



NWI COMMERCIAL  
PROPERTY SOLUTIONS, LLC

# CP COWORKING

115 SOUTH COURT STREET CROWN POINT, IN 46307

*OFFICE BUILDING FOR LEASE*







### PROPERTY DESCRIPTION

CP CoWorking is a neighborhood shared office community located right on the square in Crown Point, Indiana. It provides a variety of shared office memberships and limited private offices with a full range of amenities to make you productive in a Post Covid world.

CP CoWorking community is designed to maximize your professional image and to fit all your unique professional needs and budget. It offers a full range of services including the use of a conference room, secure high-speed internet, copying services and mailbox options as well as many other great amenities. CP Coworking is here to make your clients comfortable and you more productive.

In addition to the Private Offices, we provide co-working memberships for individuals who don't need a private office but need a professional environment. Choose from a variety of seating arrangements, plugin and get busy. We offer a variety of flexible membership plans. Invite your guests in with a day pass and you can have most anything else you need on an ala carte basis.

### LOCATION DESCRIPTION

This property is located within the Chase Bank Building on the Square in Crown Point, Indiana. The Crown Point historic "Square" district is a pedestrian-friendly collection of cafes, shops, and various professional service providers. The Chase Bank Building on the southwest corner of the square is known for its relatively abundant parking. It is located right across the street from Bulldog Park Music Pavilion and Wheeler Middle School. This location offers that neighborhood feel plus the professional image, flexibility, and convenience to balance your work and your life.

\*Private offices start at \$650 a month

\*CoWorking memberships start at \$109 a month

For more information please visit our website at <https://www.cpcoworking.com>

or by email: [contact@cpcoworking.com](mailto:contact@cpcoworking.com)

