

# 1505 LINCOLN WAY

1505 LINCOLN WAY, LAPORTE, IN 46350

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Immerse yourself in the local appeal of LaPorte, IN, situated at the prime location of 1505 Lincoln Way. This bustling area is ideal for Retail / Strip Center tenants, with a diverse mix of attractions nearby. Within easy reach, you'll find the popular LaPorte County Historical Society Museum, offering a glimpse into the region's rich history, and Pine Lake, a scenic spot for outdoor recreation. The property is surrounded by a blend of residential neighborhoods and commercial hotspots, ensuring a steady stream of potential customers. Experience the dynamic energy of this thriving community and position your business for success at 1505 Lincoln Way.

### PROPERTY HIGHLIGHTS

- High visibility location on Lincoln Way
- Ample on-site parking for customers
- Versatile retail space suitable for diverse businesses
- Prime opportunity for establishing or expanding your business

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	4
Available SF:	4,596 - 6,370 SF
Building Size:	13,936 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,115	11,034	14,761
Total Population	8,995	22,975	31,841
Average HH Income	\$44,843	\$53,378	\$61,335

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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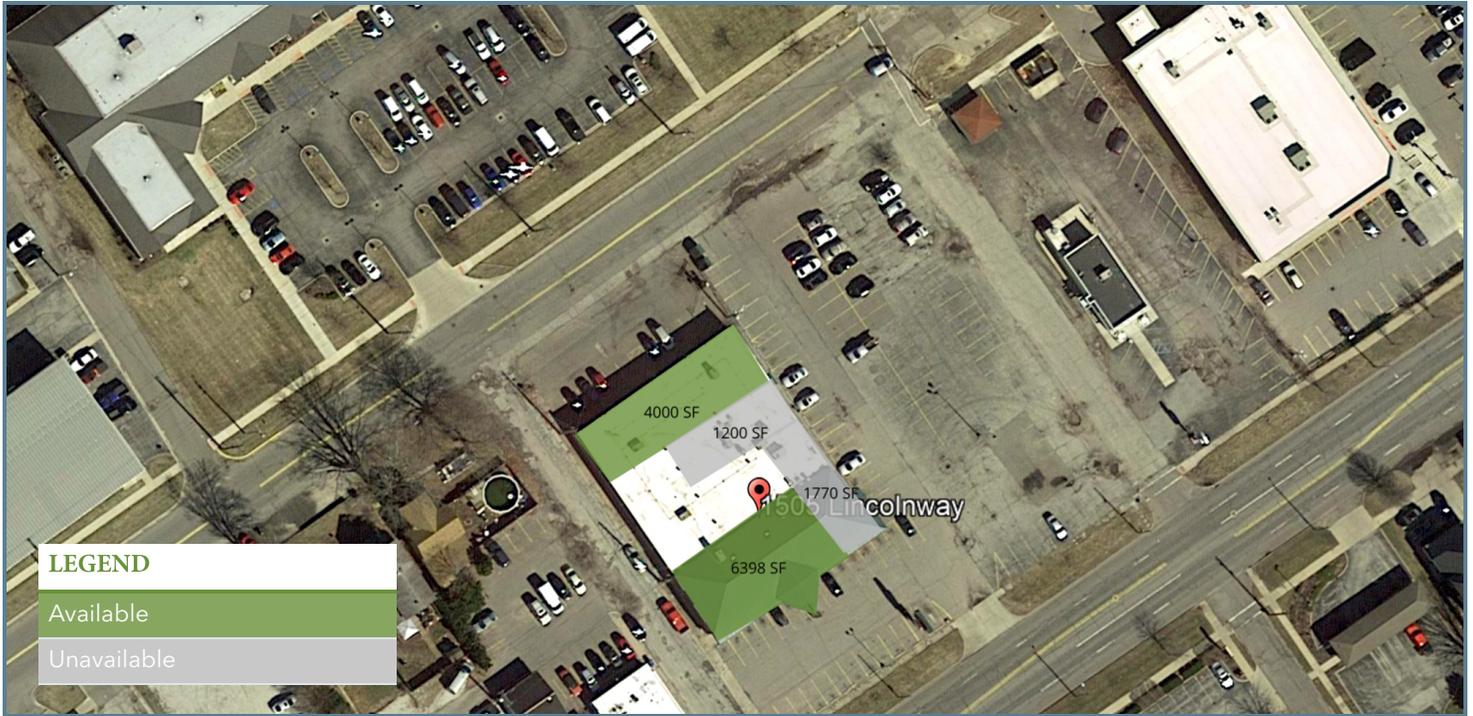
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COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,596 - 6,370 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1505 Lincoln Way	Available	6,370 SF	NNN	Contact Broker for Pricing	-
1505 Lincoln Way	Wok and Roll	1,200 SF		-	-
1505 Lincoln Way	Marco's Pizza	1,770 SF		-	-
1505 Lincoln Way	Available	4,596 SF		Contact Broker for Pricing	-

