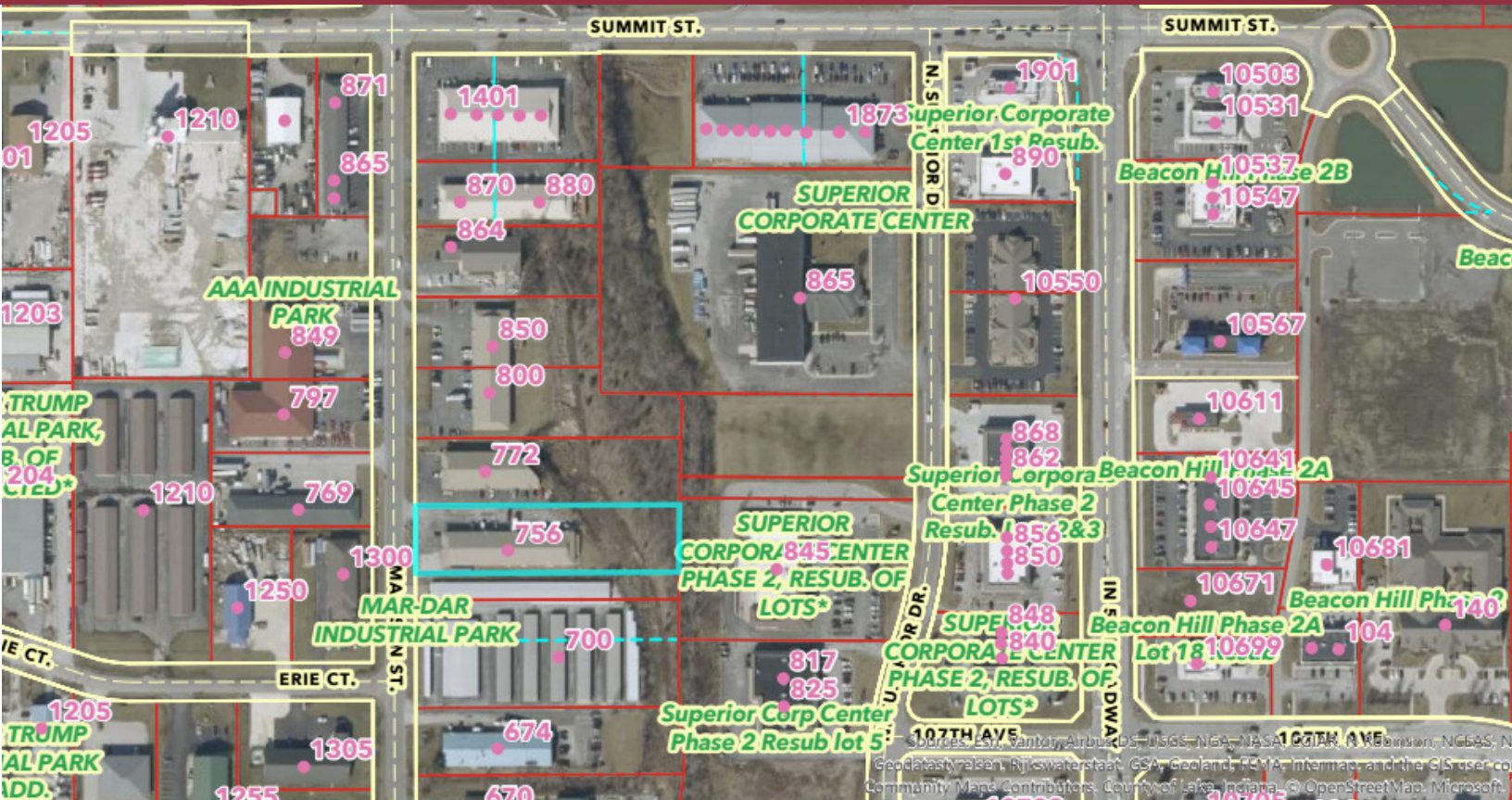




758, 760, 764, 766 MADISON STREET CROWN POINT, IN 46307

INDUSTRIAL PROPERTY FOR LEASE





OFFERING SUMMARY

Lease Rate:	\$9 SF/yr (NNN)
Available SF:	+/- 2,000 SF to +/- 9,000 SF

PROPERTY DESCRIPTION

Flex Industrial Space – 4 units to choose from with a mix of office and warehouse space. Overhead doors 12 feet clear. Ideal contractor space.

Unit 758 – 100% office buildout, 2 bathrooms, breakroom, conference room, 4 private offices, this unit can easily be combined with Unit 760.

