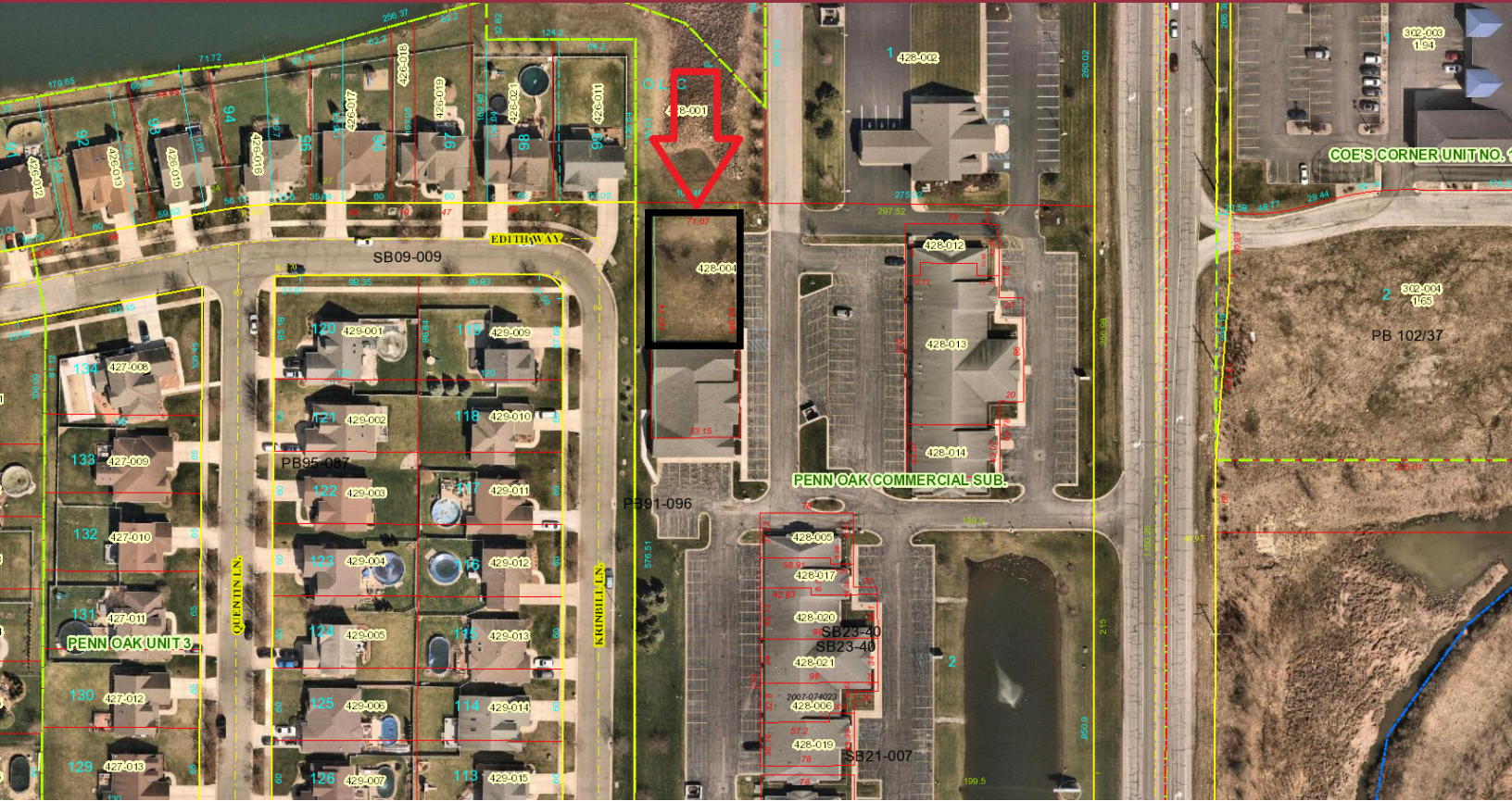




APPROXIMATELY 11362 BROADWAY AVENUE CROWN POINT, IN 46307

OFFICE BUILDING FOR LEASE





OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	+/-1,500 to 5,500 SF
Lot Size:	+/- 0.15 Acres

PROPERTY DESCRIPTION

Rare, last remaining fully improved Pad site, in the Chessington Pointe Office Park. Zoned for office use, and maintained by the POA. This site is ready for construction of a +/- 1,500 to 5,500 SF office building.

