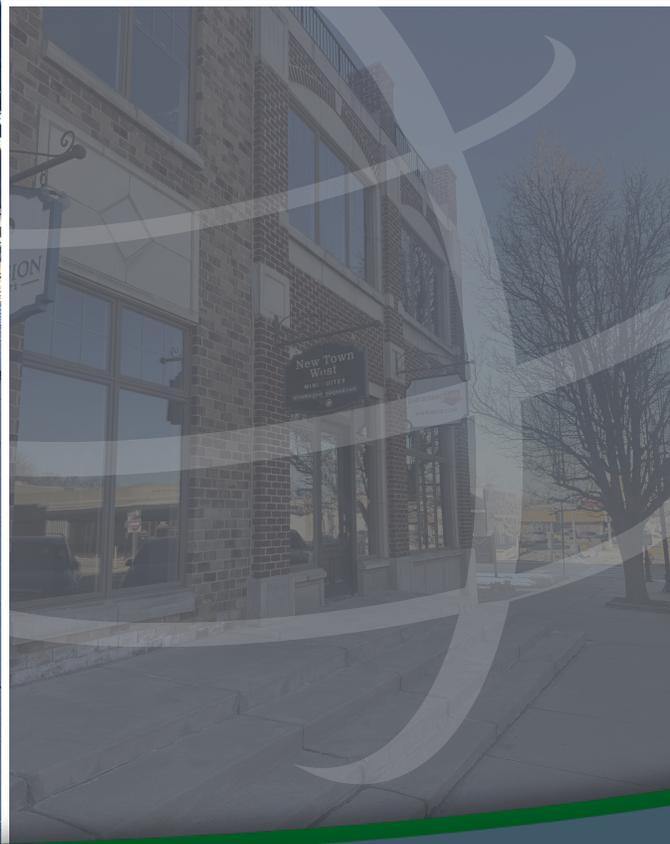
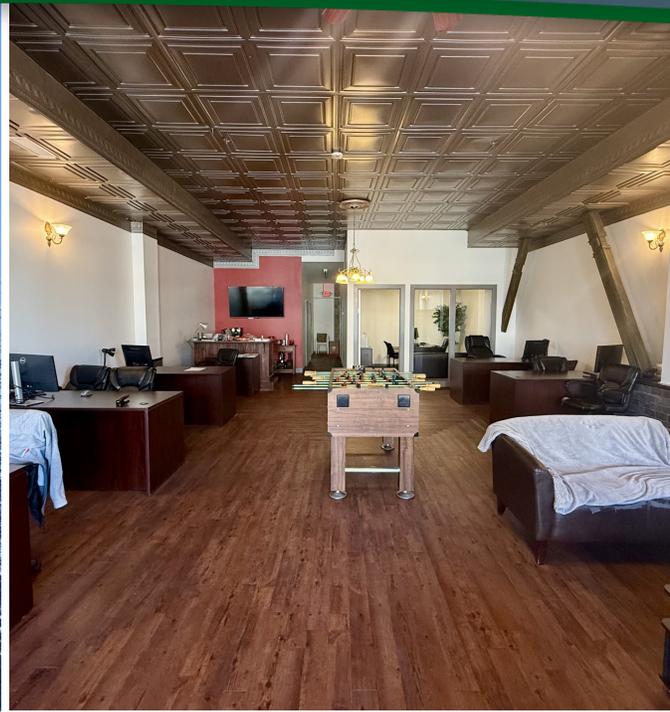


125 NORTH MAIN STREET, CROWN POINT, IN 46307



For more information, please contact:

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LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

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125 N MAIN ST

125 North Main Street, Crown Point, IN 46307



PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Introducing 125 North Main Street, a premier commercial property available for lease in Crown Point, IN. This meticulously maintained space features an ideal location, boasting high visibility and easy access for clients and customers. With a modern design and versatile layout, this property offers an exceptional opportunity for businesses seeking a professional and welcoming environment. The expansive windows flood the interior with natural light, accentuating the spacious and inviting atmosphere. Whether you're establishing a new venture or expanding an existing one, this property provides the perfect canvas for success. Elevate your business presence at 125 North Main Street.

