



10685
Randolph St

*10685 Randolph St.
Crown Point, IN 46307*

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PROPERTY INFO:

■ **PURCHASE PRICE:**
\$1,755,000.00

■ **PROPERTY ADDRESS:**
10685 RANDOLPH ST.
CROWN POINT, IN
46307

■ **YEAR BUILT:**
2003

■ **PROPERTY SIZE**
4,505 SQ. FT.

■ **LAND SIZE**
1.08 ACRES

**10685
RANDOLPH ST**

PROPERTY OVERVIEW

Turn-key restaurant investment property for sale in Winfield, IN! Located in Doubletree Plaza, this 4,505 SF building is leased to an established operator and includes a liquor license. This is a stabilized asset in a fast-growing market with strong residential and commercial appreciation.

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10685 Randolph St., Crown Point, IN, 46307

DETAILED PROPERTY DESCRIPTION



Turn-Key Restaurant Investment Offering - Winfield

10685 Randolph St. | 4,505 SF | Doubletree Plaza | Crown Point, IN 46307

A stabilized, income-producing restaurant property located in Doubletree Plaza—one of Winfield’s most active commercial corridors. The 4,505 SF building is leased to a long-standing restaurant operator and includes a liquor license, offering long-term value and stable returns.

The property features recent upgrades including a new patio, roof, windows, and doors, along with a large on-site shed for additional storage or operational use. With minimal landlord responsibilities and a double net lease, this asset delivers reliable in-place income and future upside.

Lease & Financial Overview

- Sales Price: \$1,755,000
- Annual Base Rent: \$127,345
- Cap Rate: 6.0%
- Building Size: 4,505 SF
- Annual Rent Escalation: 2%
- Lease Type: Double Net (tenant pays insurance, maintenance, and utilities)
- Landlord Pays: Property taxes (\$20,998 annually)

Net Operating Income (NOI)

- Gross Annual Rent: \$127,345
- Less Property Taxes: (\$20,998)
- Net Operating Income: \$105,347

Recent Improvements

- New outdoor patio installed
- New roof, windows, and doors — providing peace of mind and reduced maintenance for years to come

Market Highlights

The Crown Point/Winfield area has seen rapid growth fueled by strong residential development, a pro-business climate, and proximity to Chicago. Thousands of new homes have been built within a 3-mile radius, and both towns continue to attract new commercial activity. Winfield ranks among Indiana’s fastest-growing towns, while Crown Point has experienced a population increase of over 15% in the past decade. Demand for quality commercial, retail, and restaurant space remains strong, with well-known local restaurants continuing

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DETAILED PROPERTY DESCRIPTION



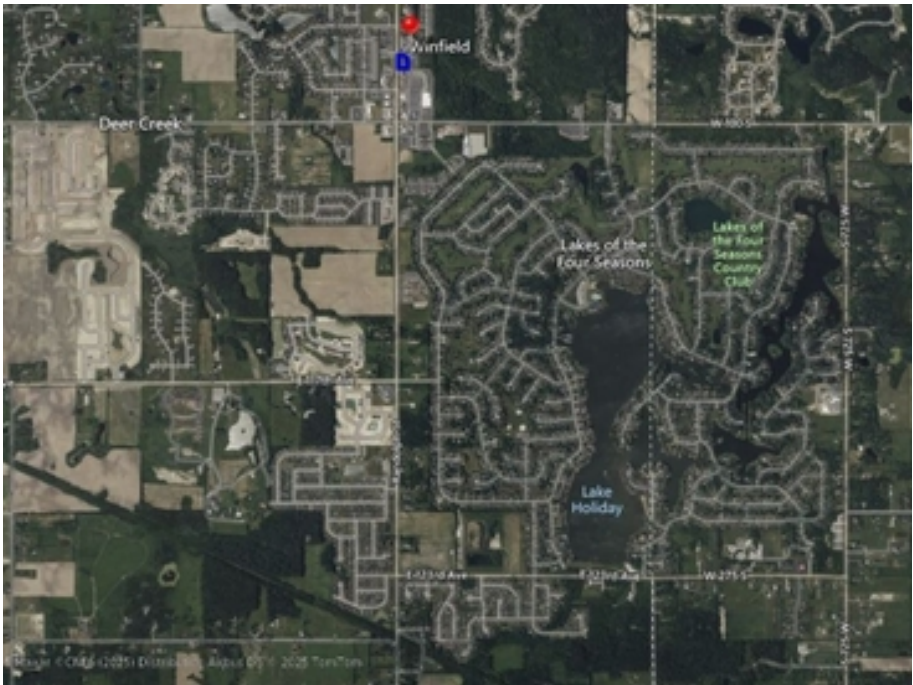
to thrive—supporting long-term appreciation and sustained investor interest.

