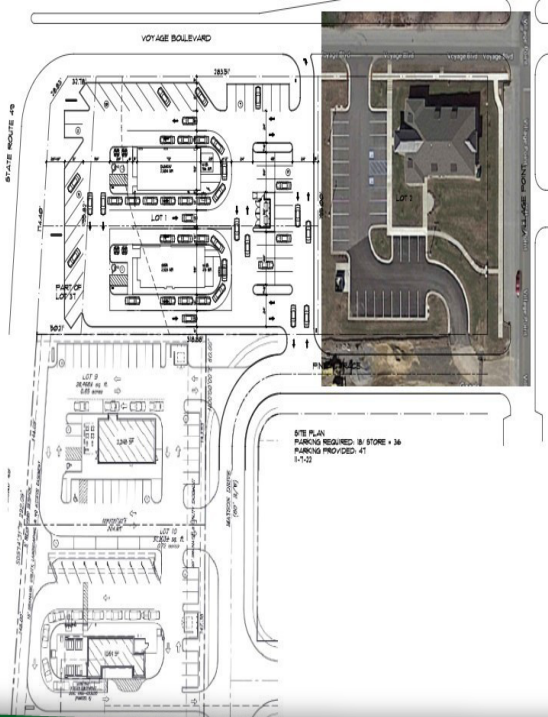
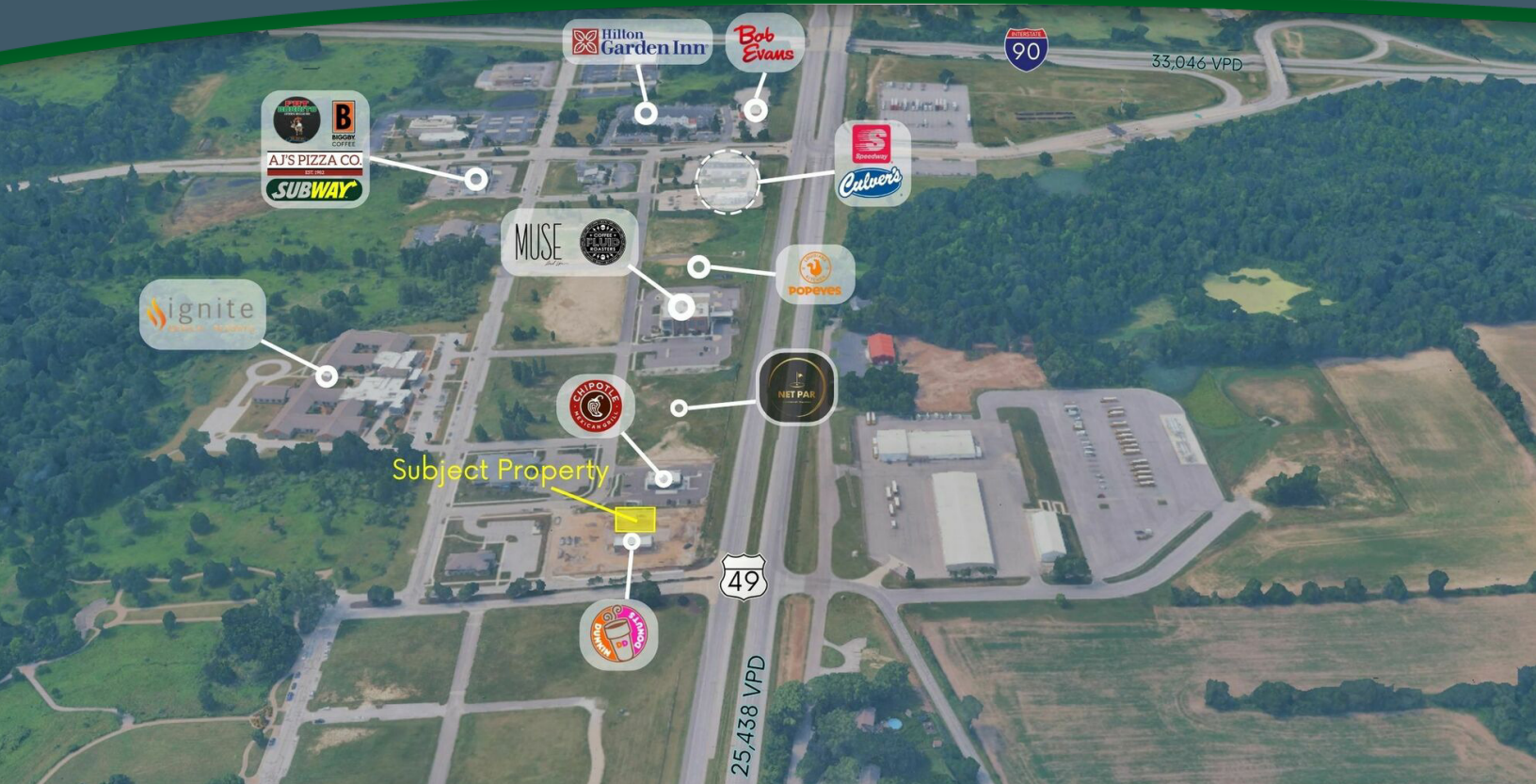


