

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,700,000
Price / SF:	\$147.45
Building Size:	18,311 SF
Lot Size:	1.71 Acres
Zoning:	B-2
Parking Spaces:	82
'24 Pay '25 RE Taxes:	\$29,221.08
Occupancy:	Vacant

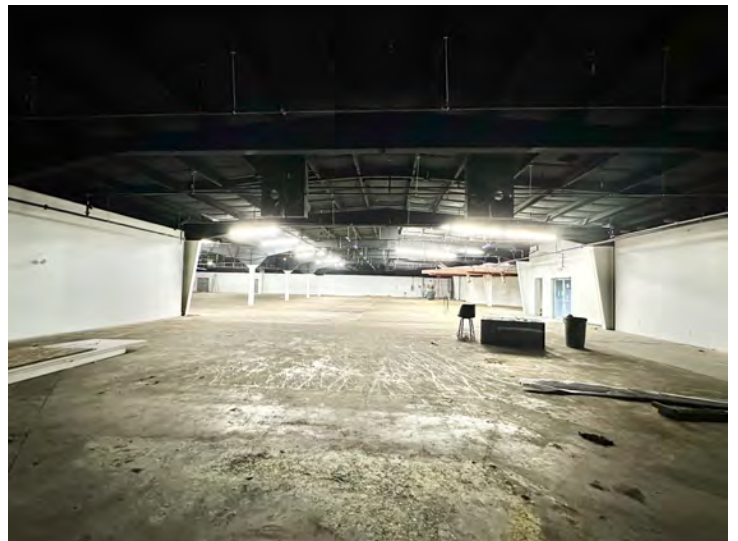
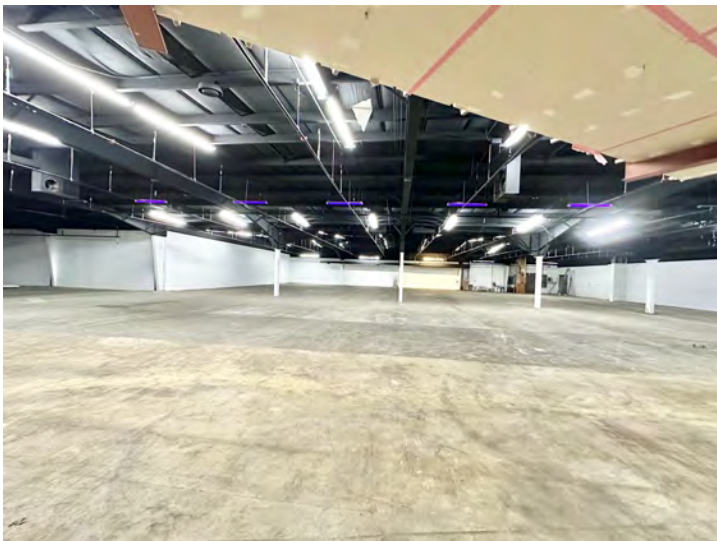
PROPERTY OVERVIEW

Rare remaining large site located one block off the Crown Point Square and Historic Court House. Suitable for office, retail or restaurant uses. This is a steel frame, steel and brick sided building originally built in 1962 as a Key Market grocery store, then converted to the former Super Bowl Bowling Alley. The current building is completely gutted ready for buildout and with a new roof and fire protection sprinkler system installed. A pole style, lighted double-faced sign is located on the north side of the property. 82 parking spaces available. 3 Phase 240V, 225+ AMP electric service. This is a great opportunity to be walking distance to the Crown Point Square!

