

BEACON HILL

NEC Broadway & 109th Ave / Crown Point, IN



MEDICAL, RETAIL SPACE
AND PAD SITES AVAILABLE



RETAIL OPPORTUNITY

BEACON HILL



Address

NEC Broadway
& East 109th Avenue
Crown Point, IN

Availability

2,893 SF Retail Space
11,043 SF Built-out Medical Space
.86-2.58 Acres

Co-Tenants



Features

- Strong performing grocery anchored center in the heart of Crown Point
- Significant surface level parking (5.96 spots per 1,000 SF)
- Diverse mix of national and local restaurants, retailers and service-oriented users
- Located adjacent to the new 40,000 SF Lakeshore Bone & Joint Institute with +/-300 patients per day and the new 96-room Hampton Hill Hotel
- University of Chicago Medicine is coming to the area with 110,000 annual patient visits, 150 employees & 130,000 SF over 2 stories

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	3,555	35,207	71,779
HOUSEHOLDS	1,541	13,755	27,690
AVG HOUSEHOLD INCOME	\$78,249	\$92,420	\$86,230
DAYTIME POPULATION	4,822	40,207	80,217

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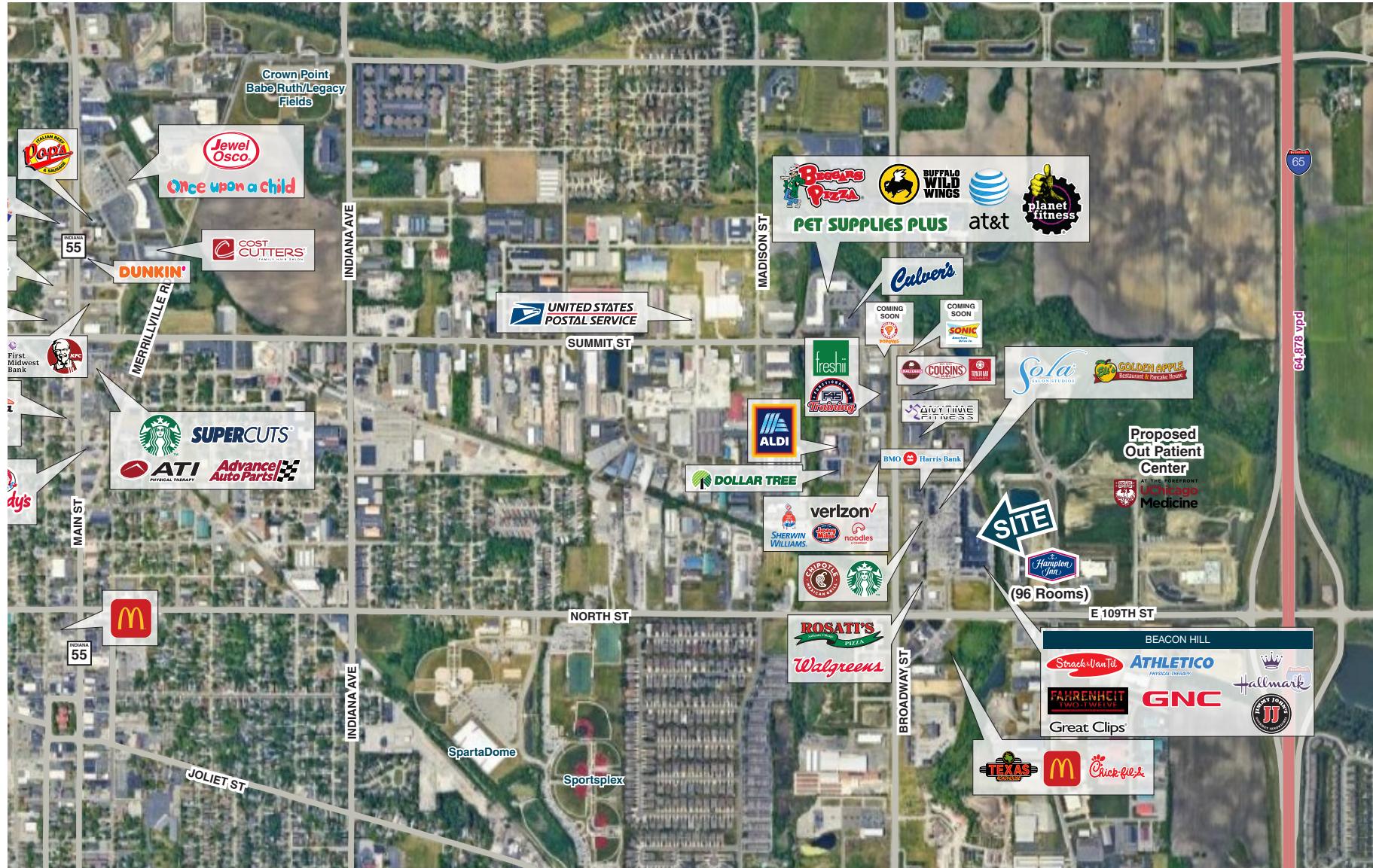
Suite	Tenant	SF
A100	Fahrenheit Two-Twelve	3,986
A103	Great Clips	1,638
A105	Pure Nail Spa	1,191
A109	Crown Point Eye Care	1,977
A113	Hallmark	4,634
A117	China Garden	1,440
A122	STRIDE	1,865
A125	GNC	1,503
A127	Jimmy John's	1,531
A130	Senior Care Insurance	1,606
A132	Main Cleaners	1,288
B100	Strack & Van	73,580
C100	Athletico	3,439
C103	Miracle Ear	1,134
C110	Cancer Health Treatment (Available 2/1/2025)	11,043
D100	Eli's Golden Apple	3,420
D115	Sola Salons	5,680
D131A	Code Ninjas (Available)	2,893
D131B	Midwest Express	2,044
E105	Rosati's Pizza	4,800
Lot 8	Available	1.25 AC
Lot 8A	Available	1.33 AC
Lot 10	Available	.86 AC
Total GLA		130,400

NORTH



SITE PLAN

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