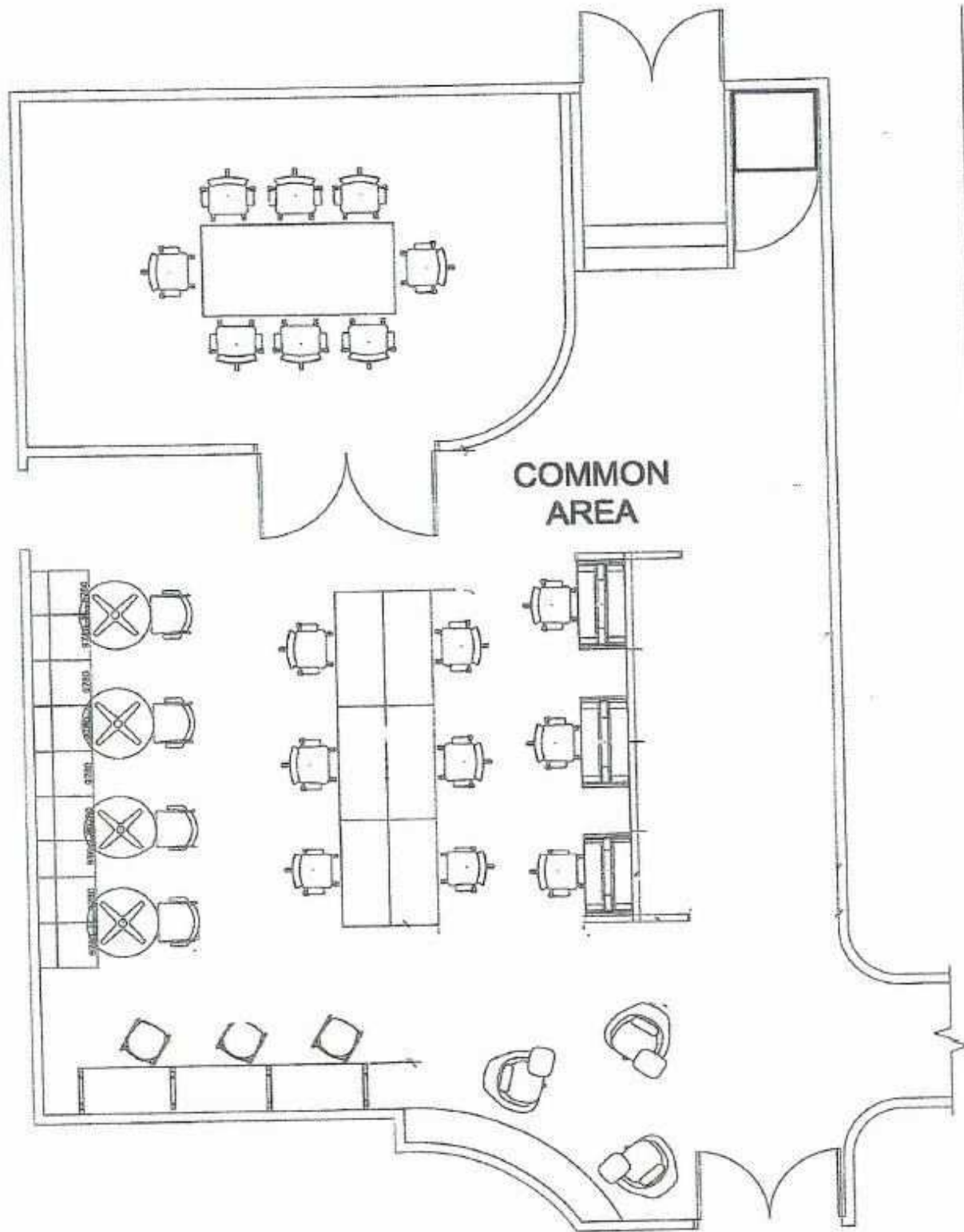


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Main Floor



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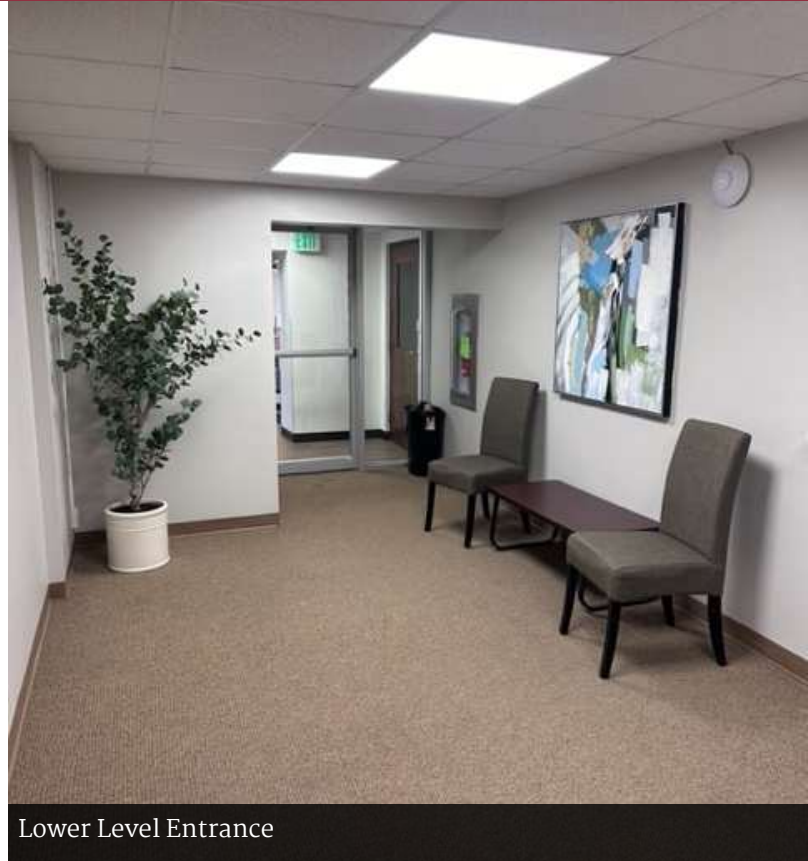
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LOWER LEVEL INTERIOR