Tenant Strength

The current tenant is an established operator with a loyal customer base and a proven track record of consistent performance, further reinforcing the strength and stability of this investment.

Note: Building is for sale, restaurant is not.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

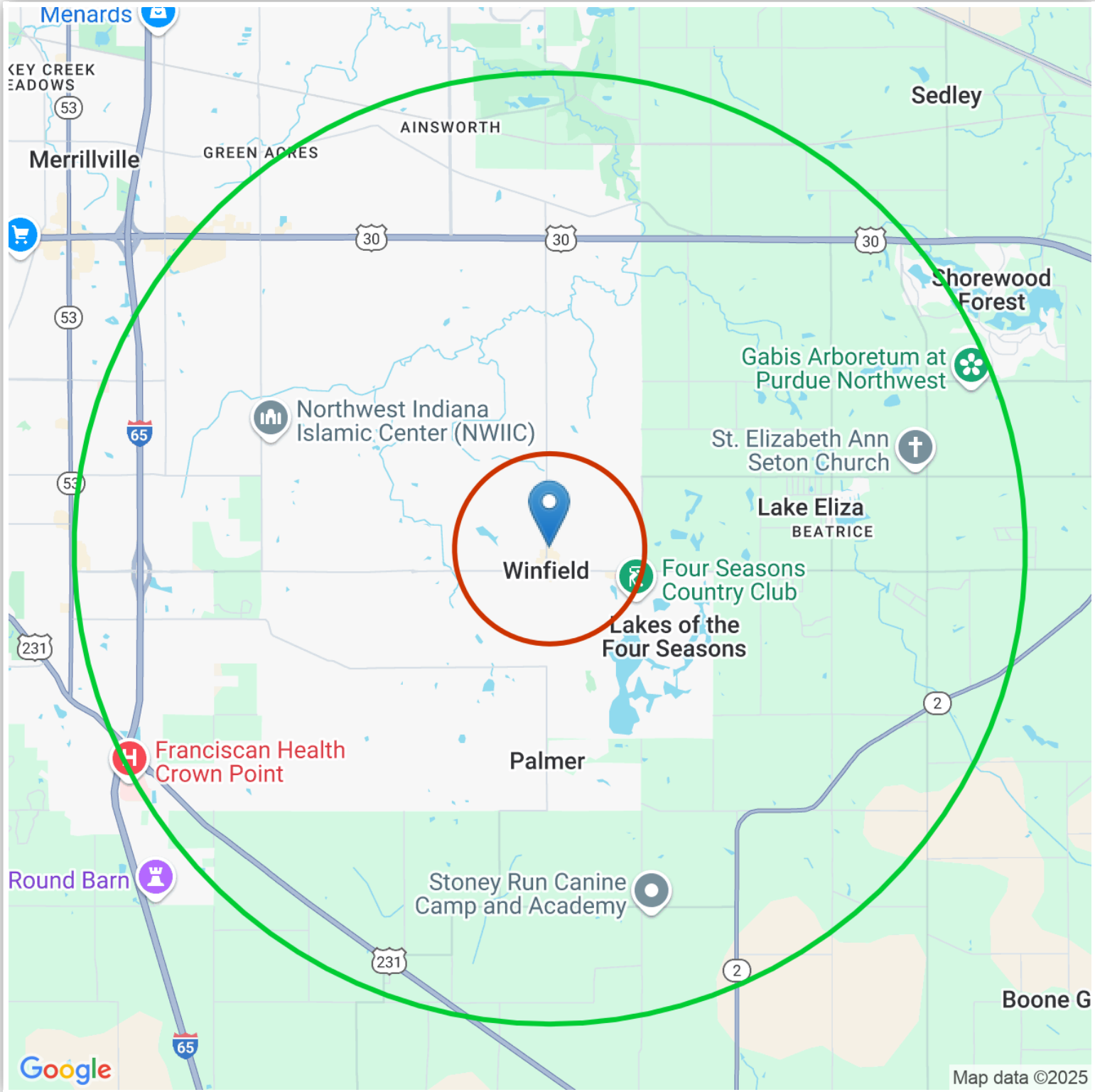


PROPERTY PHOTOS



PROPERTY PHOTOS





KEY FACTS

5,327
Population

40.2 Median Age



2.89
Average Household Size

1,827
Total Households

EDUCATION



5.41%
No High School Diploma



15.34%
High School Graduate



17.64%
Some College

27.94%
Bachelor's/ Grad

BUSINESS



175
Total Businesses



1,789
Total Employees

EMPLOYMENT

551
Retail Trade Employees

29
Manufacturing Employees

209
Finance/Ins/Real Estate Emp

235
Eating & Drinking Employees

3% Unemployment Rate

INCOME



\$131,463
Median Household Income



\$52,358
Per Capita Income



\$648,062
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (28.11%) ■
The smallest group : \$15,000 - \$24,999 (0.65%) ■

Indicator	Value(%)	
< \$15,000	5.09	■
\$15,000 - \$24,999	0.65	■
\$25,000 - \$34,999	1.08	■