LOCATION OVERVIEW

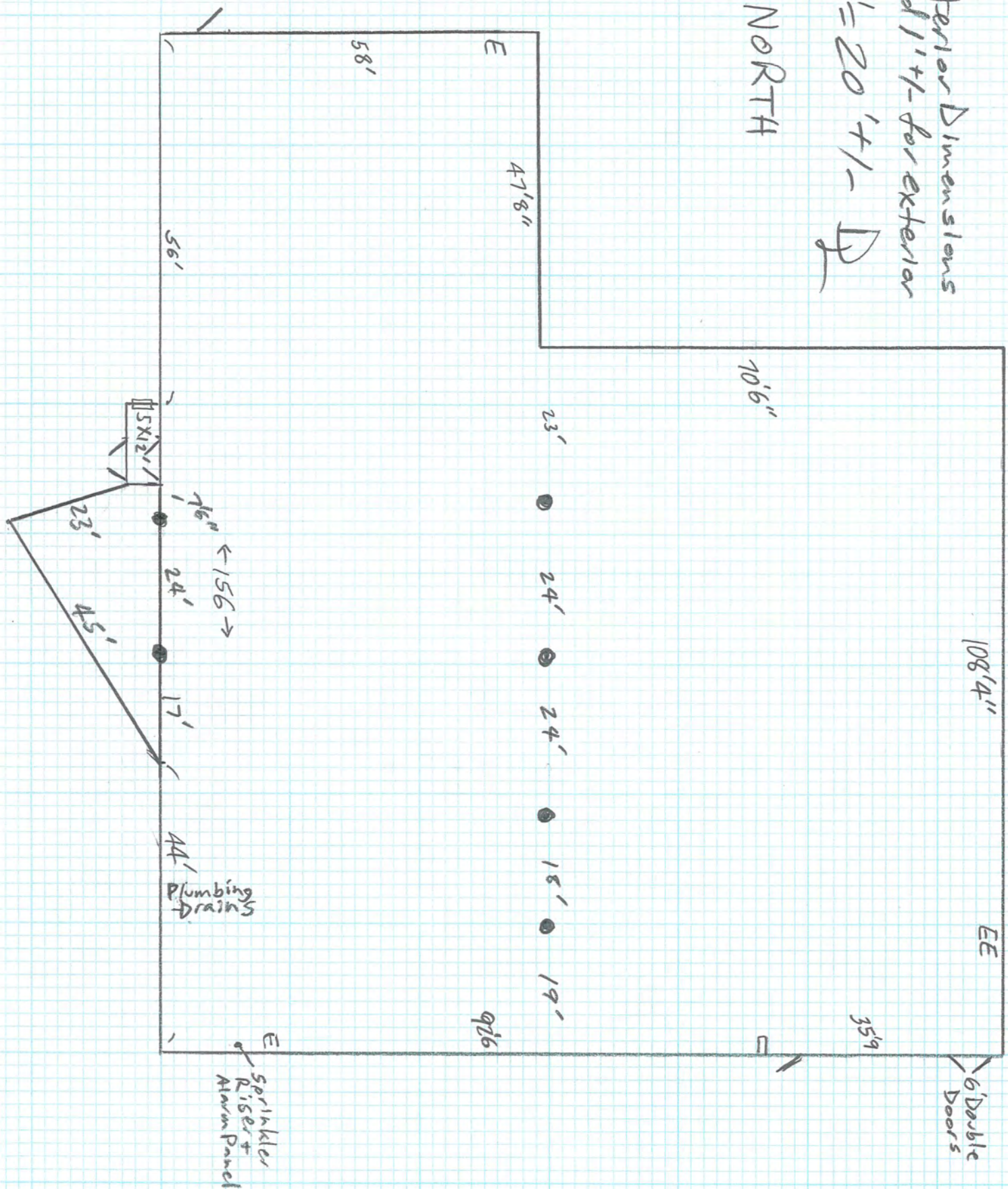
Located just off the corner of East and Walnut Street and viewable from U.S. 231/East Street. The building is located just east of the beautiful downtown Crown Point Square. Across the street from Centier Bank and Crown Brewing, and back of the famous jail house in which John Dillinger escaped from with a gun made out of soap. Walking distance to the Lucrecia Italian Restaurant, the Grand Ole Crown Point Courthouse, Uni Sushi, Prime Steakhouse, Provecho, Square Roots, Tavern on Main, Chase