Unit 760 – 1 overhead door, +/- 2,000 SF all industrial space

Unit 764 – Open concept, 1 small office, bathroom and overhead door, +/- 2,000 SF

Unit 766 – 2 offices, shower, bathroom, overhead door, +/- 1,800 SF shop space

Estimated CAM at \$3.50 (NNN)

For more information or to request a private tour, please call Michael Lunn at 219-769-0733 or by email mlunn@ccim.net

LOCATION DESCRIPTION

Located in Crown Point HS AAA Industrial Park, 5 minutes to I-65 at 109th. Easy access to serve Crown Point residential neighborhoods. Growing population base creating a demand for many service orientated businesses.



MICHAEL LUNN, CCIM, SIOR

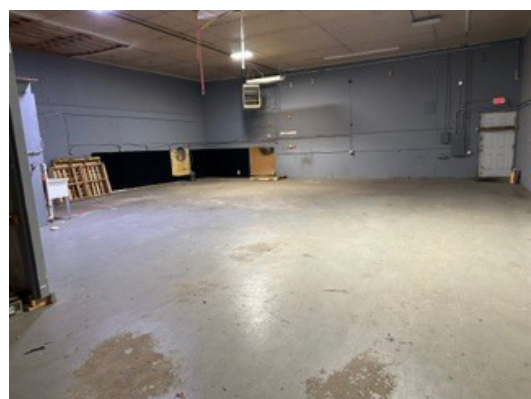
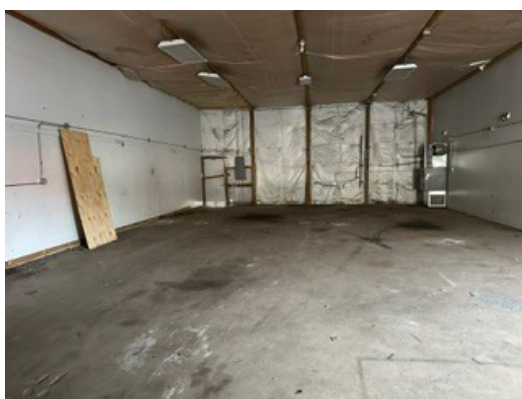
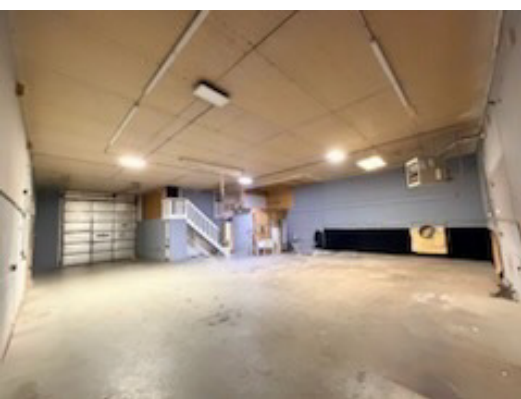
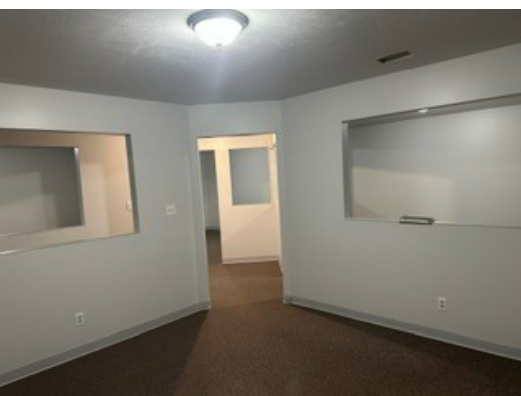
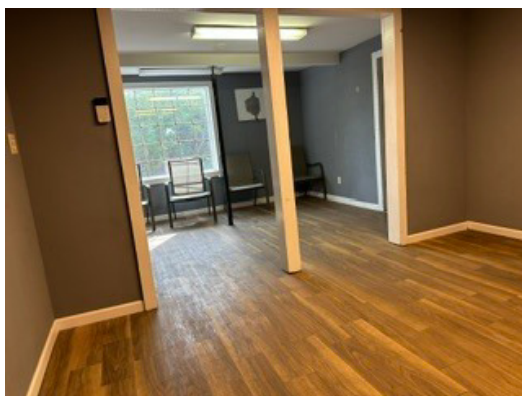
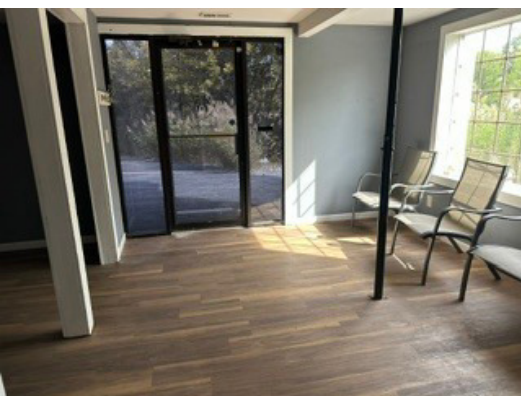
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INTERIOR