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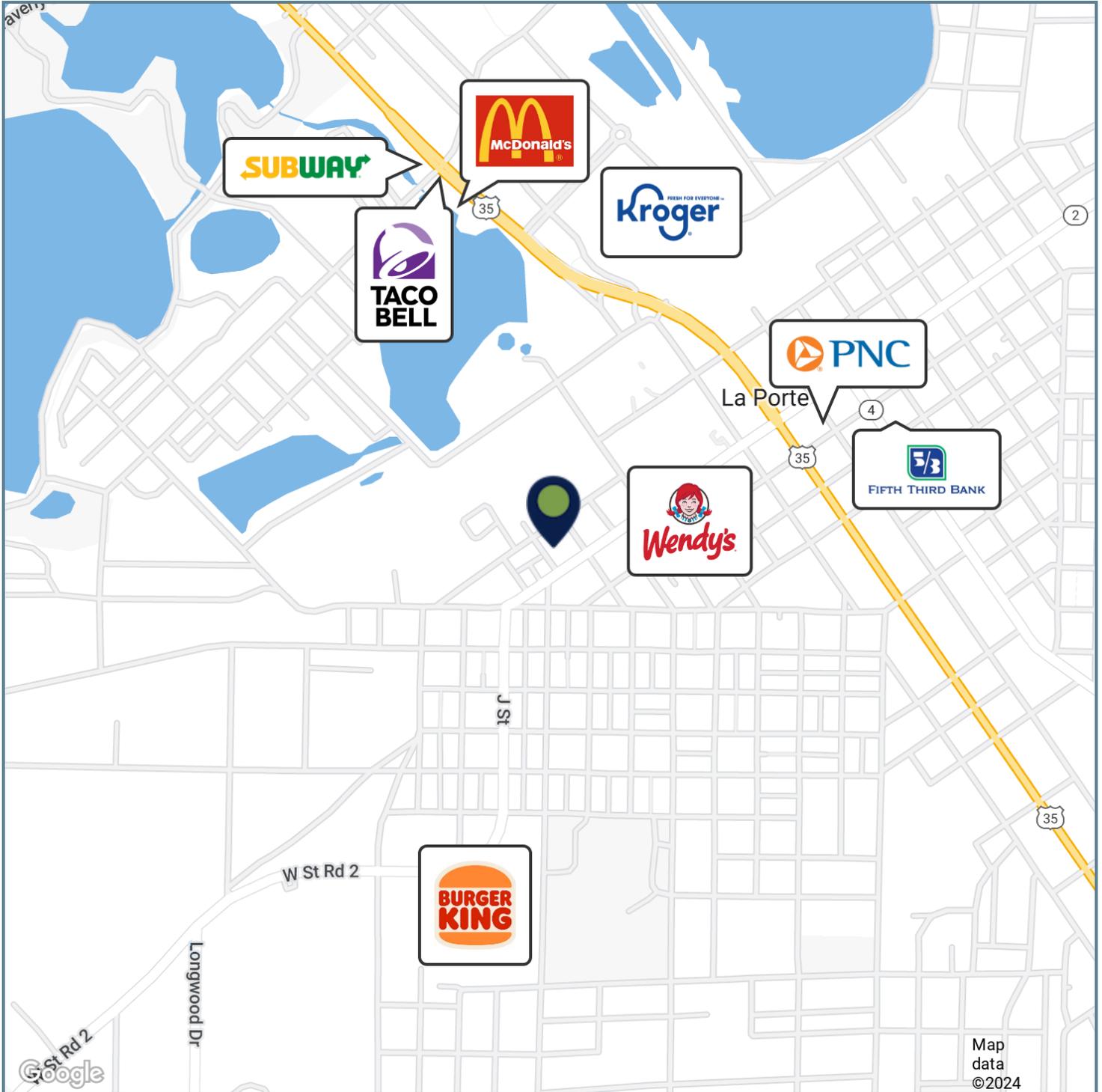
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RETAILER MAP