# 502 PINTAIL TRCE, CHESTERTON, IN 46304



For more information, please contact:

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

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

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

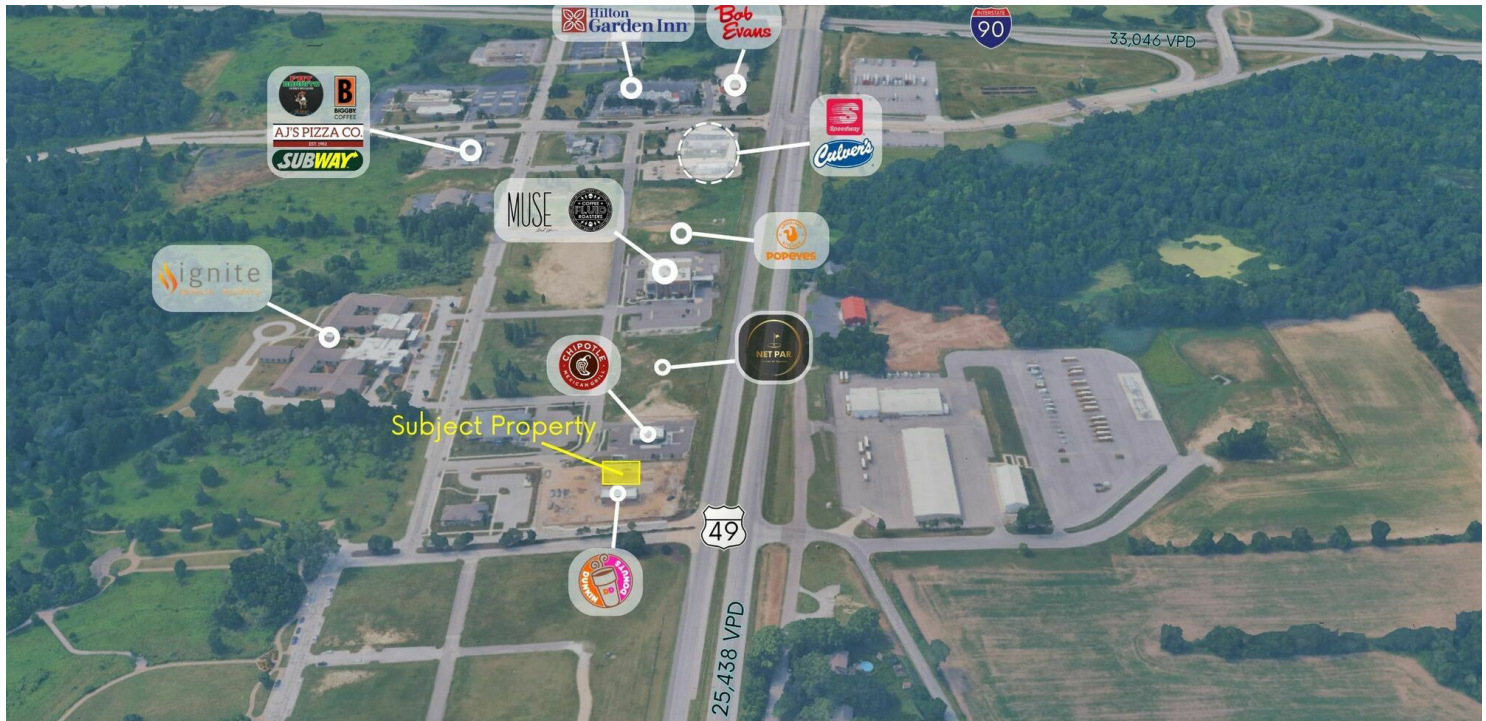
  
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# CHESTERTON CROSSING

502 Pintail Trce, Chesterton, IN 46304



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Available SF:** 1,600 - 2,323 SF