\$35,000 - \$49,999	4.93	■
\$50,000 - \$74,999	8.56	■
\$75,000 - \$99,999	7.96	■
\$100,000 - \$149,999	28.11	■
\$150,000 - \$199,999	27.25	■
\$200,000+	16.36	■



KEY FACTS

33,630
Population

41.8 Median Age

2.67
Average Household Size

11,399
Total Households

EDUCATION

3.28%
No High School Diploma

15.44%
High School Graduate

21.06%
Some College

21.15%
Bachelor's/ Grad

BUSINESS

1,202
Total Businesses

14,444
Total Employees

EMPLOYMENT

5,829
Retail Trade Employees

1,872
Eating & Drinking Employees

589
Finance/Ins/Real Estate Emp

4.1% Unemployment Rate

INCOME

\$115,325
Median Household Income

\$50,357
Per Capita Income

\$584,744
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (25.88%) ■
The smallest group : < \$15,000 (2.49%) ■

Indicator	Value(%)	
< \$15,000	2.49	■
\$15,000 - \$24,999	2.53	■
\$25,000 - \$34,999	3.92	■
\$35,000 - \$49,999	6.1	■
\$50,000 - \$74,999	10.64	■
\$75,000 - \$99,999	13.19	■
\$100,000 - \$149,999	25.88	■
\$150,000 - \$199,999	21.05	■
\$200,000+	14.2	■



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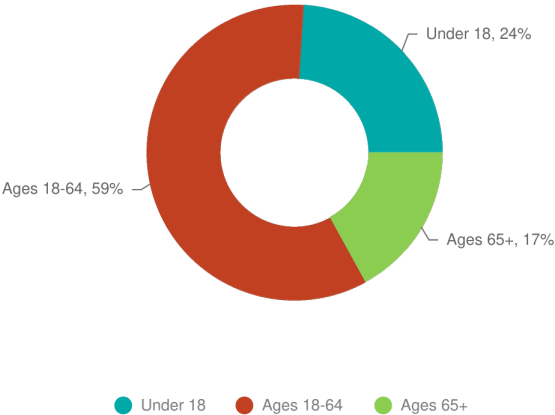