Seller is available to complete a custom Build to Suit lease of the premises.

Estimated Rental Rate is \$24.00/NNN and estimated NNN expenses are \$4.00 PSF once stabilized.

Land is also available For Sale for \$349,900.

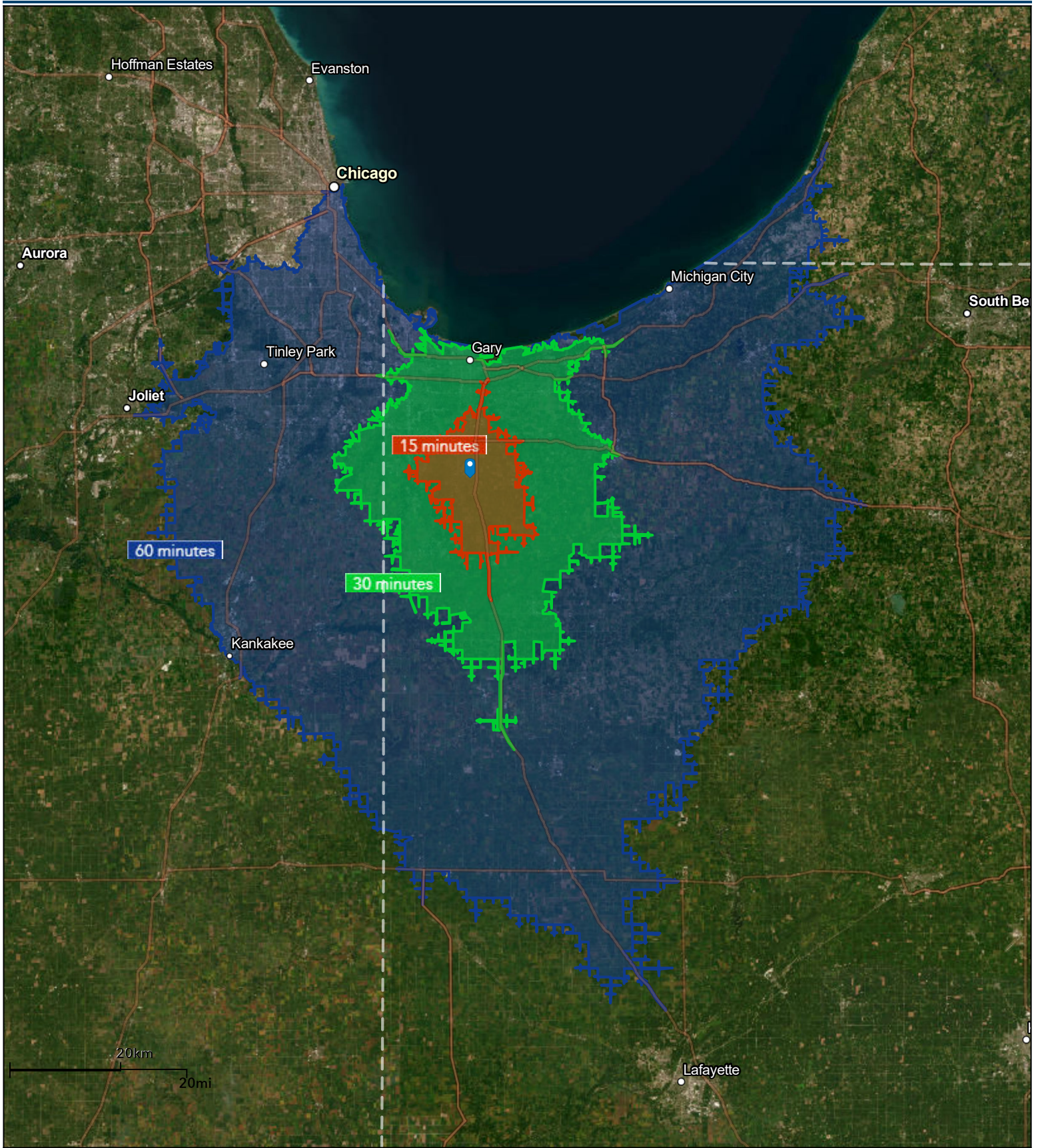
Call Michael Lunn for more details at 219-769-0733

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!



