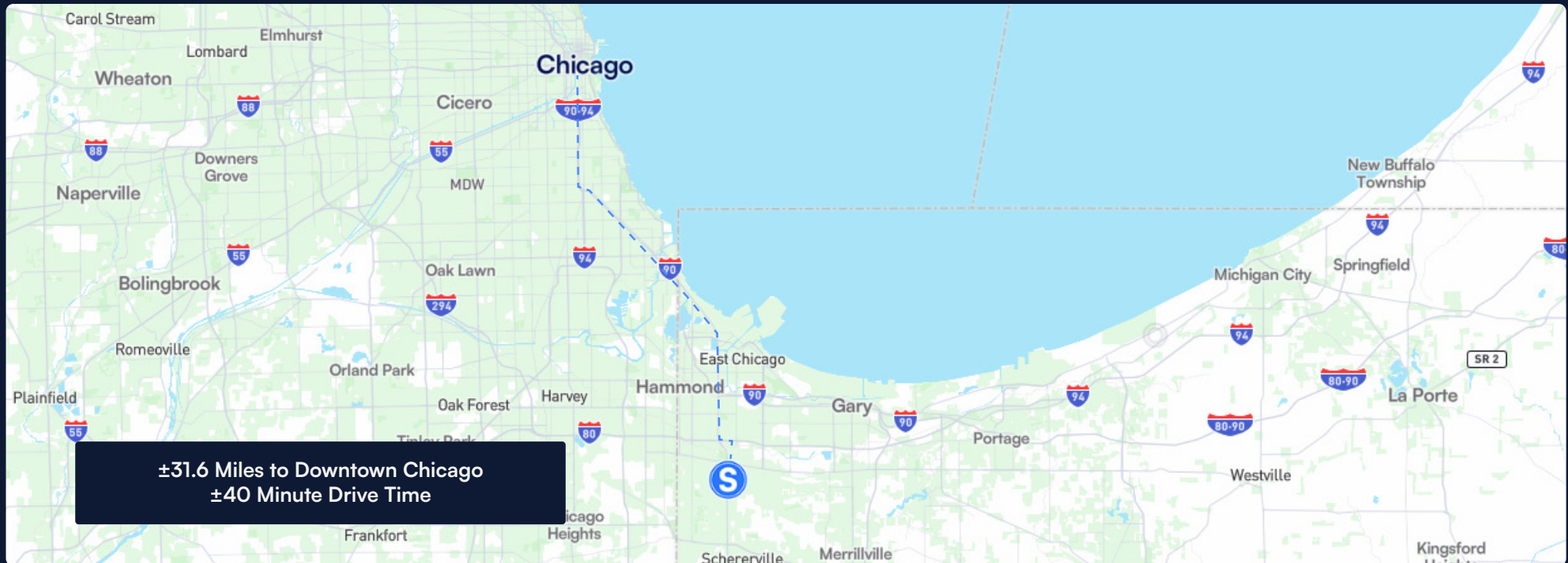
With over \$26 Billion in regional projects announced in 2025 and transformational investments like the South Shore Line's new Monon Corridor and the Proposed Chicago Bears Stadium Development in Hammond just miles away, the submarket is experiencing a level of momentum not seen in decades.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2020 Population	80,862	203,152	581,954
2025 Population	75,345	196,597	597,947
2030 Population Projection	74,582	196,242	604,728

Households	3-Mile	5-Mile	10-Mile
2020 Households	32,815	80,493	224,393
2025 Households	30,513	77,578	229,134
2030 Household Projections	30,193	77,384	231,501

Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$104,955	\$93,732	\$85,593



Northwest Indiana: Momentum Market

Lake County, Indiana announced \$26 Billion in projects underway in 2025, fueled by a historic wave of industrial investment along the I-65 corridor. The region has delivered over 2.4 million square feet of new industrial space in the past year alone, attracting anchor tenants including Amazon, Panduit, and major cold storage operators.



South Shore Line Extension
\$943 million, 8-mile, extension connecting Northwest Indiana directly to downtown Chicago.

Source: [South Shore Line](#)



Rapid Job Growth
7,000+ Jobs Entering the NWI Market Across Amazon, Panduit, and the Regional Development Pipeline.

Source: [NWI Times](#)



Data Center Investment Wave
Over \$2 Billion In Data Center Investment Planned Across Lake County, Signaling a Growing High-Wage Employment Base.

Source: [LCEA](#)

A Franchise Investment That Puts NWI on the Map

Source: [nfl.com](#)



Chicago Bears Select Hammond for New \$2B Stadium

With \$2 Billion in committed private funding and a framework already passed by the Indiana legislature, the project signals a generational shift in how the country views Northwest Indiana as a destination for investment, employment, and economic activity.