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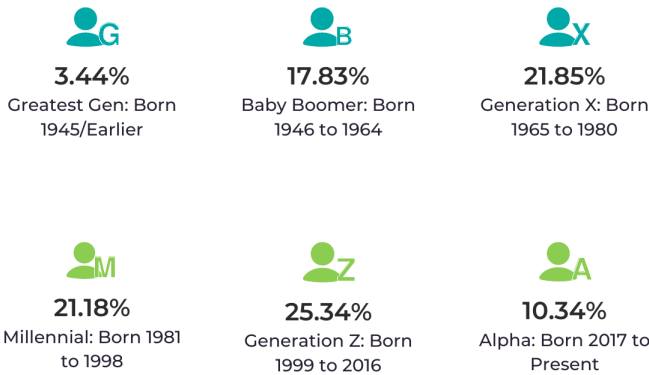
POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

5,327 Population	1,846 Households	40.2 Median Age
2.89 Avg Size Household	\$131,463 Median Household Income	\$367,570 Median Home Value
140 Wealth Index	131 Housing Affordability	57.7 Diversity Index

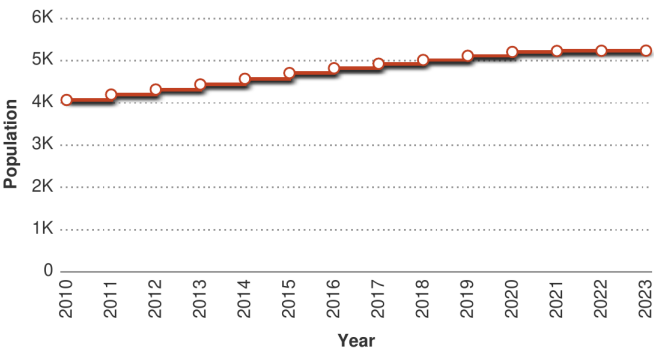
POPULATION BY AGE



POPULATION BY GENERATION



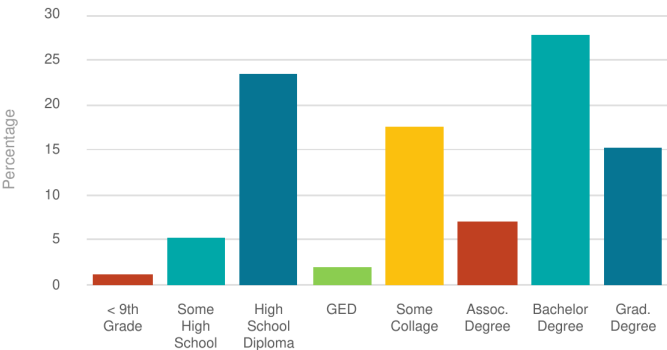
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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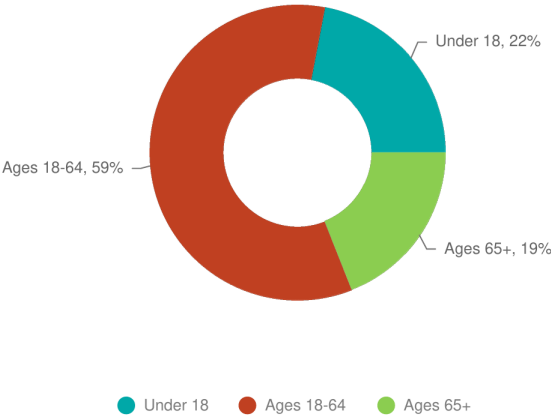
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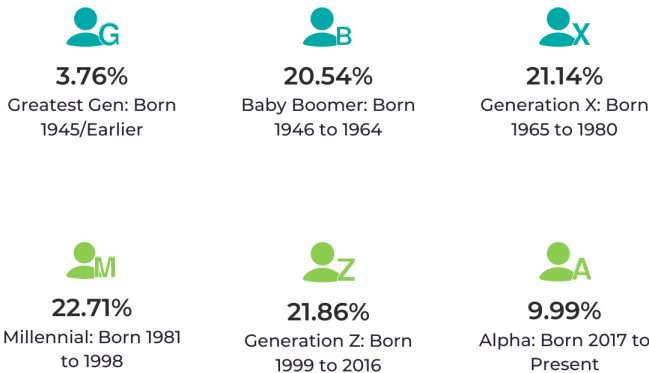
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