MICHAEL LUNN, CCIM, SIOR
 219.769.0733
 mlunn@ccim.net





Executive Summary

11364 Broadway
11364 Broadway, Crown Point, Indiana, 46307
Drive Time: 15, 30, 60 minute radii

Prepared by: Michael Lunn, CCIM, SIOR
Latitude: 41.41199
Longitude: -87.33691

	15 minutes	30 minutes	60 minutes
Population			
2010 Population	81,223	519,986	2,823,698
2020 Population	92,903	532,499	2,813,403
2022 Population	95,040	534,630	2,805,211
2027 Population	97,328	536,691	2,765,184
2010-2020 Annual Rate	1.35%	0.24%	-0.04%
2020-2022 Annual Rate	1.02%	0.18%	-0.13%
2022-2027 Annual Rate	0.48%	0.08%	-0.29%
2022 Male Population	49.0%	48.6%	47.9%
2022 Female Population	51.0%	51.4%	52.1%
2022 Median Age	40.6	40.4	38.8

In the identified area, the current year population is 2,805,211. In 2020, the Census count in the area was 2,813,403. The rate of change since 2020 was -0.13% annually. The five-year projection for the population in the area is 2,765,184 representing a change of -0.29% annually from 2022 to 2027. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 38.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	66.0%	62.1%	43.7%
2022 Black Alone	18.4%	21.6%	35.2%
2022 American Indian/Alaska Native Alone	0.4%	0.5%	0.7%
2022 Asian Alone	2.1%	1.4%	3.1%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	3.8%	4.9%	8.6%
2022 Two or More Races	9.2%	9.4%	8.7%
2022 Hispanic Origin (Any Race)	13.1%	14.7%	18.2%

Persons of Hispanic origin represent 18.2% of the population in the identified area compared to 19.0% 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 76.8 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	93	84	80
2010 Households	30,845	196,697	1,043,802
2020 Households	35,713	207,875	1,091,571
2022 Households	36,472	209,353	1,093,334
2027 Households	37,563	211,559	1,085,723
2010-2020 Annual Rate	1.48%	0.55%	0.45%
2020-2022 Annual Rate	0.94%	0.32%	0.07%
2022-2027 Annual Rate	0.59%	0.21%	-0.14%
2022 Average Household Size	2.55	2.52	2.53

The household count in this area has changed from 1,091,571 in 2020 to 1,093,334 in the current year, a change of 0.07% annually. The five-year projection of households is 1,085,723, a change of -0.14% annually from the current year total. Average household size is currently 2.53, compared to 2.54 in the year 2020. The number of families in the current year is 706,616 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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

11364 Broadway
 11364 Broadway, Crown Point, Indiana, 46307
 Drive Time: 15, 30, 60 minute radii

Prepared by: Michael Lunn, CCIM, SIOR
 Latitude: 41.41199
 Longitude: -87.33691

	15 minutes	30 minutes	60 minutes
Mortgage Income			
2022 Percent of Income for Mortgage	15.8%	16.6%	18.8%
Median Household Income			
2022 Median Household Income	\$79,073	\$67,999	\$63,399
2027 Median Household Income	\$97,870	\$82,585	\$77,295
2022-2027 Annual Rate	4.36%	3.96%	4.04%
Average Household Income			
2022 Average Household Income	\$101,158	\$91,572	\$89,664
2027 Average Household Income	\$119,530	\$107,747	\$105,708
2022-2027 Annual Rate	3.39%	3.31%	3.35%
Per Capita Income			
2022 Per Capita Income	\$38,953	\$35,942	\$35,000
2027 Per Capita Income	\$46,258	\$42,560	\$41,569
2022-2027 Annual Rate	3.50%	3.44%	3.50%

