

2910 MONROE STREET, LA PORTE, IN 46350



For more information, please contact:

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LIGHTHOUSE LA PORTE NNN INVESTMENT

2910 Monroe Street, La Porte, IN 46350



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,999,000
Price / SF:	\$336.99
Cap Rate:	7.27%
NOI:	\$145,334
Lot Size:	2.13 Acres
Year Built:	1995
Building Size:	5932 SF
Zoning:	B1 Neighborhood Commercial
Traffic Count:	6,618

PROPERTY HIGHLIGHTS

- 5,932 SF medical office building with significant upgrades in 2024
- Single tenant occupied
- Brand new 10-year lease
- 3% Annual Escalations
- Corporate Guarantee



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PROPERTY DESCRIPTION



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Presenting an exceptional investment opportunity at 2910 Monroe Street, La Porte, IN. This 5,932 SF medical office building offers investors a secure and reliable income stream with a brand new 10-year lease to Lighthouse Autism Therapy Center. With a mission focused on providing high-quality ABA therapy services to communities across the Midwest, Lighthouse Autism Center brings a strong and stable tenant to this property. This investment combines the appeal of a well-maintained property with the security of a long-term lease to a mission-driven tenant. Lighthouse has 23 locations in Indiana and continues to be one of the leading providers in the State of Indiana.

LOCATION DESCRIPTION

Situated in La Porte, IN (Chicago MSA), this growing community is known for its historic downtown area, providing a variety of local amenities and dining options. The area also boasts easy access to parks and outdoor recreational opportunities, ideal for taking a break or lunch away from the office. With close proximity to Pine Lake and Clear Lake, tenants can enjoy the picturesque natural surroundings. Nearby attractions such as the La Porte County Historical Society Museum and Washington Park Zoo offer cultural and educational experiences. This vibrant neighborhood provides an attractive setting for businesses looking for a mix of urban amenities and small-town appeal.

According to the 2020 census, La Porte has a total population of 22,241 people. La Porte is accessible from Chicago by the South Shore train line, which begins at Millennium Station and ends in Michigan City, Indiana, with several stops in between, including Chesterton and Hudson Lake, Indiana. Both are only a short drive from La Porte.