LOCATION DESCRIPTION

Discover the vibrant surroundings of 125 N Main St in Crown Point, IN. This bustling area is home to a variety of amenities, including popular dining options such as Square Roots, Radius, and Tavern on Main. For outdoor enthusiasts, the property is in close proximity to the beautiful Lake County Fairgrounds and Bulldog Park, providing ample opportunities for relaxation and recreation. Additionally, the area boasts convenient access to banks, pharmacies, and grocery stores, making everyday errands a breeze. With its dynamic blend of dining, entertainment, and essential services, the surrounding neighborhood offers a perfect balance of work and leisure, catering to the needs of any modern office or office building tenant.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,850 SF

Lease Rate: \$19.00 SF/yr (NNN)

Lot Size: 0.27 Acres

Building Size: 1850 SF

PROPERTY HIGHLIGHTS

- - Prime location in Crown Point, IN
- - High visibility and accessibility for clients and customers
- - Expansive windows for abundant natural light
- - Professional and welcoming environment for businesses
- - Spacious interior with a comfortable atmosphere, including a fireplace
- - NNN expenses are \$7/SF



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LEASE SPACES



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1,850 SF Lease Rate: \$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
125 N Main St	Available	1,850 SF	NNN	\$19.00 SF/yr	A wide-open space with two individual offices, a kitchenette, and a restroom

