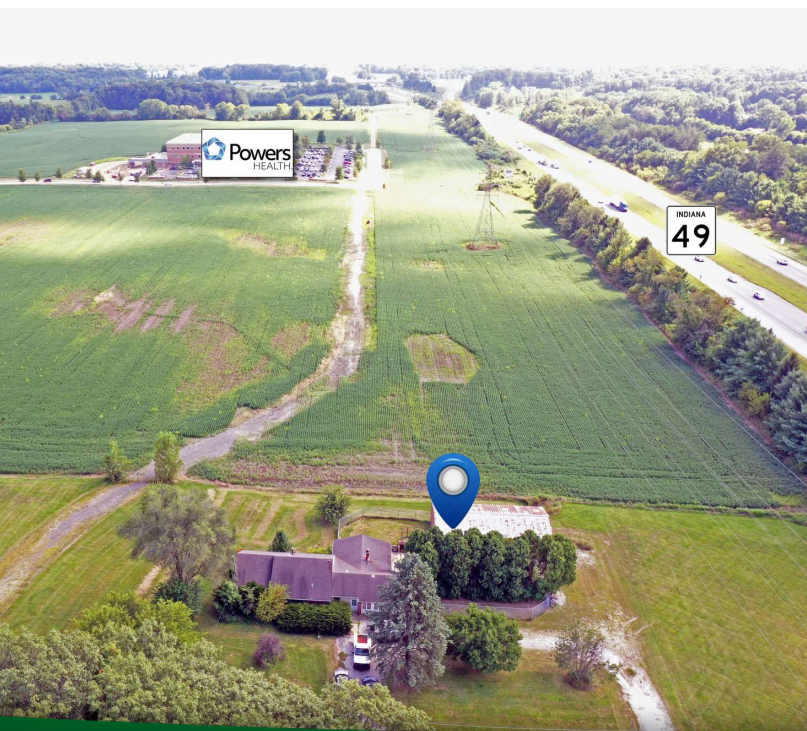


232 EAST 500 NORTH, VALPARAISO, IN 46383



For more information, please contact:

AARON MCDERMOTT, CCIM

Co-Founder/President

219.864.0200

aaron@latitudeco.com



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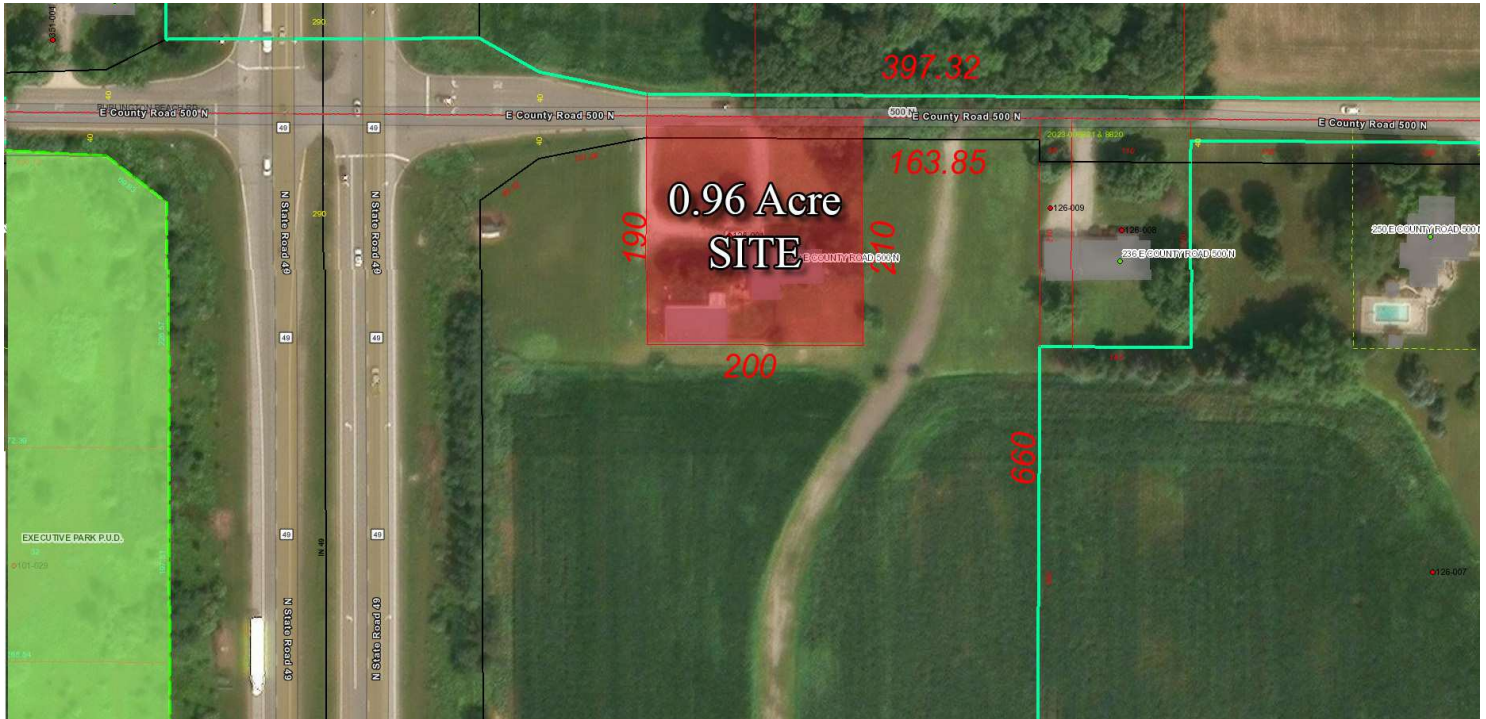
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VALPARAISO LAND SITE