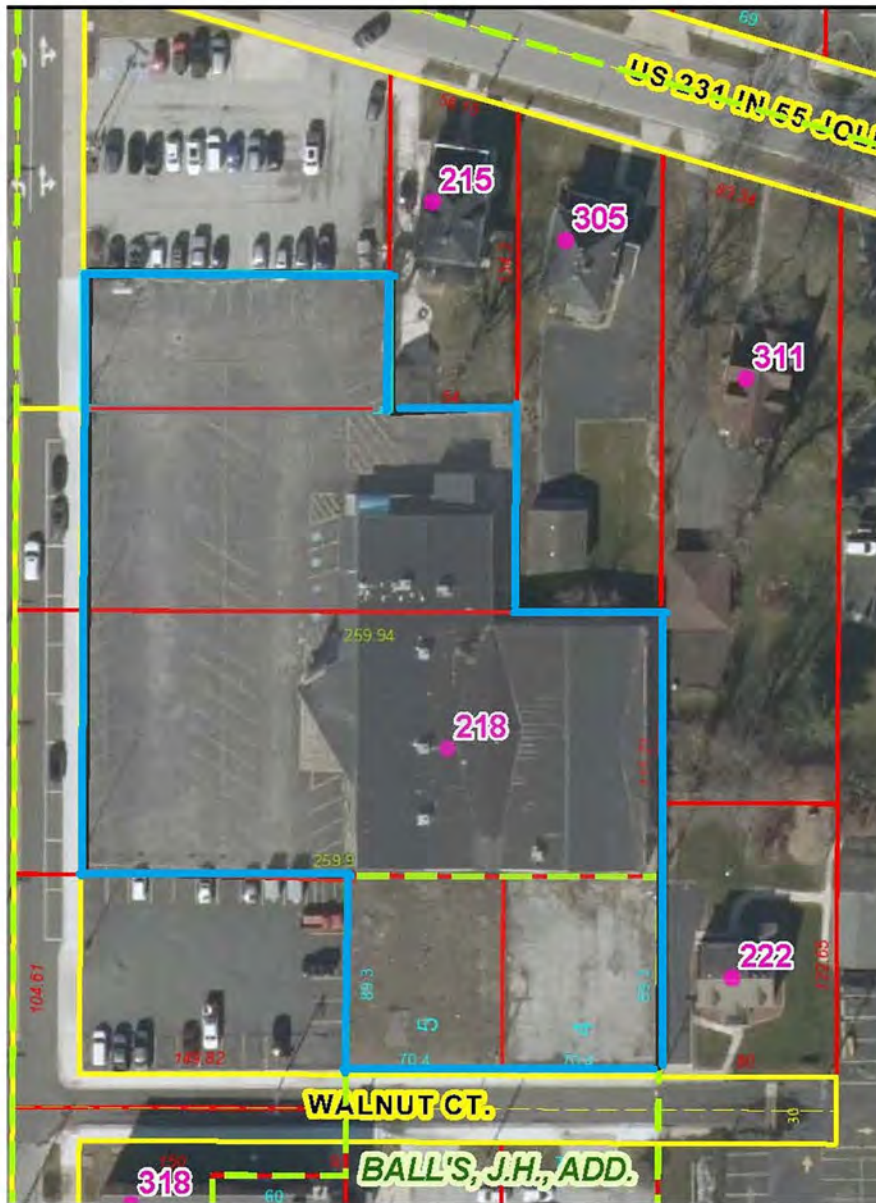
INTERIOR PHOTOS



$1'' = 20' \times 1'$

70.6"





