

I333 W SR 2 OUTLOT



PROPERTY HIGHLIGHTS

- Outlot available for lease, purchase or build-to-suit opportunity with frontage on State Highway 2 in resurgent West side of LaPorte
- Ideal for a fast food concept or other drive-thru business
- Anchored by Kabelin Ace Hardware
- Adjacent to new proposed med-tail development (West Gate Place)
- Situated less than 1 mile from Northwest Health Hospital, and across from the redeveloped Maple Lane Mall anchored by Rural King and Planet Fitness, Advance Auto, Walgreens and a new Urgent Care Clinic
- Robust volume of traffic at 14,500 vehicles per day along Lincolnway

SALE PRICE	\$220,000
LEASE RATE	NEGOTIABLE
Lot Size:	0.379 Acres





W STATE ROAD 2, LA PORTE, IN 46350

SALE/LEASE

LAND

Sale Price **\$220,000**

Lease Rate **NEGOTIABLE**

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail-Pad
Zoning	Commercial / B2
Lot Size	0.379 Acres
Traffic Count	14,500 AADT
Gas	NIPSCO
Water	City
Sewer	City

LOCATION INFORMATION

Street Address	W State Road 2
City, State, Zip	La Porte, IN 46350
County	La Porte



Rendering of Westgate Place Development adjacent to outlot

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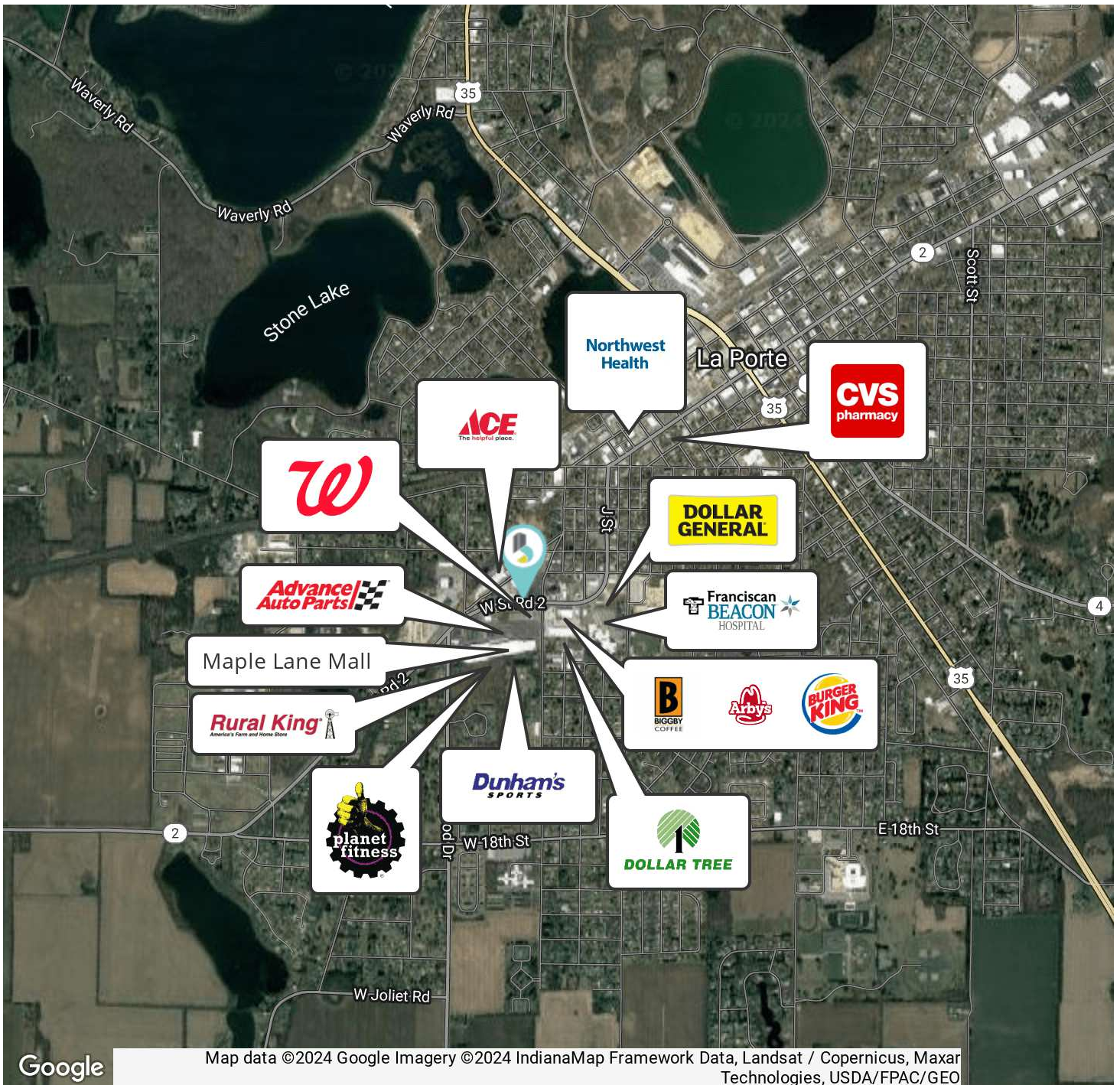
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Google