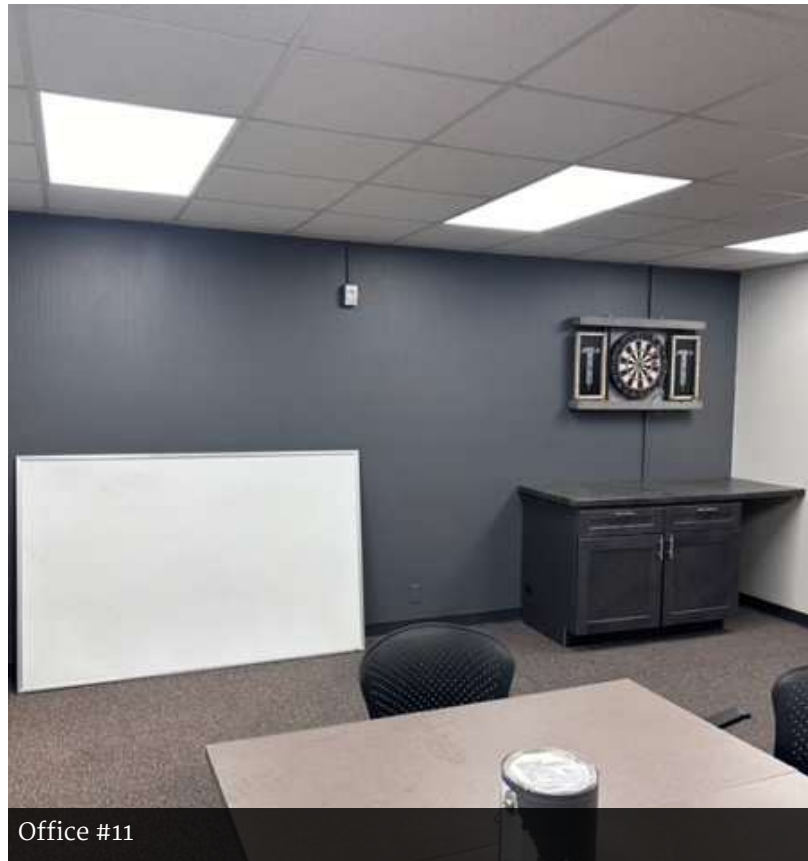
Lower Level Entrance



Lower Level Entrance



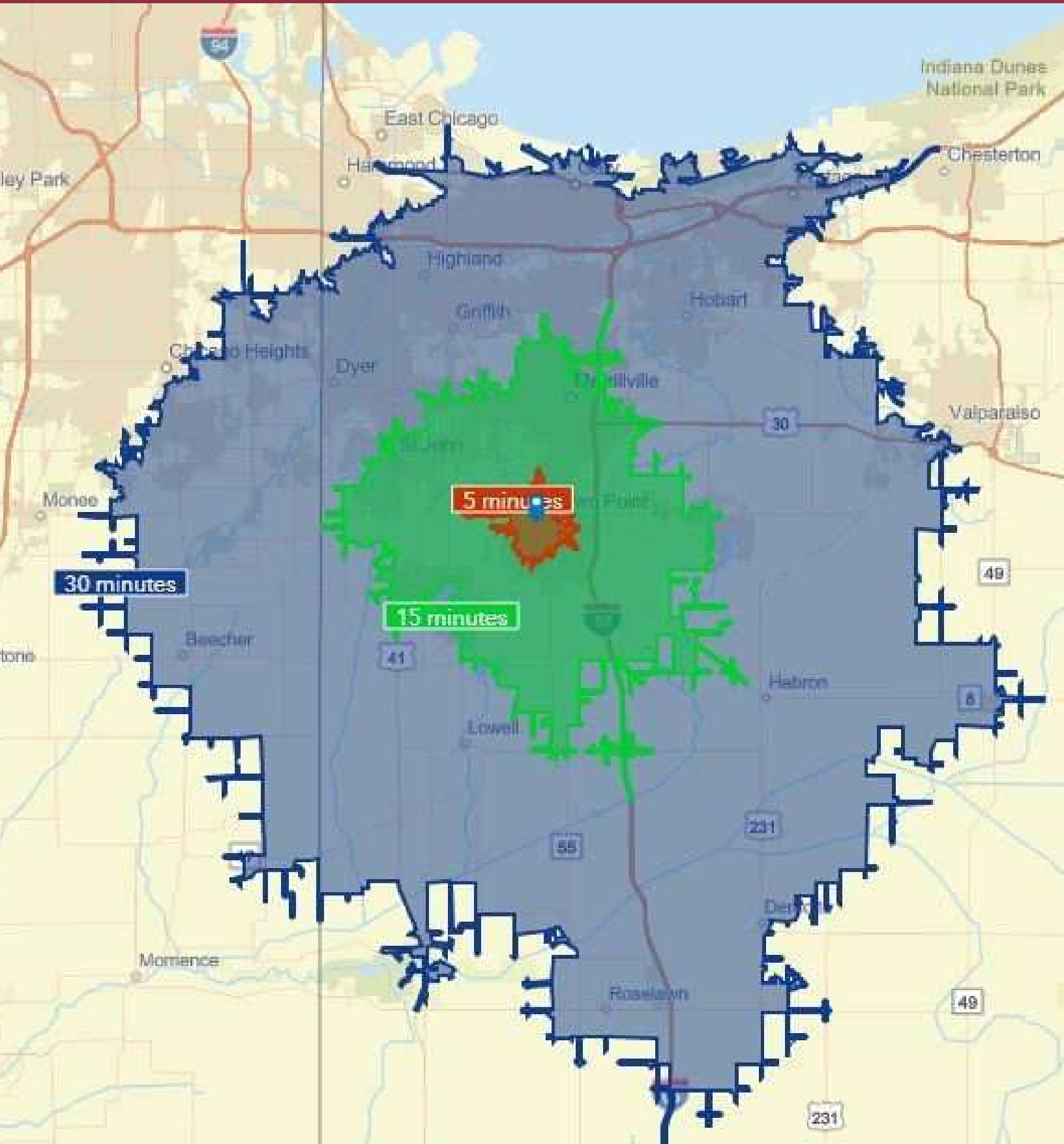
Office #11



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115 S Court St, Crown Point, Indiana, 46307  
 Drive Time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR  
 Latitude: 41.41685  
 Longitude: -87.36590