232 East 500 North, Valparaiso, IN 46383



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$800,000

Price / Acre: \$833,333

Lot Size: 0.96 Acres

Zoning: CA - Campus

PROPERTY OVERVIEW

Presenting a valuable retail investment opportunity in Valparaiso, IN. This property, zoned CA - Campus, is strategically located in the thriving Valparaiso area. Ideal for a owner or developer looking to enter the Valparaiso market. This property offers an unbeatable location just off of SR 49 and the intersection of 500 North. Don't miss the chance to capitalize on this exceptional offering in the heart of Valparaiso.

PROPERTY HIGHLIGHTS

- - Lighted Intersection off of SR 49
- - Zoned CA - Campus
- - Prime location in Valparaiso area
- - Ideal development
- - Strategic and lucrative opportunity

AARON MCDERMOTT, CCIM

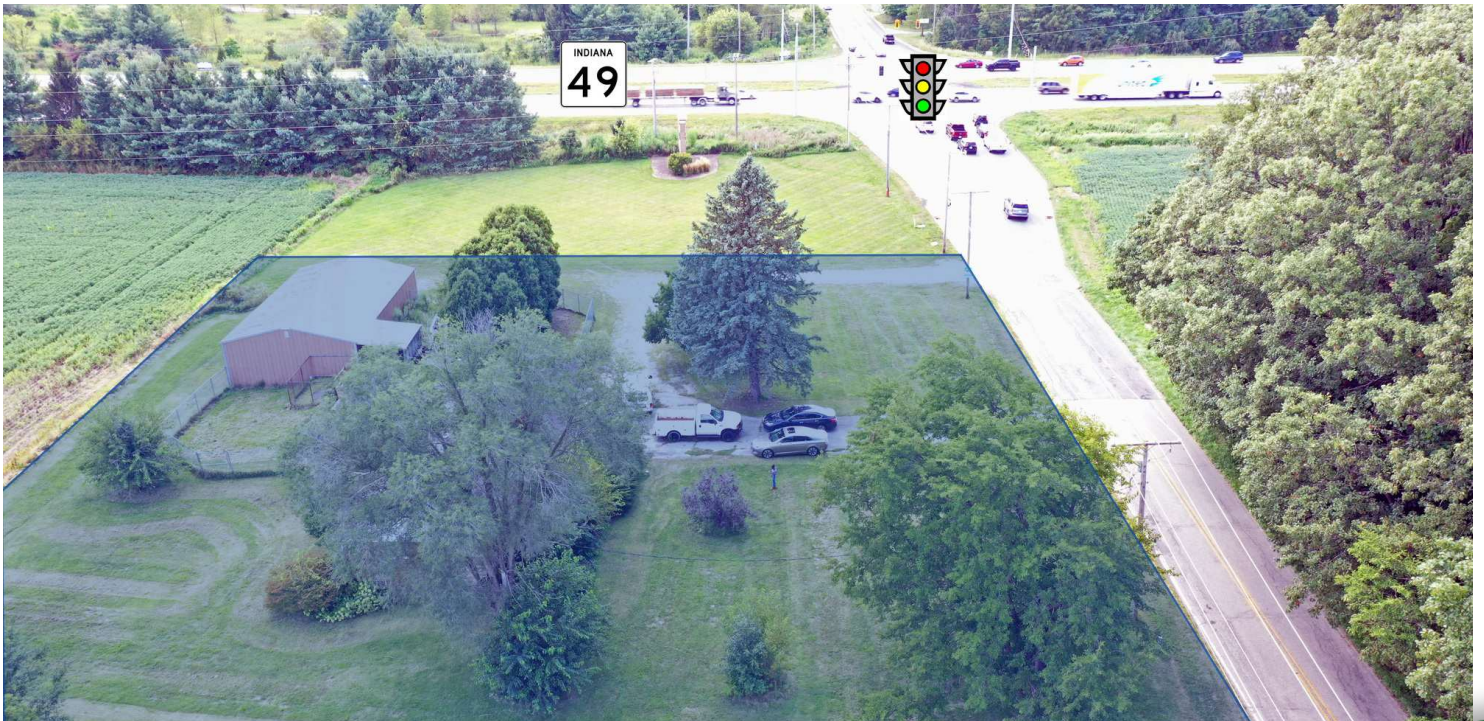
Co-Founder/President
219.864.0200
aaron@latitudeco.com

