

Retail Property  
For Lease



BCWOOD  
PROPERTIES

# PINE LAKE SHOPPING CENTER

71 PINE LAKE AVENUE  
LA PORTE, IN 46350

HUNTER PORTER

*Director of Leasing*

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# PINE LAKE SHOPPING CENTER

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## PROPERTY DESCRIPTION

Pine Lake Shopping center is located off of Pine Lake Ave. /U.S. Highway 35 (31,000 VPD) in the heart of La Porte, Indiana. It is in a main commercial corridor with a strong national tenant lineup featuring Kroger, Ollie's, Tractor Supply, Anytime Fitness, NAPA Auto Parts.

## PROPERTY HIGHLIGHTS

- Pine Lake Avenue/U.S. Highway 35 - 31,000 VPD

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	17
Available SF:	1,520 - 4,000 SF
Building Size:	147,017 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,338	10,715	13,477
Total Population	8,380	26,442	33,624
Average HH Income	\$68,491	\$82,261	\$89,113



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### LEGEND

<span style="display: inline-block; width: 10px; height: 10px; background-color: brown; border: 1px solid black;"></span>	Available
<span style="display: inline-block; width: 10px; height: 10px; background-color: #e0f0e0; border: 1px solid black;"></span>	Not a Part
<span style="display: inline-block; width: 10px; height: 10px; background-color: #cccccc; border: 1px solid black;"></span>	Unavailable

### LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,520 - 4,000 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE
71B	Tractor Supply	31,094 SF
71A	Ollies Bargain Outlet	29,756 SF
63	Aaron's	7,500 SF
<span style="display: inline-block; width: 10px; height: 10px; background-color: brown; border: 1px solid black;"></span> 59	Available	4,000 SF
55	Kroger	49,527 SF
53	H&R Block	2,500 SF
<span style="display: inline-block; width: 10px; height: 10px; background-color: brown; border: 1px solid black;"></span> 49B	Available	1,520 SF
49	Great Wall Chinese Buffet	1,980 SF
47	Great Clips	1,940 SF
41	El Cantorito Mexican Restaurant	4,600 SF



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SUITE	TENANT	SIZE
39	C&K Nails	1,200 SF
37	Elwood Staffing	1,200 SF
35	Mariner Finance	1,200 SF
33	Boost Mobile	1,200 SF
■ 29	Available	1,800 SF
25	NAPA Auto Parts	6,000 SF



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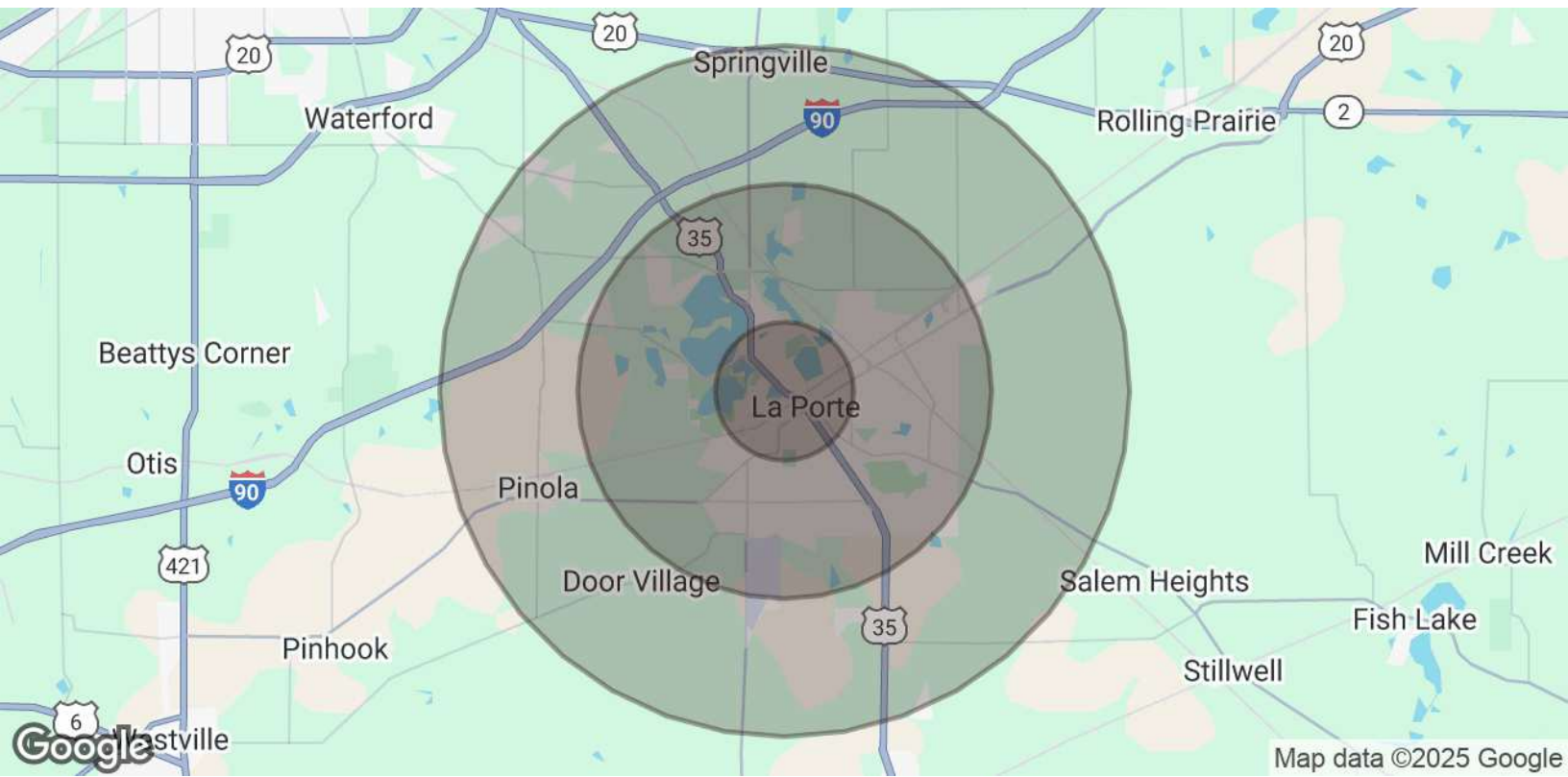
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Map data ©2025 Google

## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,380	26,442	33,624
Average Age	38	41	41
Average Age (Male)	37	39	40
Average Age (Female)	39	42	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,338	10,715	13,477
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$68,491	\$82,261	\$89,113
Average House Value	\$185,449	\$216,662	\$233,911

\* Demographic data derived from 2020 ACS - US Census



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