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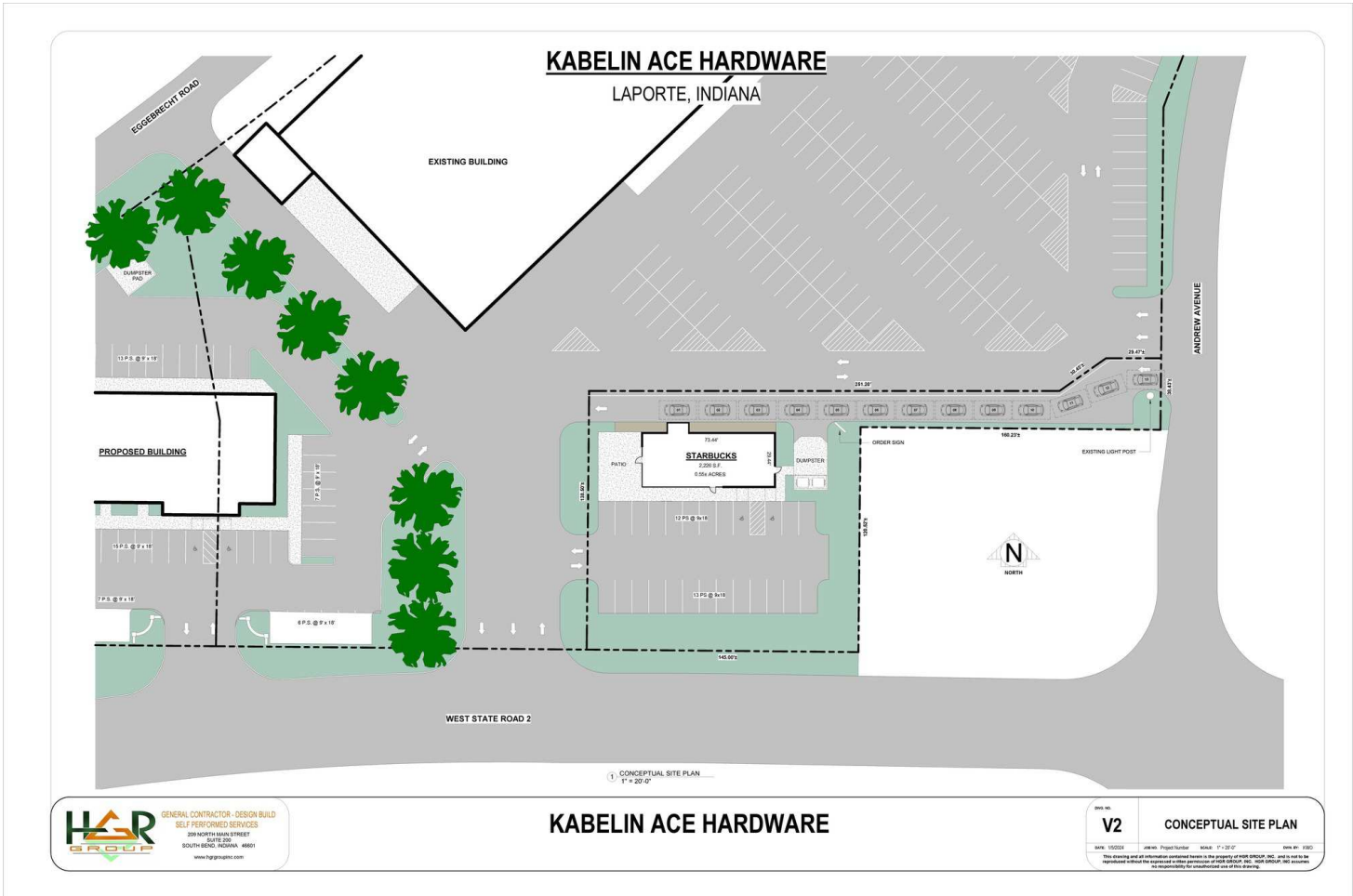