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ADDITIONAL PHOTOS



AARON MCDERMOTT, CCIM

Co-Founder/President

219.864.0200

aaron@latitudeco.com

• 3 •

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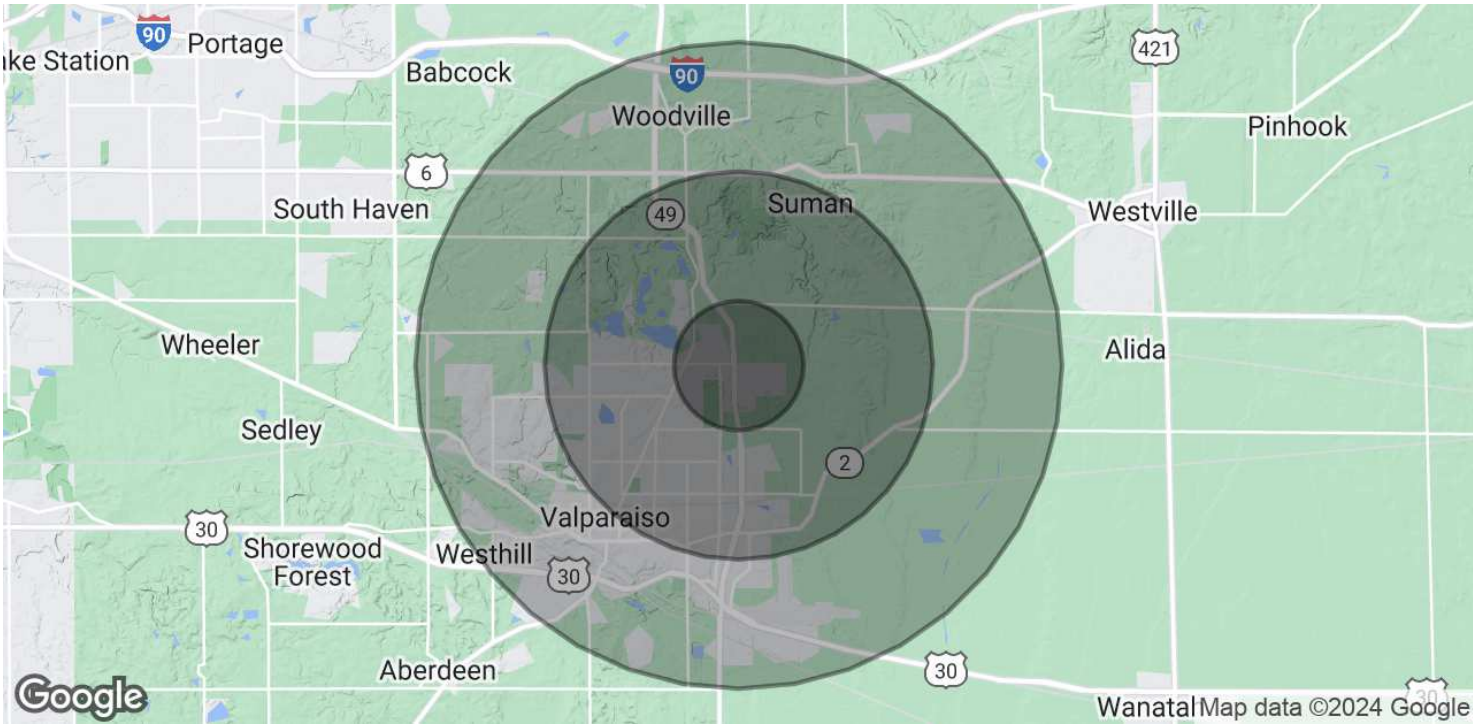
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VALPARAISO LAND SITE

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,722	31,267	53,111
Average Age	43	42	41
Average Age (Male)	40	40	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,171	12,977	21,279
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$97,590	\$96,116	\$104,186
Average House Value	\$358,972	\$322,000	\$329,771

Demographics data derived from AlphaMap

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