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Executive Summary

756-758 Madison St
Drive time radius 5 / 15 / 30 minutes

Population

	5 min	15 min	30 min
2026 Population	6,475	89,215	531,489
2026–2031 Annual Growth Rate	-0.11%	0.67%	0.16%
2026 Median Age (U.S. 39.6)	44.0	41.3	41.1
Diversity Index (U.S. 73.0)	61.5	66.0	69.7

Households

	5 min	15 min	30 min
2026 Total Households	2,790	35,092	212,737
2026 Avg. Household Size	2.30	2.48	2.48
2026 Wealth Index (100 = U.S. avg)	98	97	90

Income (2026)

	5 min	15 min	30 min
Median HH Income (U.S. \$85,893)	\$88,201	\$94,328	\$82,249
Average HH Income (U.S. \$122,692)	\$112,345	\$119,605	\$108,859
Per Capita Income (U.S. \$48,241)	\$50,354	\$47,432	\$43,737
Gini Index (Inequality)	40.2	41.8	44.4

Projected 5-year median household income growth ranges from 2.7%–3.1% annually across all three radii.

Housing (2026)

	5 min	15 min	30 min
Total Housing Units	2,999	37,378	232,832
Housing Affordability Index	129	122	115
Socioeconomic Status Index	56.9	52.6	48.6

At the 30-minute radius, owner-occupancy is ~75.7% (vs. U.S. 57.6%), renter-occupancy ~17.4% (vs. U.S. 32.4%), and vacancy ~7.0% (vs. U.S. 10.0%). Median home value is \$270,749 (vs. U.S. \$376,272), projected to reach \$352,177 by 2031 (+5.88%/yr).

Takeaway

The trade area is an aging, majority-White, higher-owner-occupancy market with income and home values below national averages but growing faster than the U.S. on income. Population growth is concentrated in the 15-minute ring, while the immediate 5-minute area is essentially flat to slightly declining.

Source: U.S. Census (2010, 2020), Esri (2026, 2031 estimates/projections). © 2026 Esri

INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana 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 your business objectives.

From advanced manufacturing and life sciences to logistics and emerging technologies, Indiana companies benefit from strong industry networks and a culture of collaboration. Strategic partnerships, competitive costs and access to a skilled workforce allow businesses to grow with confidence while staying connected to national and global markets.

CONNECTED BY DESIGN

Indiana's interstate and cargo networks connect businesses to markets worldwide.

World's **2nd** largest **FedEx** hub

World's **3rd** largest **DHL** hub

World's **1st** largest **UPS** hub



INDIANA

#2

BEST PLACE TO START A BUSINESS (Forbes, 2024)

MI: #40 | OH: #6 | KY: #24 | IL: #28

#3

COST OF DOING BUSINESS (CNBC, 2025)

MI: #4 | OH: #2 | KY: #9 | IL: #19

#4

PROPERTY TAX INDEX RANK (Tax Foundation, 2026)

MI: #29 | OH: #5 | KY: #30 | IL: #41

#5

STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)

MI: #14 | OH: #25 | KY: #16 | IL: #38

#9

BEST STATES FOR BUSINESS (Chief Executive, 2026)

MI: #24 | OH: #7 | KY: #19 | IL: #48

ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

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

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 2.75% | KY: 3.5% | IL: 4.95%

2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except 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.

\$238 UI TAX FOR NEW EMPLOYERS

7TH WORKER'S COMP PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

BUILT FOR BUSINESS RIGHT-TO-WORK STATE

Indiana is a right to work state with a business-friendly environment.