33,630 Population	12,551 Households	41.8 Median Age
2.67 Avg Size Household	\$115,325 Median Household Income	\$345,819 Median Home Value
129 Wealth Index	123 Housing Affordability	52 Diversity Index

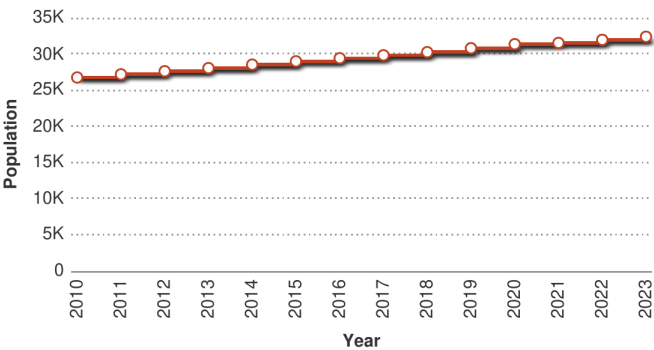
POPULATION BY AGE



POPULATION BY GENERATION



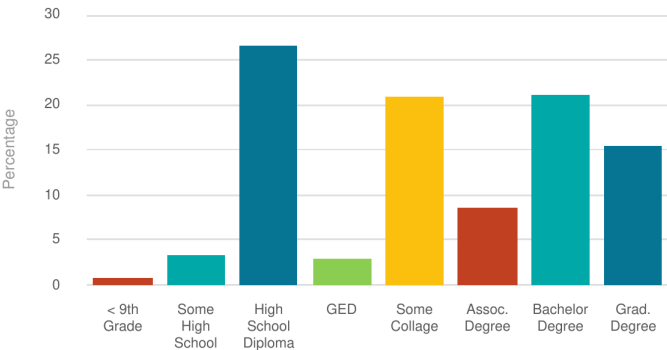
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Reports Not Generated



Esri Tapestry Segmentation

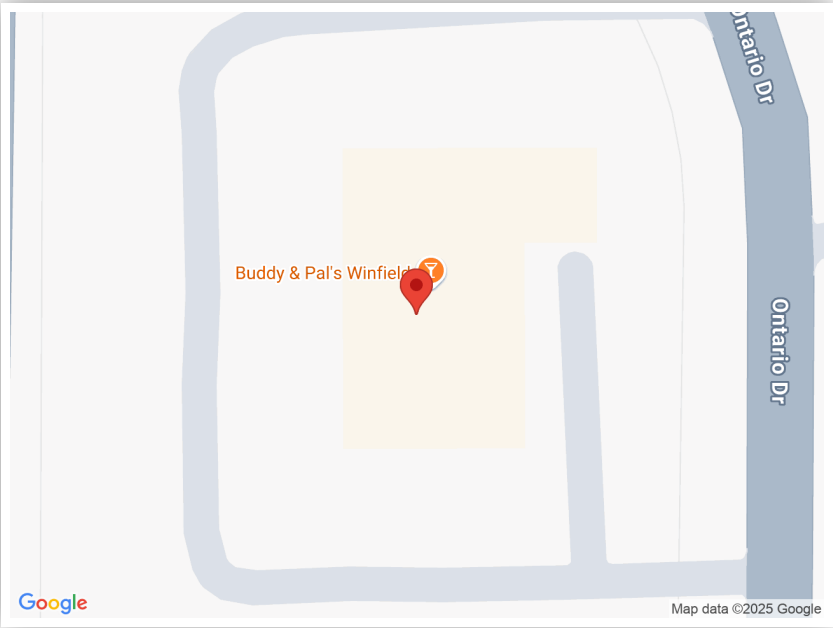
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



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