Households by Income

Current median household income is \$63,399 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$77,295 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$89,664 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$105,708 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$35,000 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$41,569 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	147	138	111
2010 Total Housing Units	32,831	215,361	1,170,404
2010 Owner Occupied Housing Units	22,881	144,108	675,370
2010 Renter Occupied Housing Units	7,964	52,588	368,432
2010 Vacant Housing Units	1,986	18,664	126,602
2020 Total Housing Units	37,559	226,589	1,204,991
2020 Vacant Housing Units	1,846	18,714	113,420
2022 Total Housing Units	38,404	228,678	1,210,792
2022 Owner Occupied Housing Units	27,754	155,729	700,632
2022 Renter Occupied Housing Units	8,718	53,624	392,703
2022 Vacant Housing Units	1,932	19,325	117,458
2027 Total Housing Units	39,273	231,698	1,216,368
2027 Owner Occupied Housing Units	29,112	159,686	708,423
2027 Renter Occupied Housing Units	8,451	51,874	377,300
2027 Vacant Housing Units	1,710	20,139	130,645

Currently, 57.9% of the 1,210,792 housing units in the area are owner occupied; 32.4%, renter occupied; and 9.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 1,204,991 housing units in the area and 9.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.21%. Median home value in the area is \$225,863, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.33% annually to \$266,045.

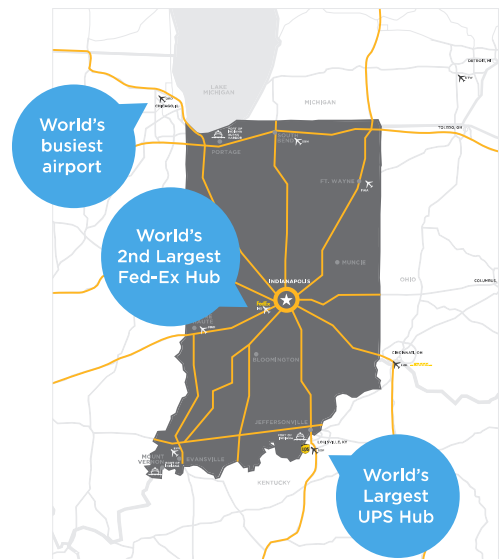
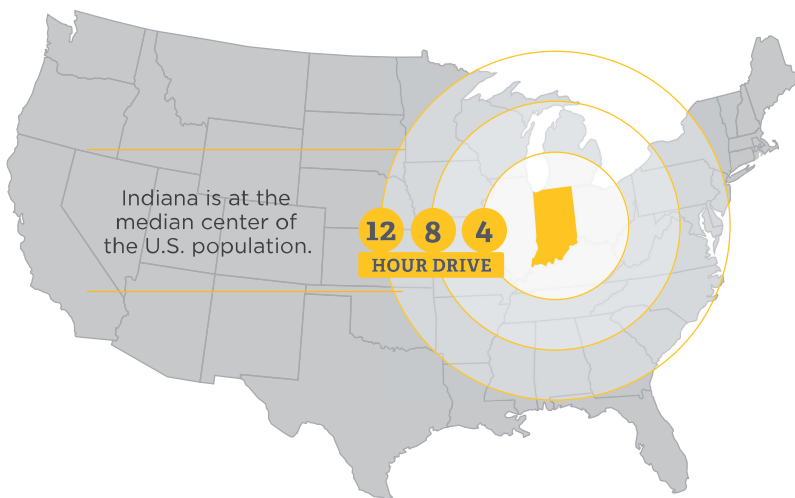
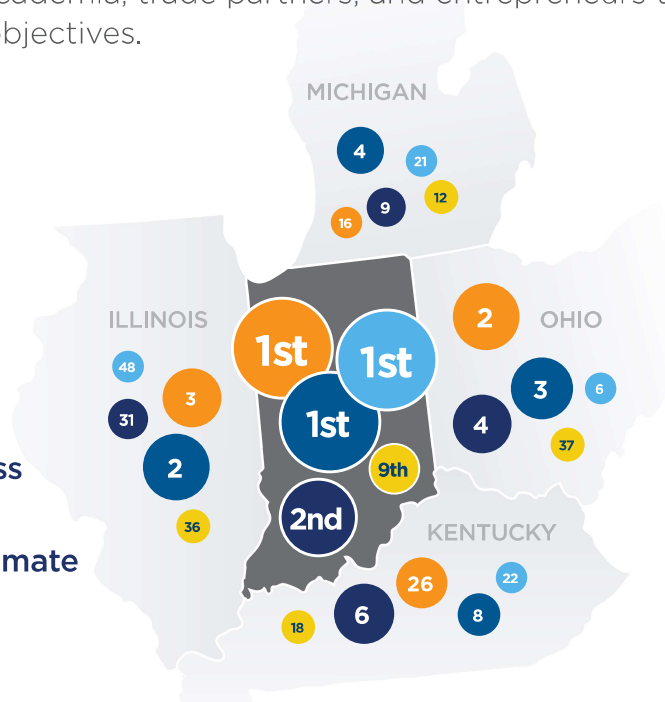
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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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