	5 minutes	15 minutes	30 minutes
<b>Population</b>			
2000 Population	11,212	82,713	504,258
2010 Population	12,590	105,963	529,686
2020 Population	13,175	117,979	536,013
2025 Population	13,318	121,531	538,876
2000-2010 Annual Rate	1.17%	2.51%	0.49%
2010-2020 Annual Rate	0.44%	1.05%	0.12%
2020-2025 Annual Rate	0.22%	0.60%	0.11%
2020 Male Population	48.8%	49.2%	48.5%
2020 Female Population	51.2%	50.8%	51.5%
2020 Median Age	42.1	39.9	40.5

In the identified area, the current year population is 536,013. In 2010, the Census count in the area was 529,686. The rate of change since 2010 was 0.12% annually. The five-year projection for the population in the area is 538,876 representing a change of 0.11% annually from 2020 to 2025. Currently, the population is 48.5% male and 51.5% female.

#### Median Age

The median age in this area is 42.1, compared to U.S. median age of 38.5.

#### Race and Ethnicity

2020 White Alone	93.1%	77.6%	68.5%
2020 Black Alone	1.3%	13.5%	22.3%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2020 Asian Alone	1.5%	2.0%	1.7%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	2.0%	3.8%	4.4%
2020 Two or More Races	1.8%	2.8%	2.8%
2020 Hispanic Origin (Any Race)	8.8%	12.6%	13.6%

Persons of Hispanic origin represent 13.6% of the population in the identified area compared to 18.8% 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 60.3 in the identified area, compared to 65.1 for the U.S. as a whole.

#### Households

2020 Wealth Index	108	100	87
2000 Households	4,534	30,485	186,443
2010 Households	5,246	39,674	199,892
2020 Total Households	5,567	44,715	205,207
2025 Total Households	5,645	46,342	207,171
2000-2010 Annual Rate	1.47%	2.67%	0.70%
2010-2020 Annual Rate	0.58%	1.17%	0.26%
2020-2025 Annual Rate	0.28%	0.72%	0.19%
2020 Average Household Size	2.33	2.56	2.58

The household count in this area has changed from 199,892 in 2010 to 205,207 in the current year, a change of 0.26% annually. The five-year projection of households is 207,171, a change of 0.19% annually from the current year total. Average household size is currently 2.58, compared to 2.62 in the year 2010. The number of families in the current year is 141,137 in the specified area.



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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	11.2%	11.5%	12.2%
<b>Median Household Income</b>			
2020 Median Household Income	\$72,602	\$75,427	\$61,081
2025 Median Household Income	\$78,072	\$79,438	\$66,073
2020-2025 Annual Rate	1.46%	1.04%	1.58%
<b>Average Household Income</b>			
2020 Average Household Income	\$89,874	\$89,281	\$79,028
2025 Average Household Income	\$99,499	\$98,408	\$86,889
2020-2025 Annual Rate	2.06%	1.97%	1.91%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$36,193	\$33,649	\$30,306
2025 Per Capita Income	\$40,160	\$37,304	\$33,456
2020-2025 Annual Rate	2.10%	2.08%	2.00%

**Households by Income**

Current median household income is \$61,081 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$66,073 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$79,028 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$86,889 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,306 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,456 in five years, compared to \$37,691 for all U.S. households

**Housing**

2020 Housing Affordability Index	195	191	172
2000 Total Housing Units	4,735	31,857	198,116
2000 Owner Occupied Housing Units	3,512	23,455	138,525
2000 Renter Occupied Housing Units	1,021	7,030	47,918
2000 Vacant Housing Units	202	1,372	11,673
2010 Total Housing Units	5,541	42,140	218,688
2010 Owner Occupied Housing Units	4,107	30,573	148,620
2010 Renter Occupied Housing Units	1,139	9,101	51,272
2010 Vacant Housing Units	295	2,466	18,796
2020 Total Housing Units	5,789	46,354	226,613
2020 Owner Occupied Housing Units	4,480	35,637	155,186
2020 Renter Occupied Housing Units	1,087	9,079	50,022
2020 Vacant Housing Units	222	1,639	21,406
2025 Total Housing Units	5,917	48,433	231,604
2025 Owner Occupied Housing Units	4,569	36,919	157,087
2025 Renter Occupied Housing Units	1,076	9,422	50,084
2025 Vacant Housing Units	272	2,091	24,433

Currently, 68.5% of the 226,613 housing units in the area are owner occupied; 22.1%, renter occupied; and 9.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 218,688 housing units in the area - 68.0% owner occupied, 23.4% renter occupied, and 8.6% vacant. The annual rate of change in housing units since 2010 is 1.59%. Median home value in the area is \$178,174, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.09% annually to \$197,593.



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