



11376 BROADWAY CROWN POINT, IN 46307

*OFFICE BUILDING FOR LEASE*





**OFFERING SUMMARY**

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	+/- 2,400 SF

**PROPERTY DESCRIPTION**

+/- 2,400 SF medical module, 5-6 exams rooms, procedure room, large doctor's office, private staff, bathrooms and break room. They thought of everything; even sound deadening walls. This is a must see!

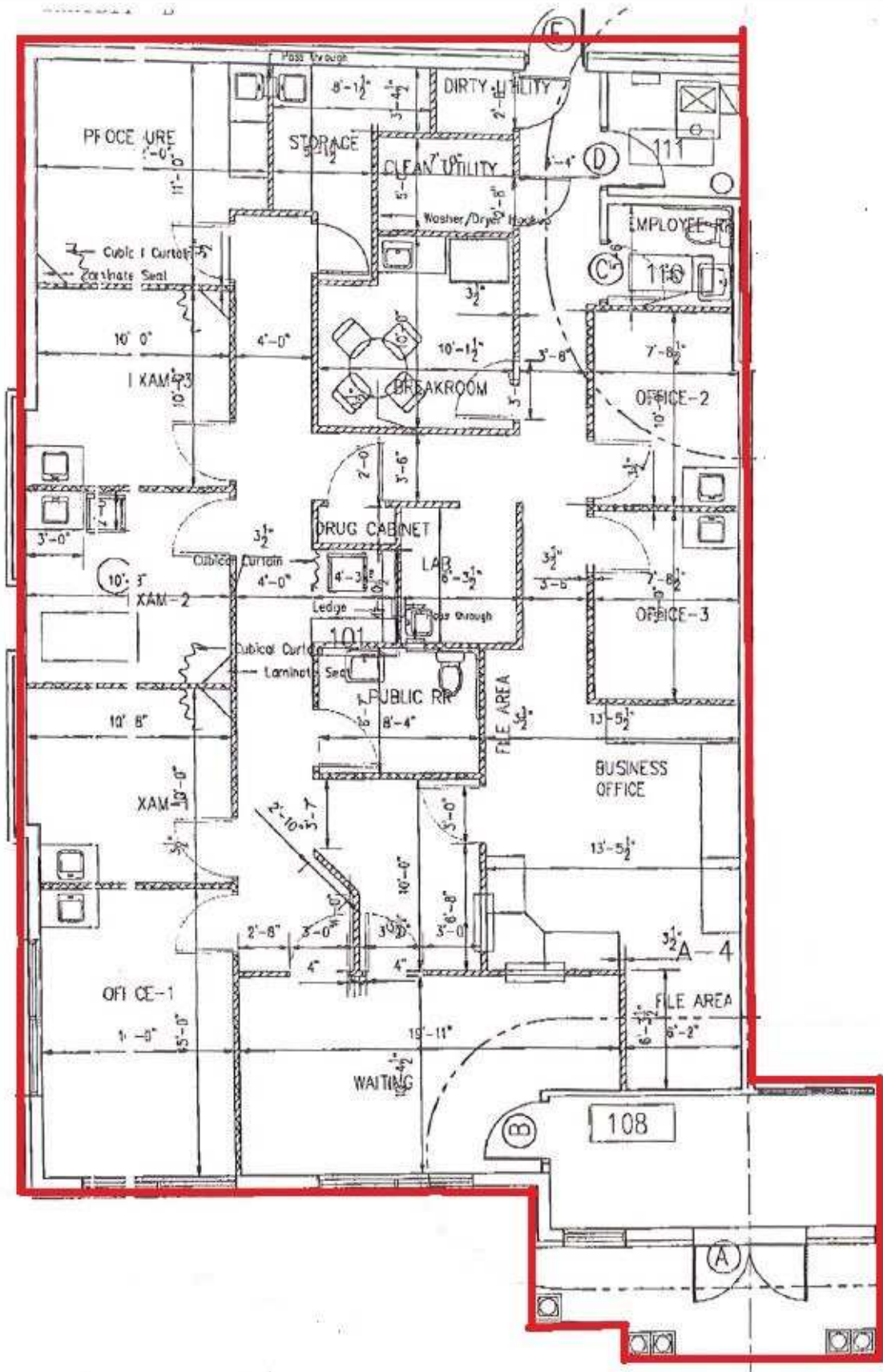
For more information please call Michael Lunn at 219-769-0733 or by email at [mlunn@ccim.net](mailto:mlunn@ccim.net)