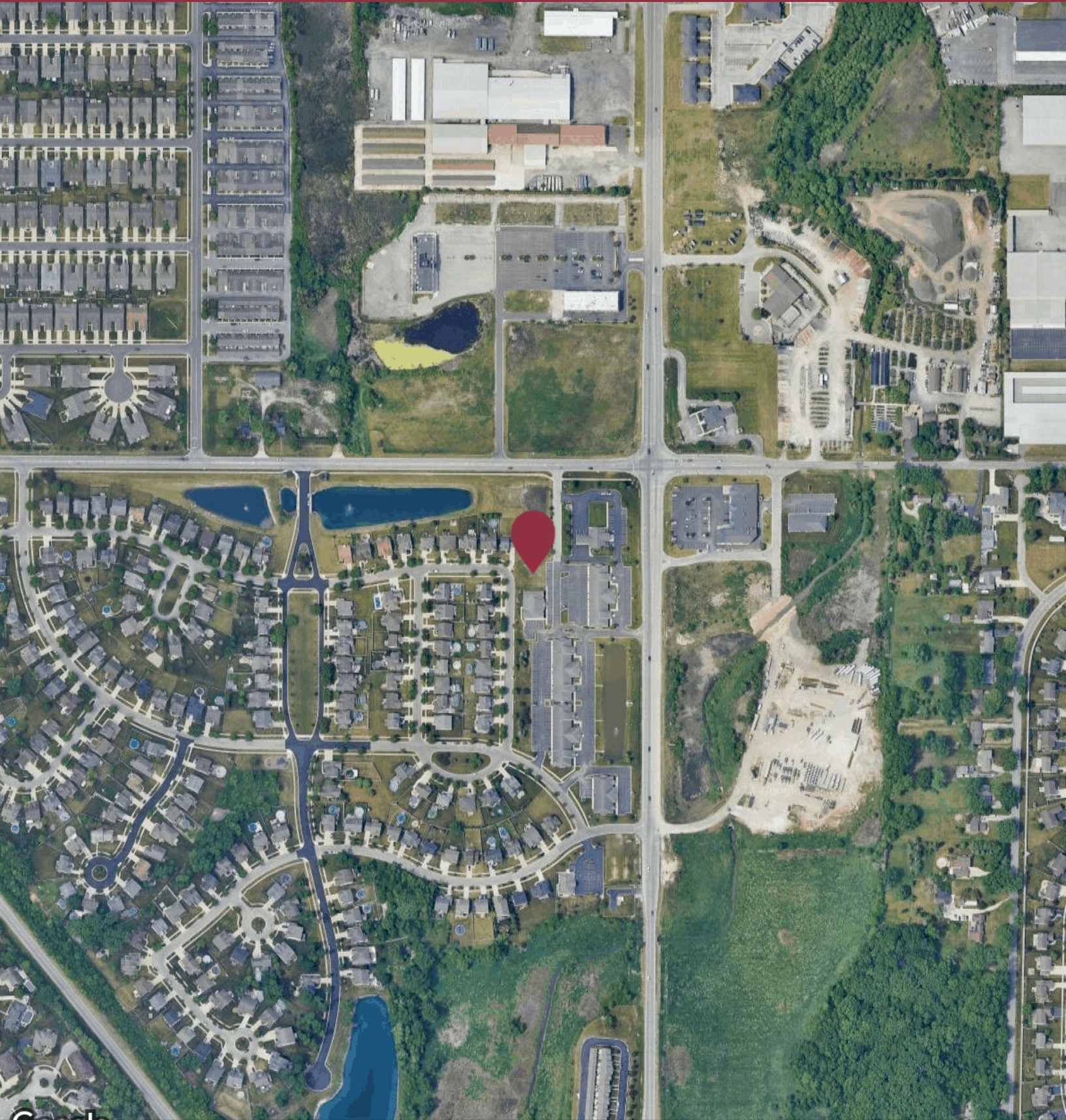
Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

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



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