

# 75 PINE LAKE AVE, LA PORTE, IN 46350



For more information, please contact:

**MYLES RAPCHAK**  
Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

**BRETT McDERMOTT, CCIM**  
Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

**JOHN O'MALLEY**  
Associate Broker  
219.864.0200  
jomalley@latitudeco.com



**LATITUDE**  
COMMERCIAL  
REAL ESTATE SERVICES

LATITUDECO.COM

# FORMER PIZZA HUT - 75 PINE LAKE AVE

75 Pine Lake Ave, La Porte, IN 46350



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,200,000
<b>Price / SF:</b>	\$982.80
<b>Lot Size:</b>	0.54 Acres
<b>Year Built:</b>	1991
<b>Building Size:</b>	1221 SF
<b>Zoning:</b>	B2 - General Commercial

### PROPERTY HIGHLIGHTS

- 1221 SF Former Pizza Hut w/Pick up Window
- Located at the Stop Light Intersection of Pine Lake Ave & Newporte Blvd
- Located Next to Kroger & Aldi & Less than 1 Mile from Downtown LaPorte
- Excellent Visibility and Very Easy Ingress/Egress
- 30' Pylon Sign
- Traffic Count of Over 22,000 VPD on Pine Lake Ave



**MYLES RAPCHAK**  
Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

**BRETT MCDERMOTT, CCIM**  
Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

**JOHN O'MALLEY**  
Associate Broker  
219.864.0200  
jomalley@latitudeco.com

# FORMER PIZZA HUT - 75 PINE LAKE AVE

75 Pine Lake Ave, La Porte, IN 46350



## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

1221 Sf Former Pizza Hut with a pick up window for Sale. Property is located at stop light intersection of Pine Lake Ave and Newporte Blvd. It is located next to Kroger, Aldi, Ollies Discount Outlet amongst other national retailers and less than 1 mile from downtown La Porte. Building has premium visibility and very easy accessibility with a 30' pylon sign. Traffic counts on Pine Lake Ave over 22,000 VPD>.

### LOCATION DESCRIPTION

Situated in La Porte, IN (Chicago MSA), this growing community is known for its historic downtown area, providing a variety of local amenities and dining options. Currently under construction is a \$1B Microsoft Data center as well as numerous residential projects,. The area also boasts easy access to parks and outdoor recreational opportunities, ideal for taking a break or lunch away from the office. With close proximity to Pine Lake and Clear Lake, tenants can enjoy the picturesque natural surroundings. Nearby attractions such as the La Porte County Historical Society Museum and Washington Park Zoo offer cultural and educational experiences. This vibrant neighborhood provides an attractive setting for businesses looking for a mix of urban amenities and small-town appeal.

#### MYLES RAPCHAK

Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

#### BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

#### JOHN O'MALLEY

Associate Broker  
219.864.0200  
jomalley@latitudeco.com

# FORMER PIZZA HUT - 75 PINE LAKE AVE

75 Pine Lake Ave, La Porte, IN 46350



## RETAILER MAP



**MYLES RAPCHAK**  
Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

**BRETT MCDERMOTT, CCIM**  
Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

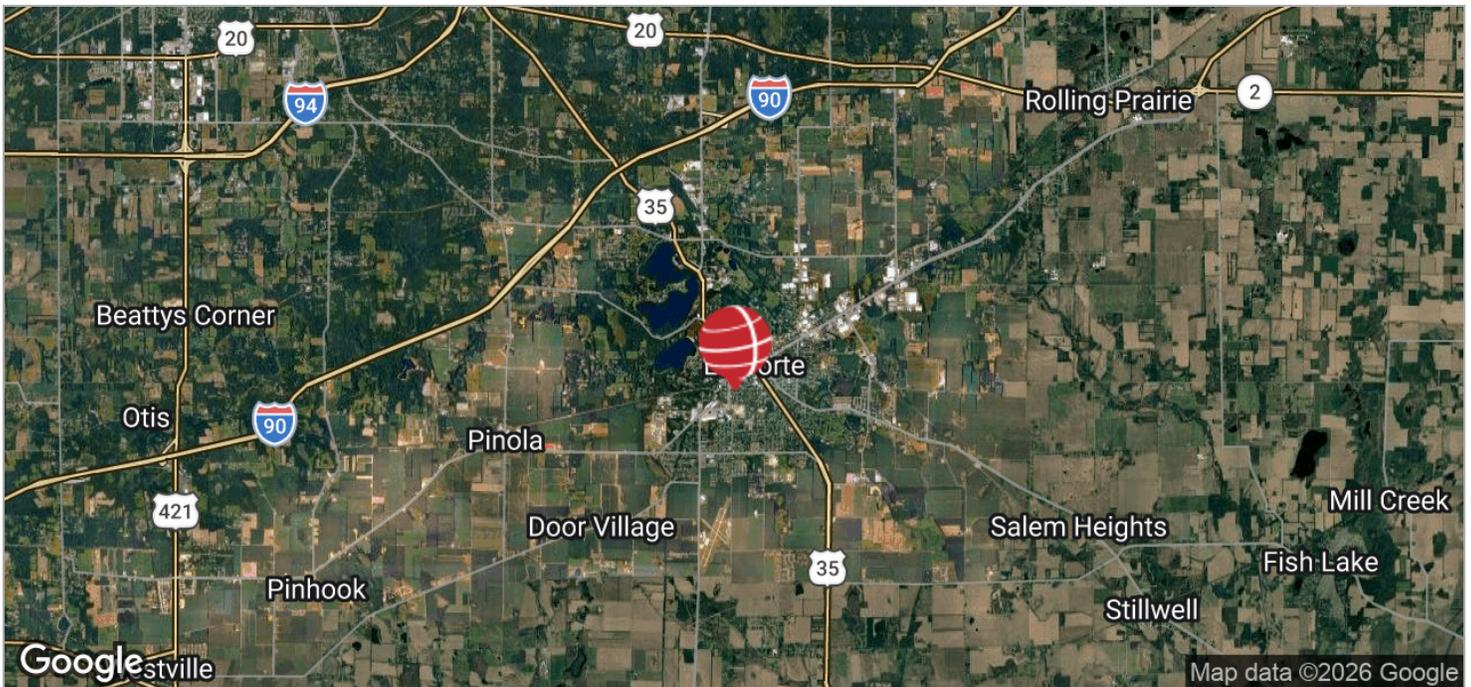
**JOHN O'MALLEY**  
Associate Broker  
219.864.0200  
jomalley@latitudeco.com