**Lease Rate:** Negotiable

**Lot Size:** 0.6 Acres

**Year Built:** 2026

**Building Size:** 1,600-2,323 SF

## PROPERTY HIGHLIGHTS

- Drive-Thru retail for lease in Chesterton, IN
- Free-standing approximately 2,323 SF (minimum 1,600 SF)
- Located next to a brand new Dunkin
- Maximum exposure off IN-49
- Build to suit opportunity
- Surrounded by new construction retail



# LATITUDE

C O M M E R C I A L

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

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

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

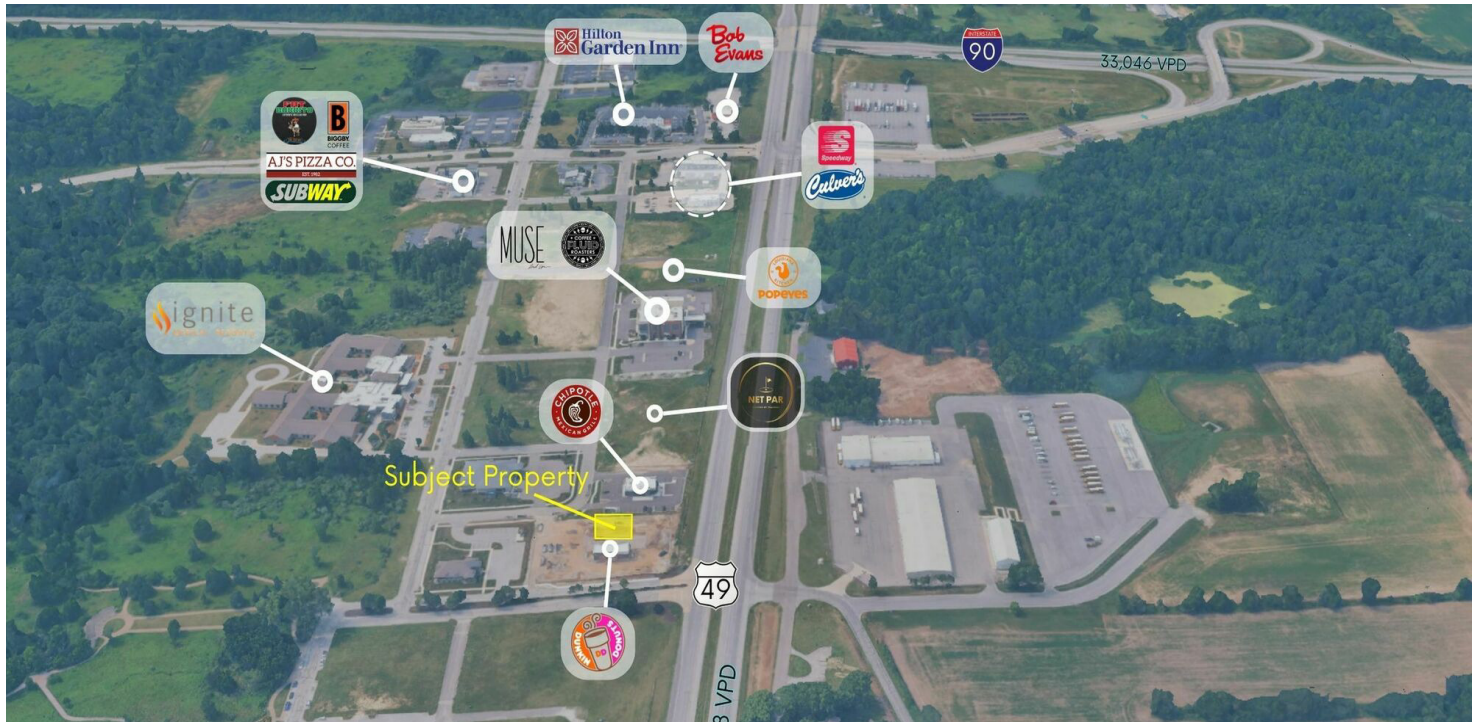


# CHESTERTON CROSSING

502 Pintail Trce, Chesterton, IN 46304



## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Drive-Thru space coming soon to Chesterton, IN. Great opportunity to lease a brand new free-standing retail building with drive-thru that can be built to suit. The free-standing building will be located along IN-49 just off the IN toll road. The subject building will be built right next door to the brand new Dunkin surrounded by other new construction. This is a heavily traveled road with maximum exposure in a quickly growing market.

## LOCATION DESCRIPTION

Subject property is located along heavily traveled IN 49. Chesterton is a town in Westchester, Jackson and Liberty townships in Porter County, Indiana. The population was 13,068 at the 2010 census. The three towns of Chesterton, Burns Harbor, and Porter are known as the tri-towns or the Duneland area. Chesterton was originally called Calumet, and under the latter name was platted in 1852 when the railroad was extended to that point. Chesterton was incorporated as a town in 1899. Just north of the town is Indiana Dunes State Park and Indiana Dunes National Park. The South Shore Line, operated by the Northwest Indiana Commuter Transportation District, is headquartered in Chesterton. The South Shore Line stops north of Chesterton at the Dune Park station with multiple trains per day to Chicago and South Bend.

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Principal/Vice President  
219.864.0200  
mrapchak@latitudeco.com