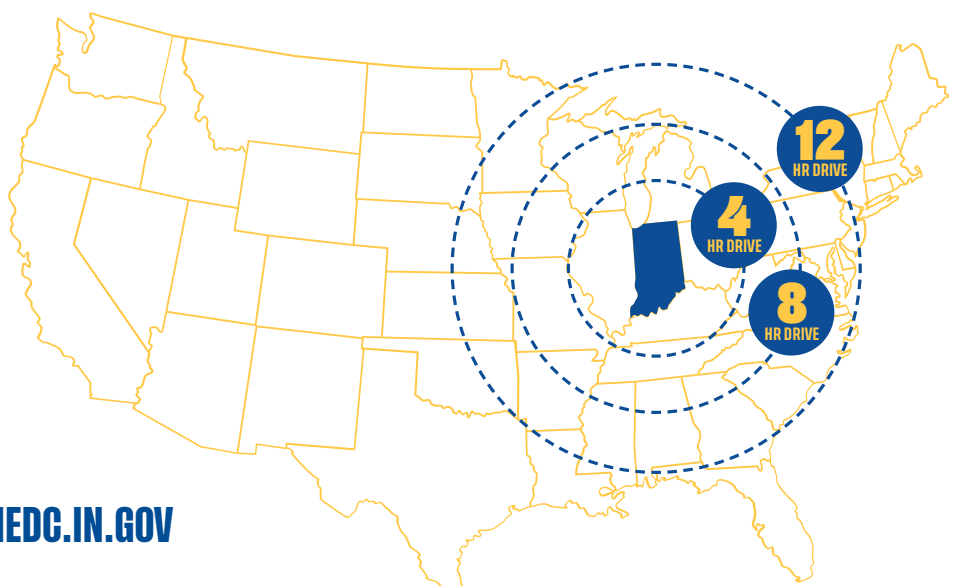
MI: No | OH: No | KY: Yes | IL: No

AAA INDIANA BOND RATING

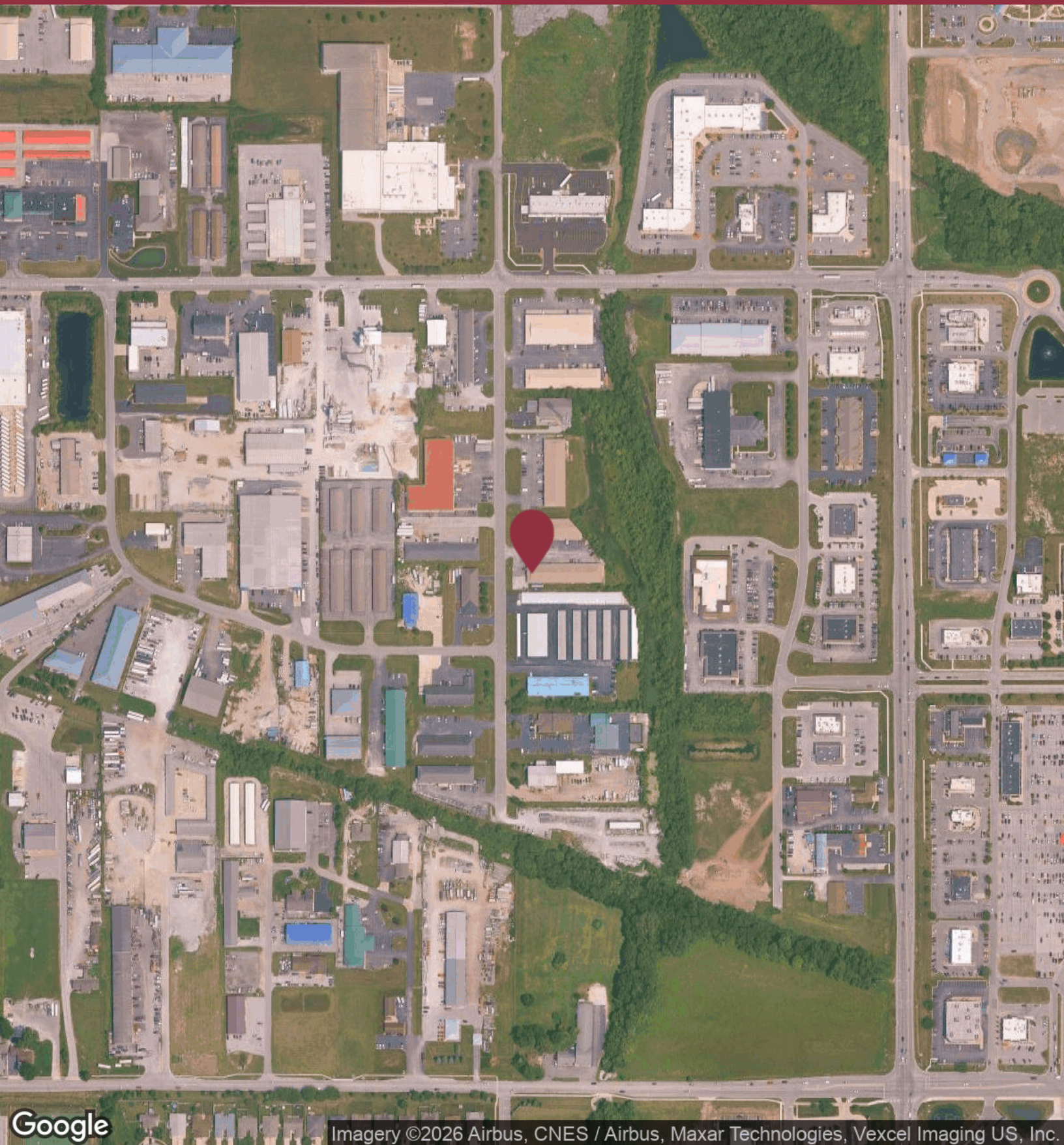
MI: AA | OH: AAA | KY: A+ | IL: A-
(S&P Global)

LOGISTICALLY CENTERED

Indiana is at the median center of the U.S. population.



LOCATION MAP



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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