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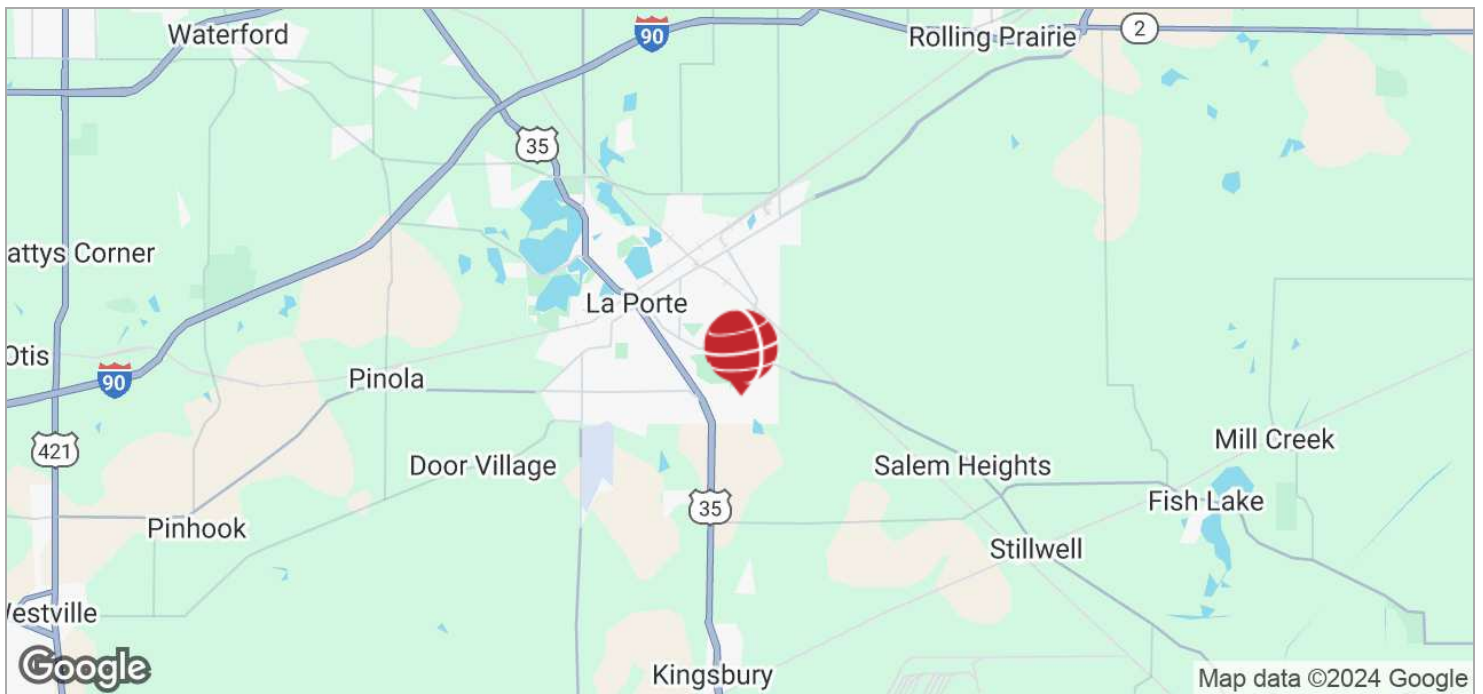
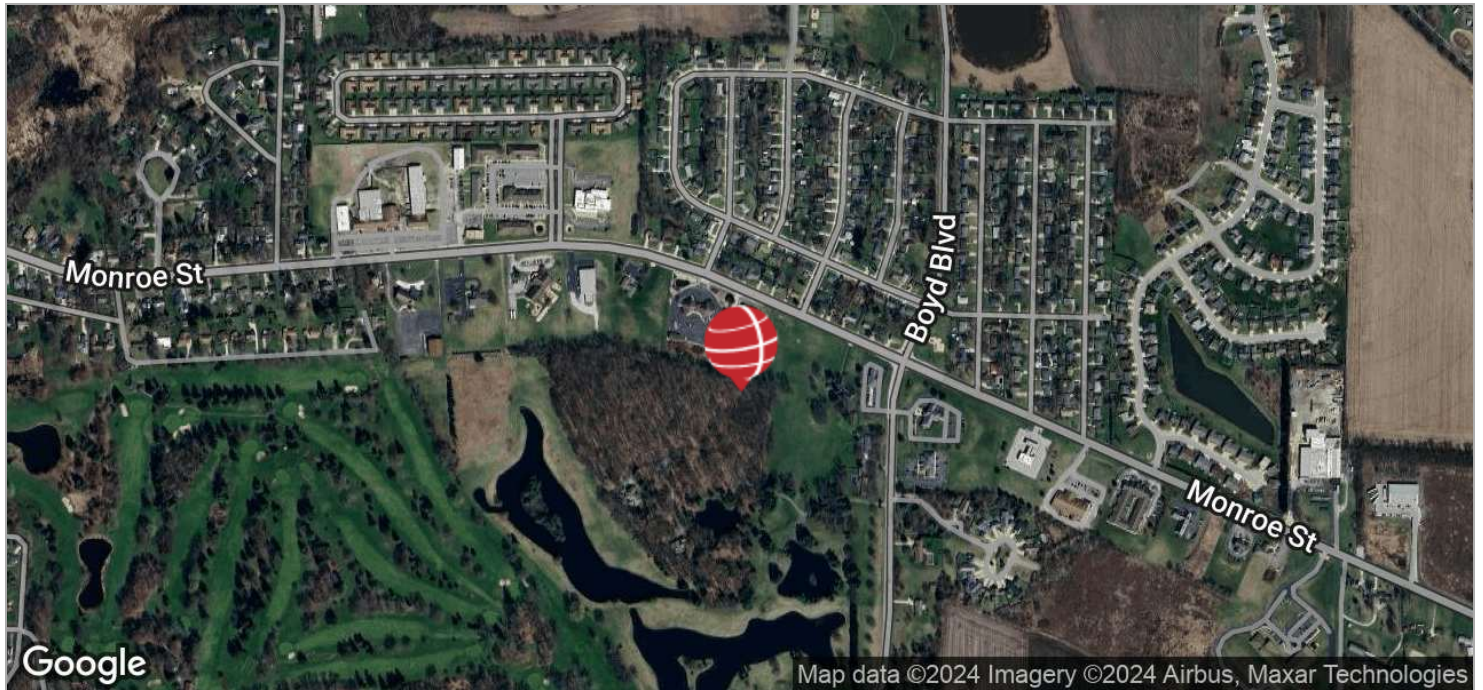
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LOCATION MAPS