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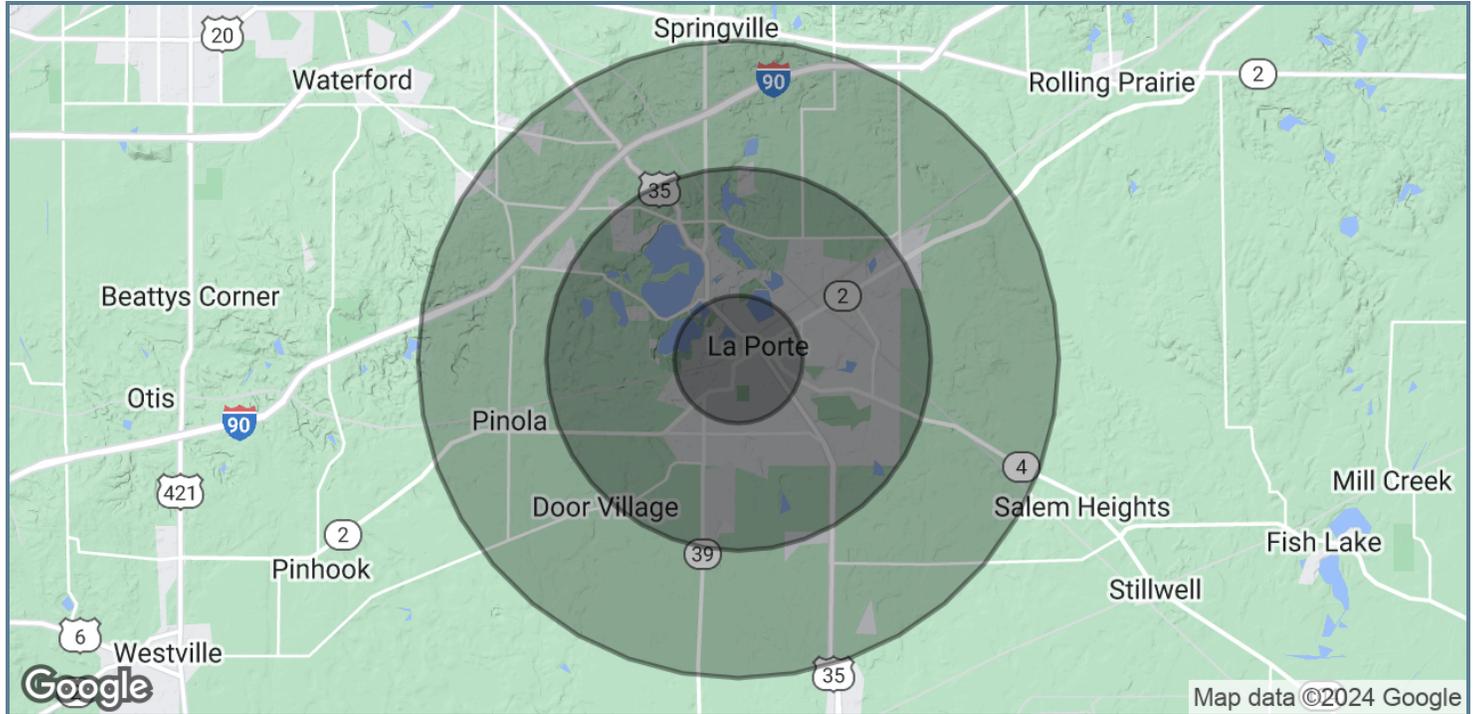
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,995	22,975	31,841
Average Age	35.3	40.1	41.1
Average Age (Male)	32.0	36.7	38.5
Average Age (Female)	38.5	42.3	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,115	11,034	14,761
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$44,843	\$53,378	\$61,335
Average House Value	\$99,887	\$131,157	\$148,081

2020 American Community Survey (ACS)

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