Chicago, IL

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

Total Population

9,441,957

Annual Visitors

52 Million

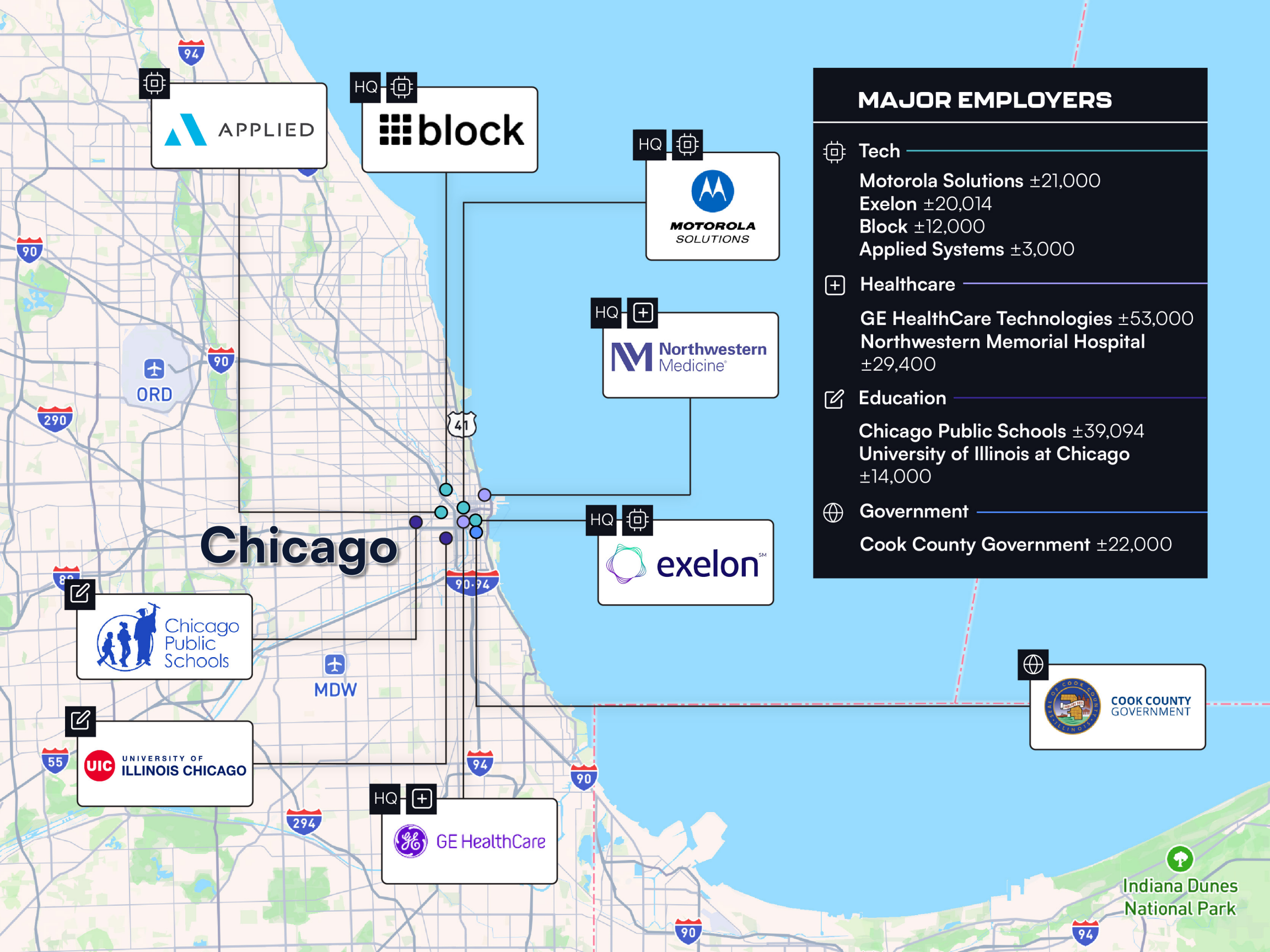
Tourism Economic Impact

\$20.6 Billion





GDP

\$894.9 Billion






MAJOR EMPLOYERS

-  **Tech**
 - Motorola Solutions ±21,000
 - Exelon ±20,014
 - Block ±12,000
 - Applied Systems ±3,000
-  **Healthcare**
 - GE HealthCare Technologies ±53,000
 - Northwestern Memorial Hospital ±29,400
-  **Education**
 - Chicago Public Schools ±39,094
 - University of Illinois at Chicago ±14,000
-  **Government**
 - Cook County Government ±22,000

 **APPLIED**

HQ  **block**

HQ  **MOTOROLA SOLUTIONS**

HQ  **Northwestern Medicine**


HQ  **exelon**

 **Chicago Public Schools**

 **UIC UNIVERSITY OF ILLINOIS CHICAGO**

HQ  **GE HealthCare**

 **COOK COUNTY GOVERNMENT**

 **Indiana Dunes National Park**

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9407-9411 Indianapolis Blvd, Highland, IN 46322** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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HIGHLAND, IN 46322

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