# FORMER PIZZA HUT - 75 PINE LAKE AVE

75 Pine Lake Ave, La Porte, IN 46350



## LOCATION MAPS



**MYLES RAPCHAK**  
Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

**BRETT MCDERMOTT, CCIM**  
Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

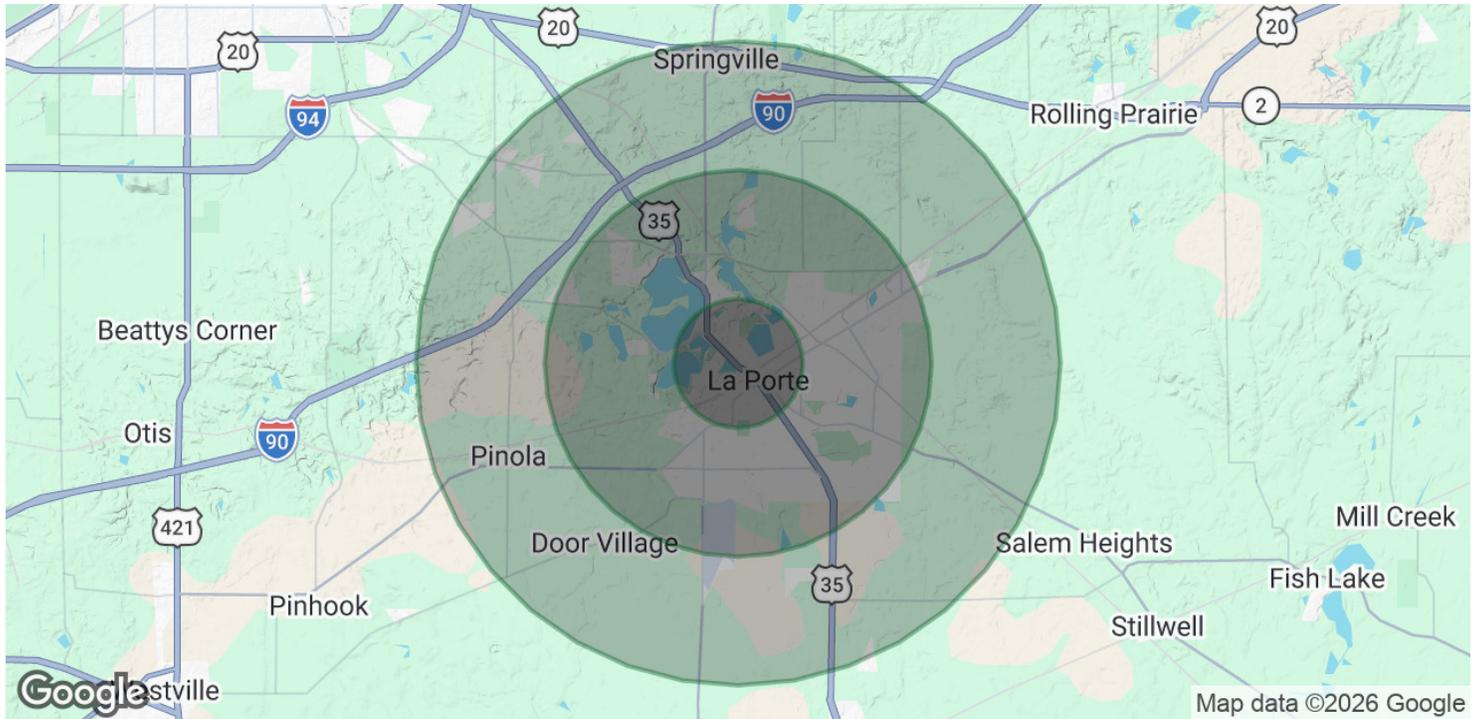
**JOHN O'MALLEY**  
Associate Broker  
219.864.0200  
jomalley@latitudeco.com

# FORMER PIZZA HUT - 75 PINE LAKE AVE

75 Pine Lake Ave, La Porte, IN 46350



## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,082	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	3,214	10,715	13,477
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$67,304	\$82,261	\$89,113
Average House Value	\$182,526	\$216,662	\$233,911

Demographics data derived from AlphaMap

**MYLES RAPCHAK**  
Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

**BRETT MCDERMOTT, CCIM**  
Co-Founder/Senior Vice President  
219.864.0200  
bmcdermott@latitudeco.com

**JOHN O'MALLEY**  
Associate Broker  
219.864.0200  
jomalley@latitudeco.com