

# 1333 W SR 2 OUTLOT



## PROPERTY HIGHLIGHTS

- Outlot available for lease, purchase or build-to-suit opportunity with frontage on State Highway 2 in resurgent West side of LaPorte
- Ideal for a fast food concept or other drive-thru business
- Anchored by Kabelin Ace Hardware
- Adjacent to new proposed med-tail development (West Gate Place)
- Situated less than 1 mile from Northwest Health Hospital, and across from the redeveloped Maple Lane Mall anchored by Rural King and Planet Fitness, Advance Auto, Walgreens and a new Urgent Care Clinic
- Robust volume of traffic at 14,500 vehicles per day along Lincolnway

|                   |                   |
|-------------------|-------------------|
| <b>SALE PRICE</b> | <b>\$265,000</b>  |
| <b>LEASE RATE</b> | <b>NEGOTIABLE</b> |
| Lot Size:         | 0.379 Acres       |





## W STATE ROAD 2, LA PORTE, IN 46350

SALE/LEASE

LAND

Sale Price **\$265,000**

Lease Rate **NEGOTIABLE**

### PROPERTY INFORMATION

|                  |                 |
|------------------|-----------------|
| Property Type    | Land            |
| Property Subtype | Retail-Pad      |
| Zoning           | Commercial / B2 |
| Lot Size         | 0.379 Acres     |
| Traffic Count    | 14,500 AADT     |
| Gas              | NIPSCO          |
| Water            | City            |
| Sewer            | City            |

### LOCATION INFORMATION

|                  |                    |
|------------------|--------------------|
| Street Address   | W State Road 2     |
| City, State, Zip | La Porte, IN 46350 |
| County           | La Porte           |



Rendering of Westgate Place Development adjacent to outlot

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Google

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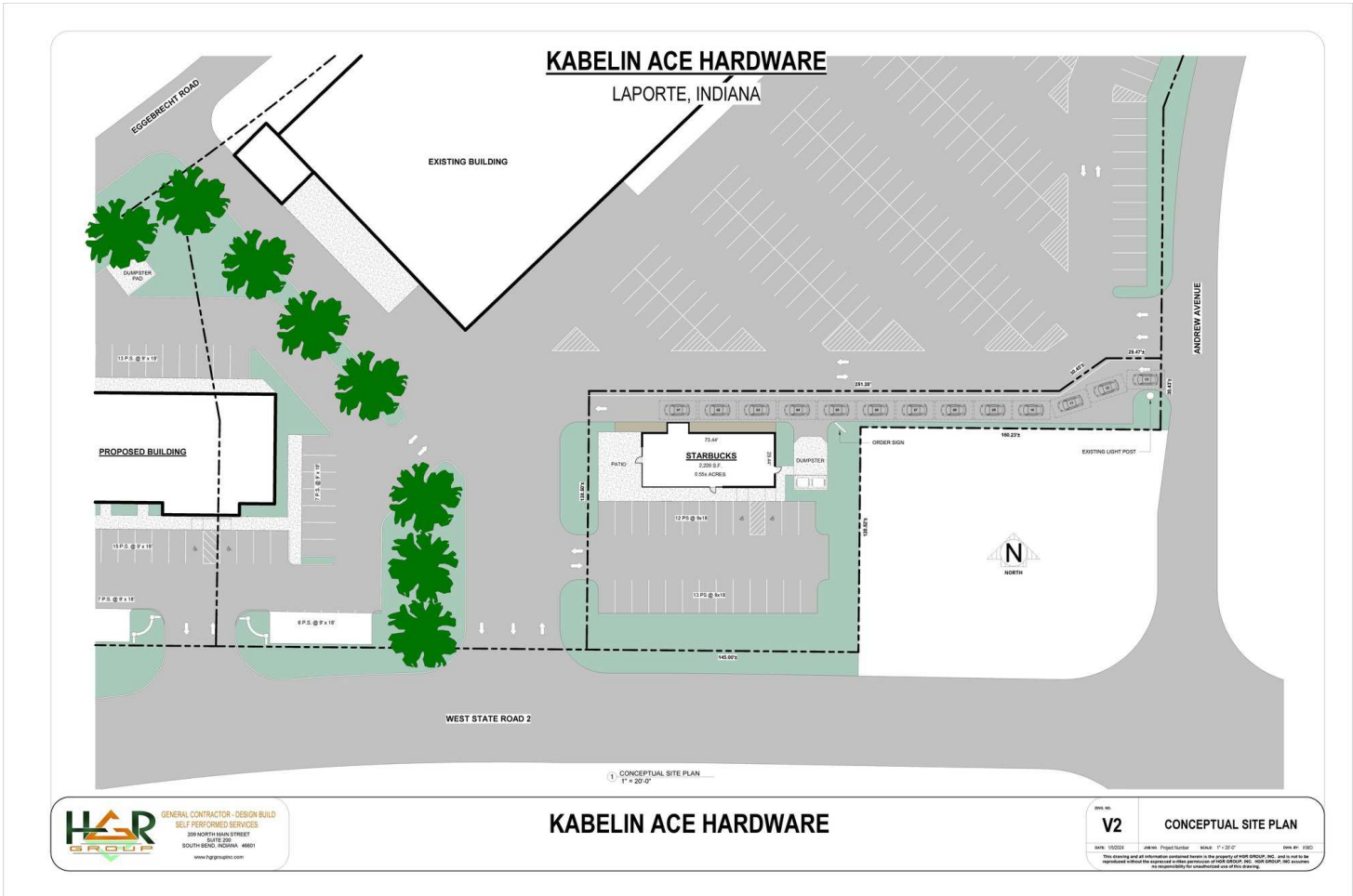