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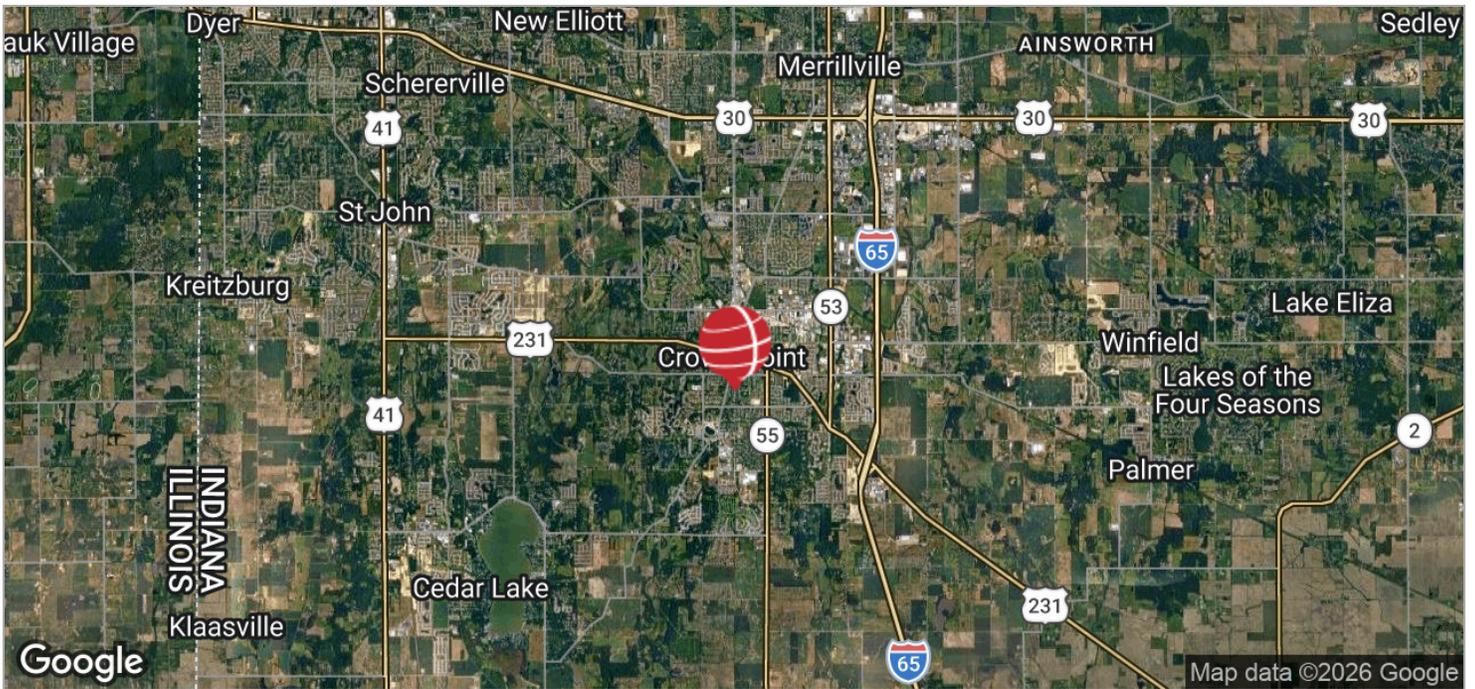
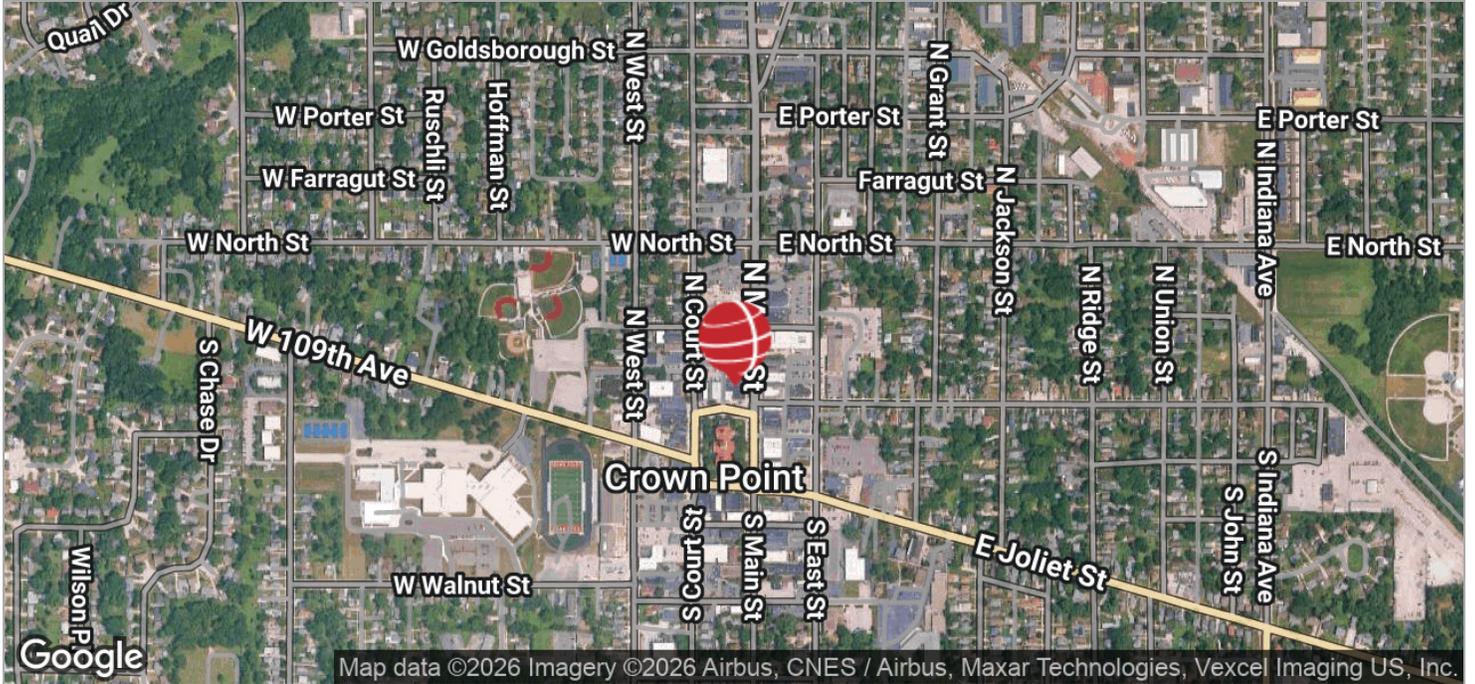
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LOCATION MAPS