### JOHN O'MALLEY

Associate Broker  
219.864.0200  
jomalley@latitudeco.com

502 Pintail Trce, Chesterton, IN 46304

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

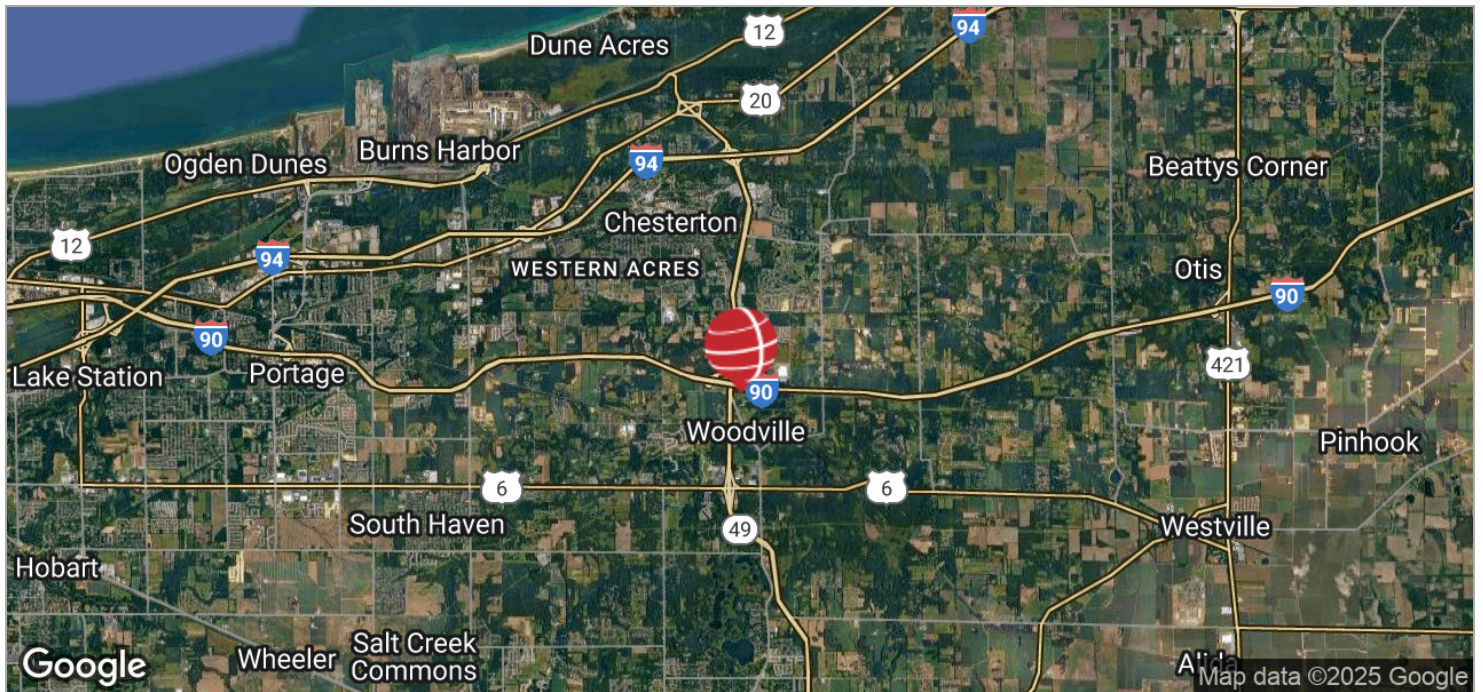
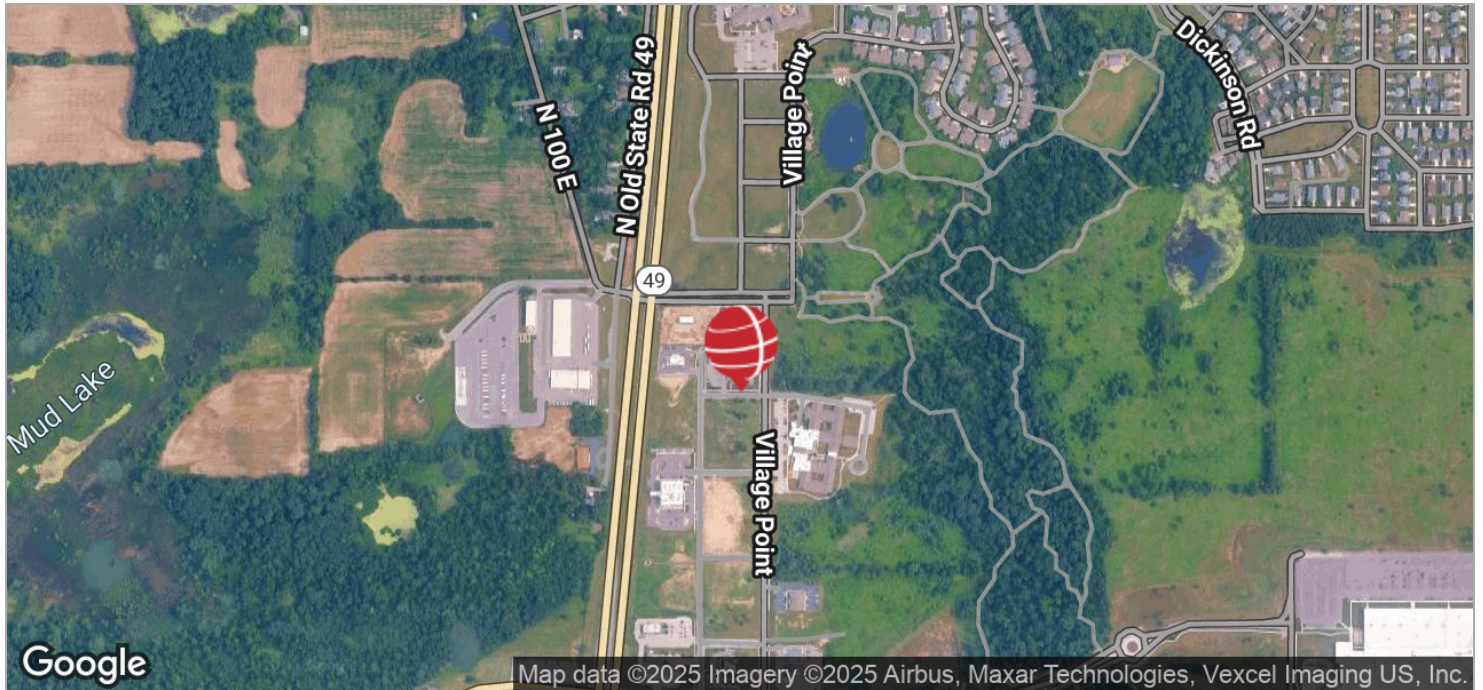