**LOCATION DESCRIPTION**

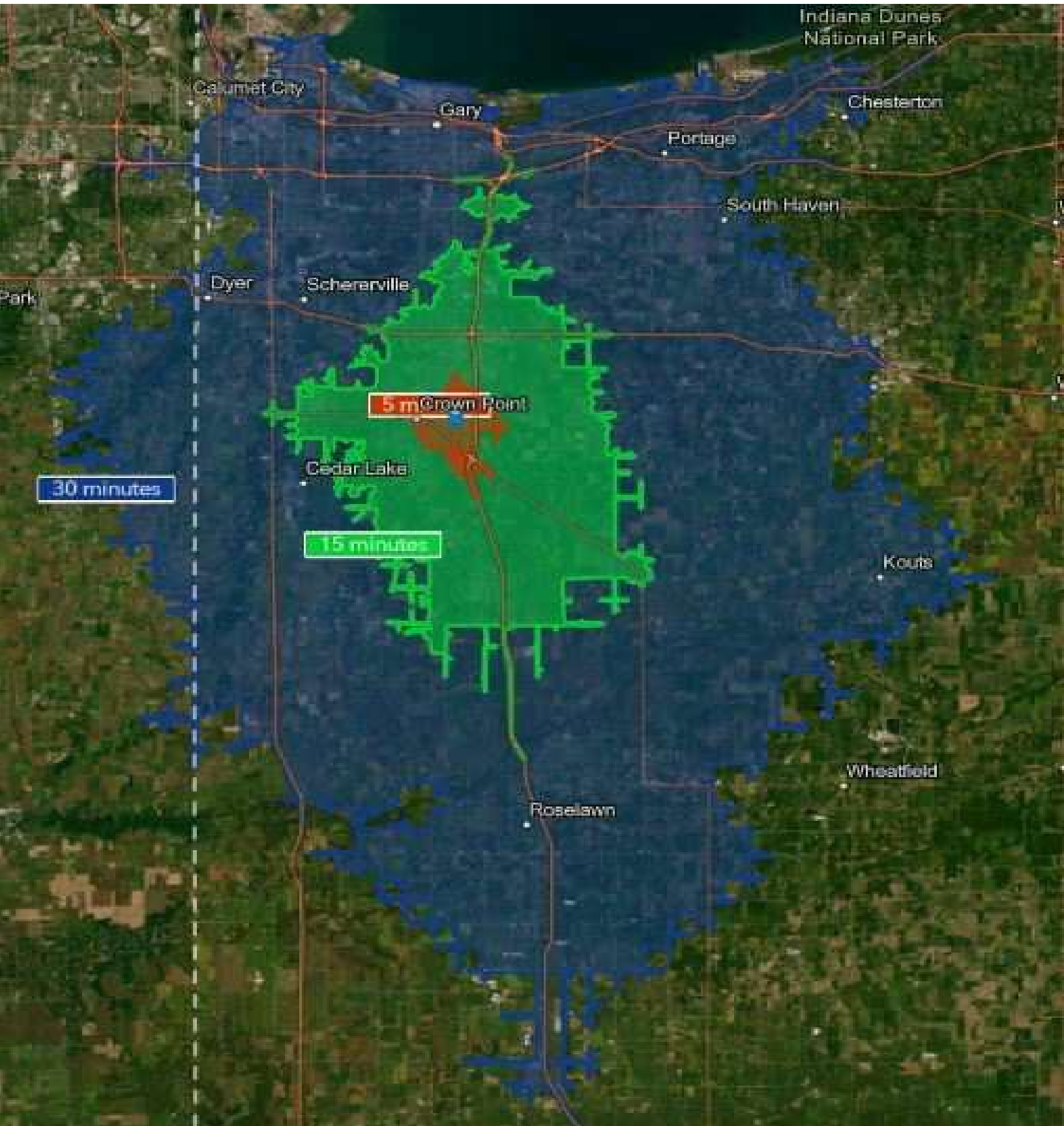
This property is located in the Crown Point Broadway Commercial Corridor. The site is centrally located to both I-65 interchange, and the Historic Downtown Square. Crown Point is a vibrant growing community. Come be a part of it!