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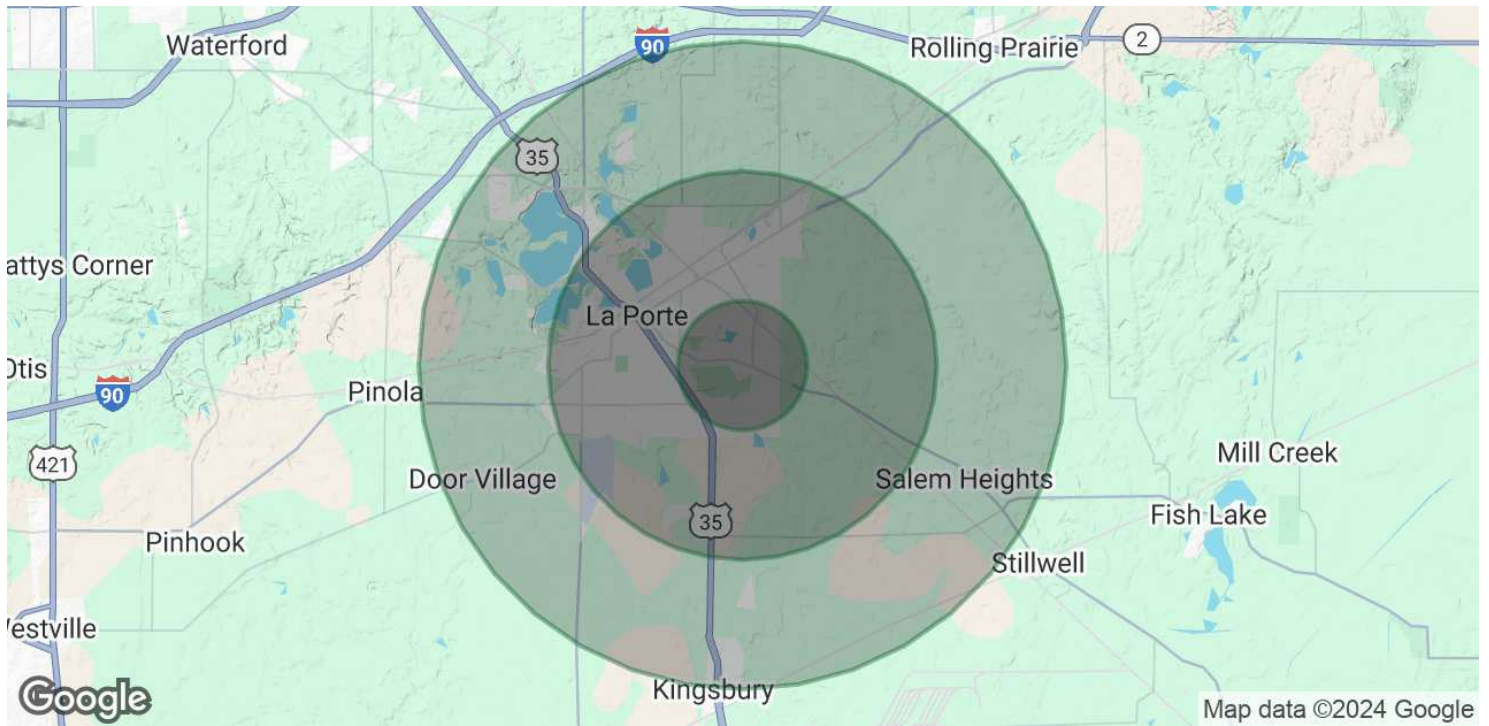
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,145	21,433	29,243
Average Age	45.7	38.6	40.1
Average Age (Male)	34.9	34.6	37.2
Average Age (Female)	46.6	41.1	42.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,144	10,044	13,460
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$54,146	\$50,905	\$59,233
Average House Value	\$130,506	\$119,685	\$140,287

2020 American Community Survey (ACS)

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