# CHESTERTON CROSSING

502 Pintail Trce, Chesterton, IN 46304



## LOCATION MAPS



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

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

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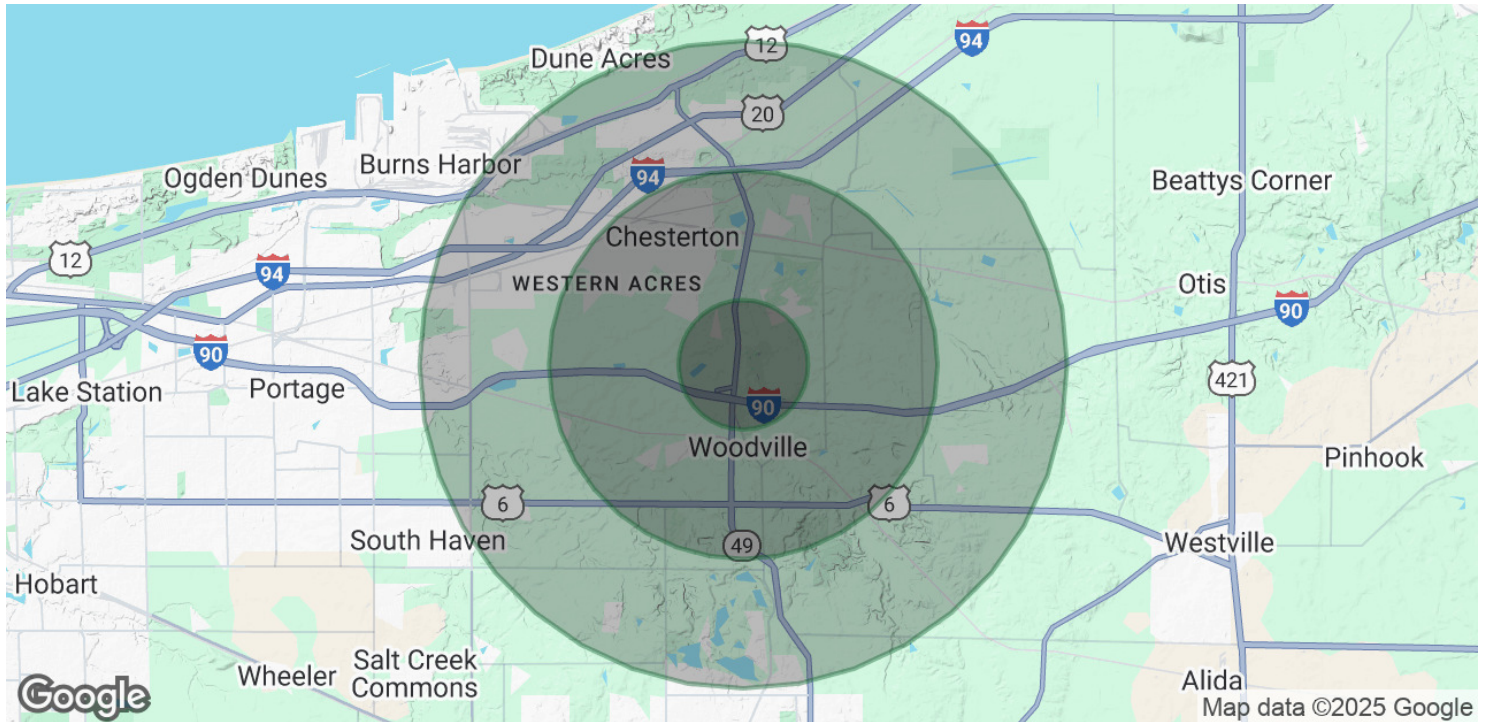


# CHESTERTON CROSSING

502 Pintail Trce, Chesterton, IN 46304



## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,462	19,147	38,129
Average Age	46.2	38.5	39.4
Average Age (Male)	40.3	37.1	38.0
Average Age (Female)	48.4	39.7	40.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	543	7,595	15,442
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$127,545	\$97,138	\$90,698
Average House Value	\$289,167	\$211,571	\$217,089

\* Demographic data derived from 2020 ACS - US Census

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