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## Executive Summary

Drive time: 5, 15, 30 minute radii

Latitude: 41.41151  
Longitude: -87.33603

	5 minutes	15 minutes	30 minutes
<b>Population</b>			
2010 Population	8,369	83,830	562,692
2020 Population	10,464	95,245	573,519
2024 Population	11,036	99,505	580,261
2029 Population	11,027	102,353	581,882
2010-2020 Annual Rate	2.26%	1.28%	0.19%
2020-2024 Annual Rate	1.26%	1.03%	0.28%
2024-2029 Annual Rate	-0.02%	0.57%	0.06%
2020 Male Population	48.3%	48.6%	48.5%
2020 Female Population	51.7%	51.4%	51.5%
2020 Median Age	40.1	40.2	39.9
2024 Male Population	49.6%	49.5%	49.3%
2024 Female Population	50.4%	50.5%	50.7%
2024 Median Age	40.7	40.9	40.4

In the identified area, the current year population is 580,261. In 2020, the Census count in the area was 573,519. The rate of change since 2020 was 0.28% annually. The five-year projection for the population in the area is 581,882 representing a change of 0.06% annually from 2024 to 2029. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 40.4, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	78.0%	65.1%	60.1%
2024 Black Alone	4.4%	18.6%	21.8%
2024 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2024 Asian Alone	4.2%	2.2%	1.4%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.3%	4.1%	6.2%
2024 Two or More Races	9.7%	9.5%	10.0%
2024 Hispanic Origin (Any Race)	12.7%	13.8%	17.3%

Persons of Hispanic origin represent 17.3% 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 69.8 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	94	93	85
2010 Households	3,378	31,659	212,899
2020 Households	4,078	36,410	223,458
2024 Households	4,344	38,205	228,574
2029 Households	4,412	40,008	233,528
2010-2020 Annual Rate	1.90%	1.41%	0.49%
2020-2024 Annual Rate	1.50%	1.14%	0.53%
2024-2029 Annual Rate	0.31%	0.93%	0.43%
2024 Average Household Size	2.51	2.55	2.52

The household count in this area has changed from 223,458 in 2020 to 228,574 in the current year, a change of 0.53% annually. The five-year projection of households is 233,528, a change of 0.43% annually from the current year total. Average household size is currently 2.52, compared to 2.54 in the year 2020. The number of families in the current year is 150,176 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.



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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	19.6%	21.6%	21.6%
<b>Median Household Income</b>			
2024 Median Household Income	\$92,620	\$85,818	\$74,931
2029 Median Household Income	\$103,537	\$99,598	\$85,557
2024-2029 Annual Rate	2.25%	3.02%	2.69%
<b>Average Household Income</b>			
2024 Average Household Income	\$109,748	\$105,931	\$96,192
2029 Average Household Income	\$126,075	\$122,268	\$111,219
2024-2029 Annual Rate	2.81%	2.91%	2.95%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$43,934	\$40,963	\$37,947
2029 Per Capita Income	\$51,270	\$48,109	\$44,694
2024-2029 Annual Rate	3.14%	3.27%	3.33%
<b>GINI Index</b>			
2024 Gini Index	32.1	36.4	39.4

### Households by Income

Current median household income is \$74,931 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$85,557 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$96,192 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$111,219 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$37,947 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$44,694 in five years, compared to \$51,203 for all U.S. households.

### Housing

2024 Housing Affordability Index	123	112	112
2010 Total Housing Units	3,615	33,851	233,818
2010 Owner Occupied Housing Units	2,555	23,701	154,266
2010 Renter Occupied Housing Units	824	7,958	58,633
2010 Vacant Housing Units	237	2,192	20,919
2020 Total Housing Units	4,279	38,478	243,804
2020 Owner Occupied Housing Units	3,216	27,573	161,551
2020 Renter Occupied Housing Units	862	8,837	61,907
2020 Vacant Housing Units	183	2,114	20,351
2024 Total Housing Units	4,546	40,399	249,414
2024 Owner Occupied Housing Units	3,558	29,946	170,350
2024 Renter Occupied Housing Units	786	8,259	58,224
2024 Vacant Housing Units	202	2,194	20,840
2029 Total Housing Units	4,607	42,030	254,588
2029 Owner Occupied Housing Units	3,694	31,948	178,069
2029 Renter Occupied Housing Units	718	8,060	55,459
2029 Vacant Housing Units	195	2,022	21,060

### Socioeconomic Status Index

2024 Socioeconomic Status Index	58.4	52.7	48.7
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Currently, 68.3% of the 249,414 housing units in the area are owner occupied; 23.3% are 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 243,804 housing units in the area and 8.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.54%. Median home value in the area is \$258,756, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.84% annually to \$312,412.