POTENTIAL QSR DRIVE-THRU LAYOUT

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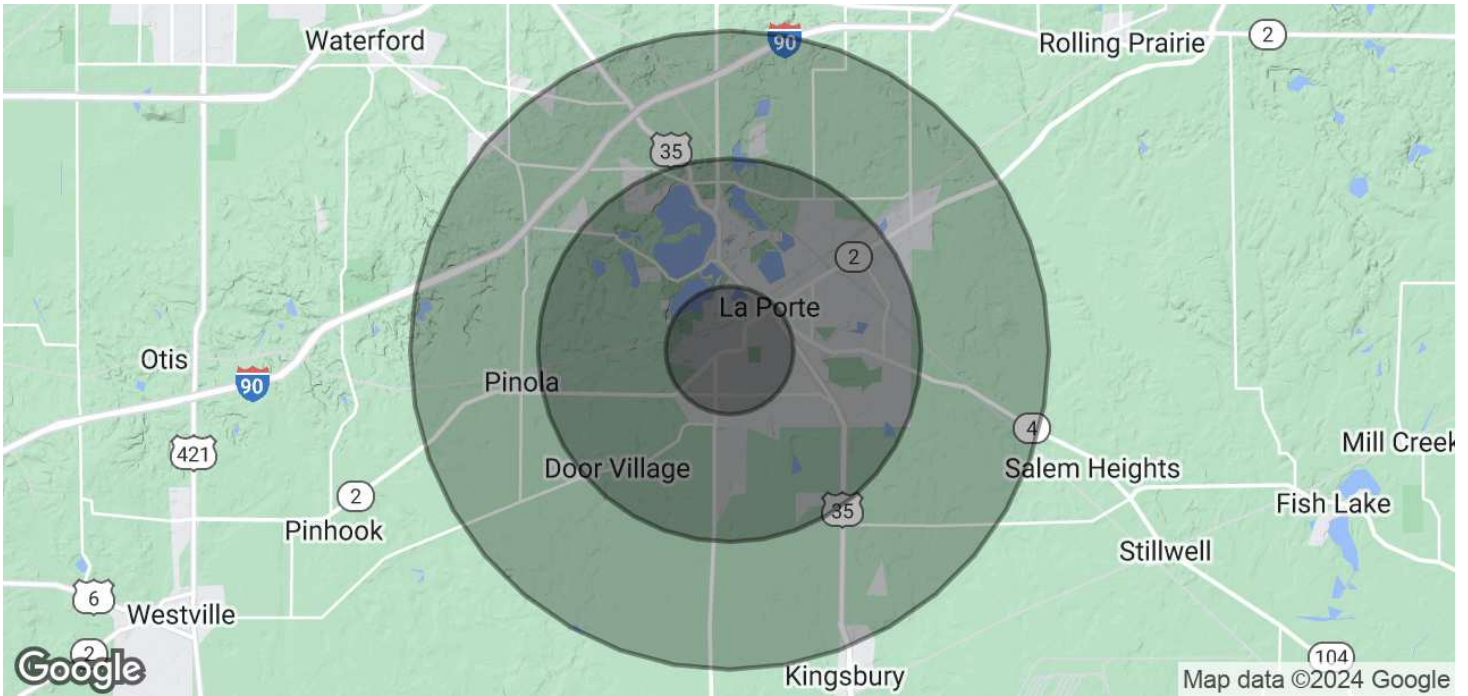
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,969	22,598	31,442
Average Age	37.3	39.9	41.1
Average Age (Male)	33.7	36.9	38.5
Average Age (Female)	40.1	42.1	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,458	10,806	14,638
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$46,193	\$53,194	\$61,128
Average House Value	\$108,095	\$130,973	\$147,387

2020 American Community Survey (ACS)

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