# POTENTIAL QSR DRIVE-THRU LAYOUT

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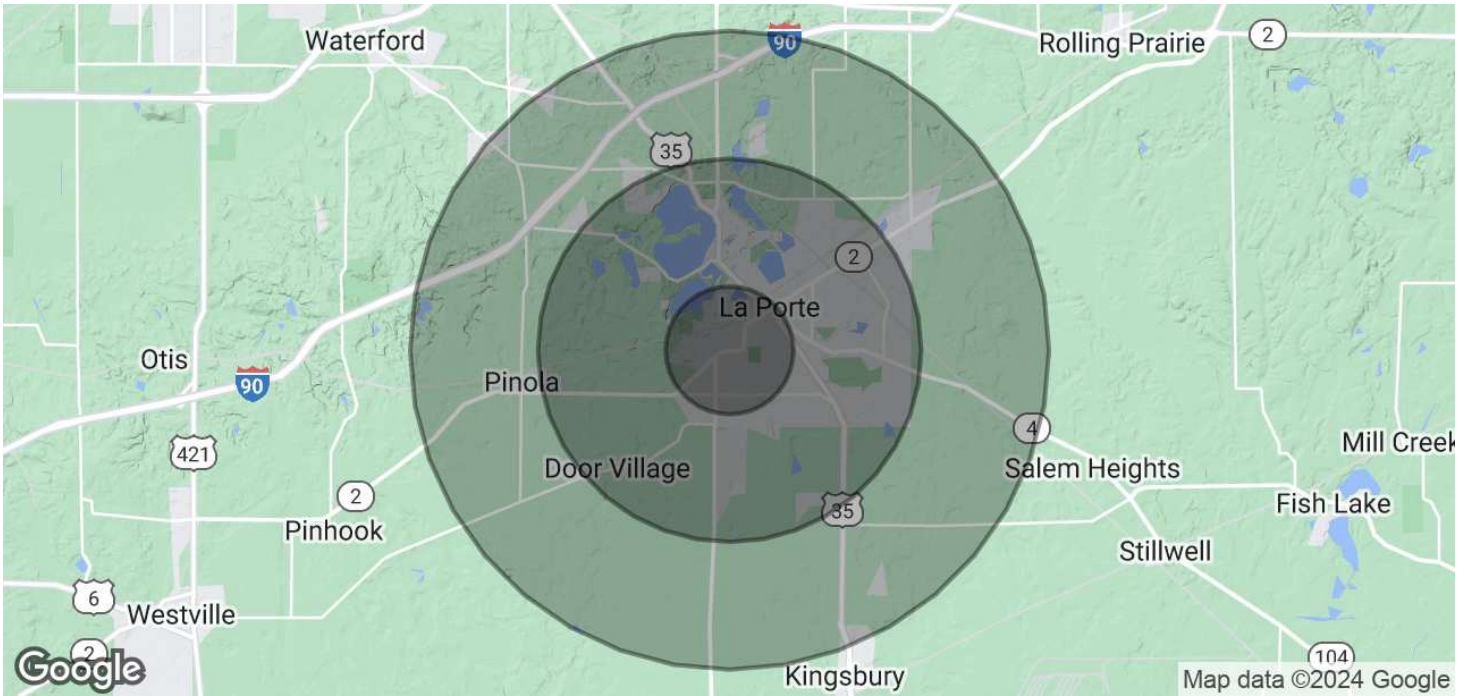
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## W STATE ROAD 2, LA PORTE, IN 46350

SALE/LEASE

LAND



### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,969  | 22,598  | 31,442  |
| Average Age          | 37.3   | 39.9    | 41.1    |
| Average Age (Male)   | 33.7   | 36.9    | 38.5    |
| Average Age (Female) | 40.1   | 42.1    | 43.2    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,458     | 10,806    | 14,638    |
| # of Persons per HH | 2.3       | 2.1       | 2.1       |
| Average HH Income   | \$46,193  | \$53,194  | \$61,128  |
| Average House Value | \$108,095 | \$130,973 | \$147,387 |

\* Demographic data derived from 2020 ACS - US Census

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