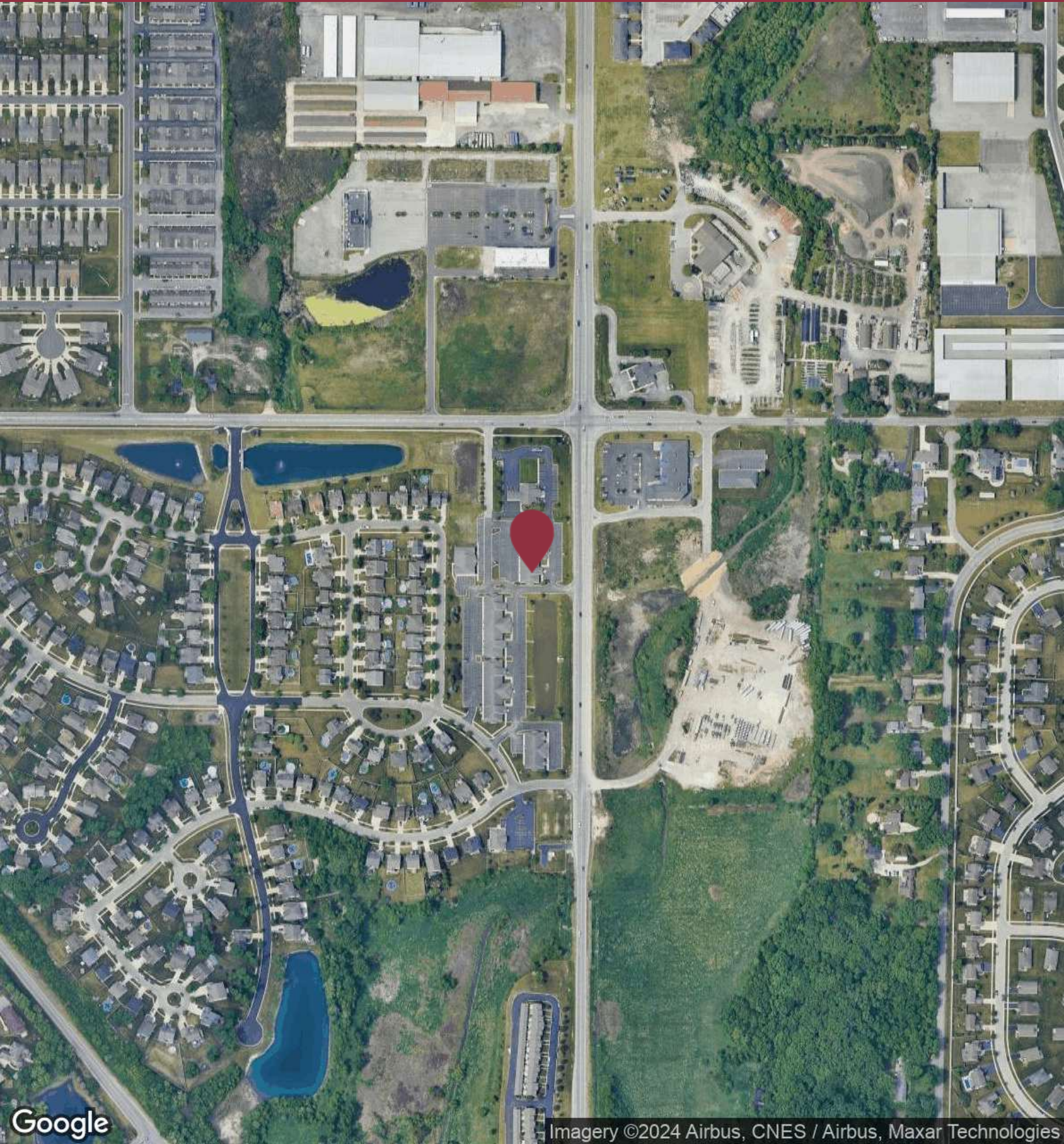
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