218 S. East Street, Crown Point, IN



EXTERIOR PHOTOS



ADDITIONAL PHOTOS



RETAILER MAP



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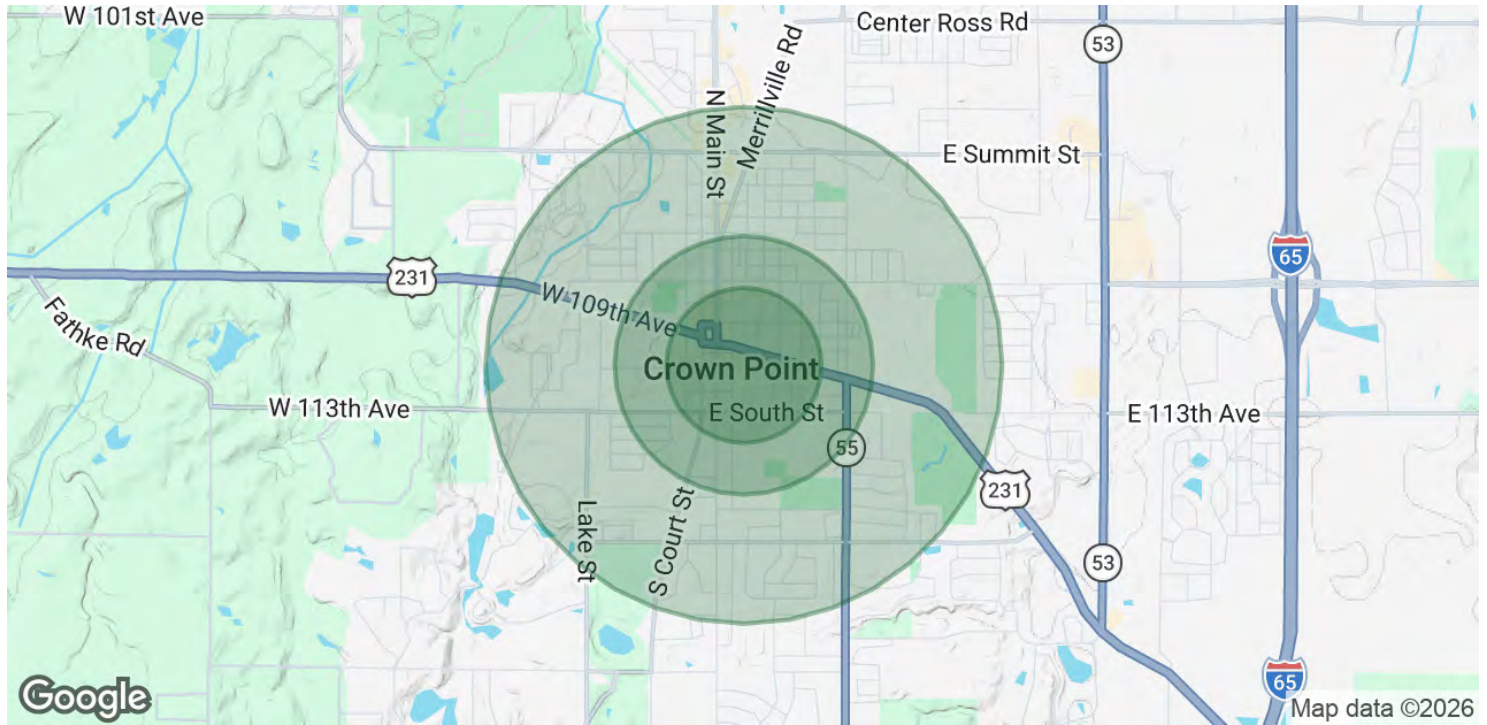
AERIAL PHOTO



BUILDING EXTERIOR PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	821	3,455	10,503
Average Age	40	41	42
Average Age (Male)	39	40	40
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	354	1,447	4,297
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$91,418	\$96,837	\$100,997
Average House Value	\$219,762	\$255,900	\$289,447

Demographics data derived from AlphaMap