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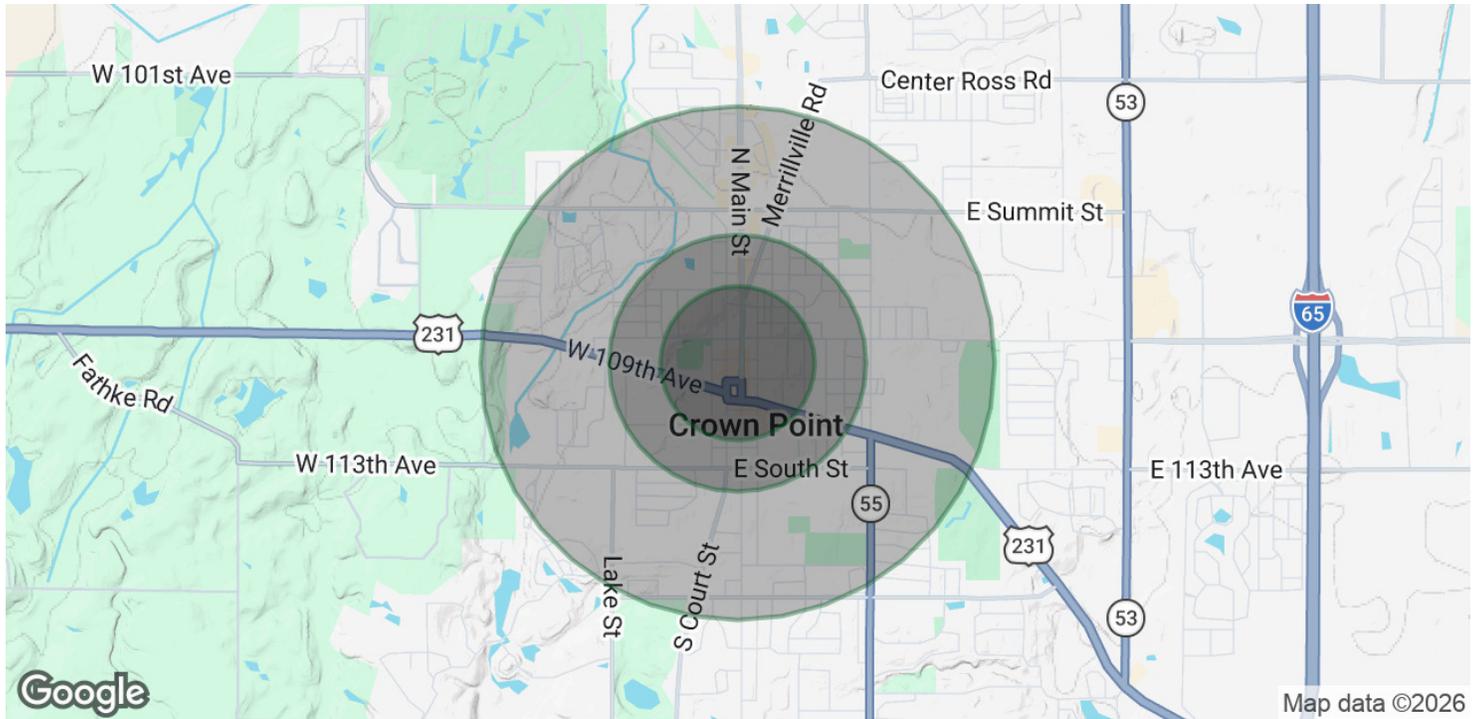
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	839	3,251	9,652
Average Age	41	41	42
Average Age (Male)	39	39	40
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	364	1,397	3,975
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$87,449	\$90,232	\$100,993
Average House Value	\$238,960	\$249,553	\$292,382

Demographics data derived from AlphaMap

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