



# THE COURTYARD PLAZA

## FOR LEASE

710-802 N. MAIN STREET  
CROWN POINT, IN 46307

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# Property Summary



## OFFERING SUMMARY

Available SF: 850 - 2,663 SF

Lease Rate: \$15.00-\$22.00 Per SF  
[Gross]

Building Size: 23,650 SF

## PROPERTY OVERVIEW

The Courtyard Plaza is a locally well known neighborhood retail and office complex with a colonial brick design. The property consists of four buildings. Presently there is one suite in the elevator served second floor office section for lease, and three ground level office spaces for consideration.

Rental rate includes all CAM tax insurance. Utilities and janitorial services are all additional tenant expenses.

Landlord is also offering a custom Build-to-Suit option for consideration.

## LOCATION OVERVIEW

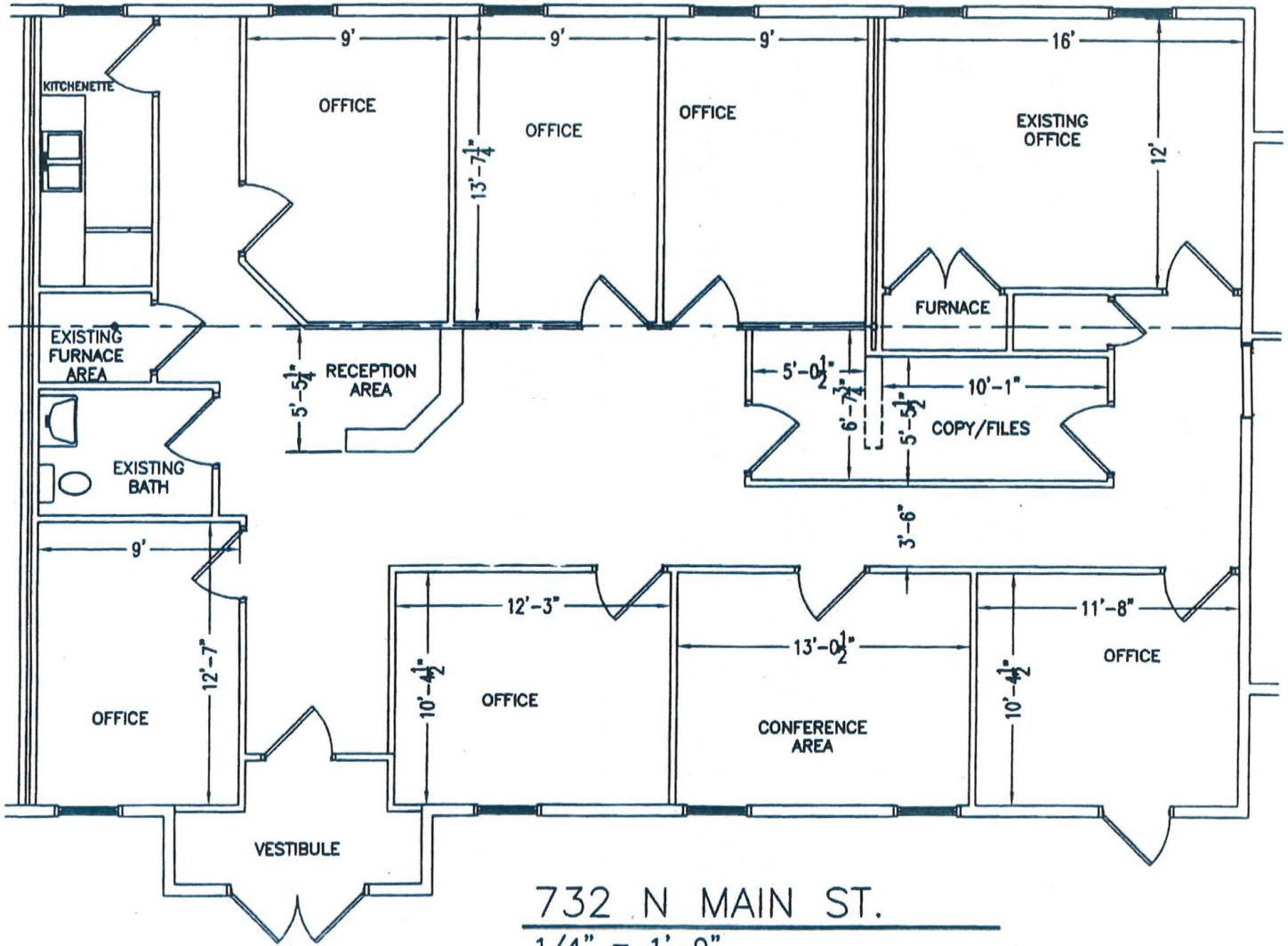
The property is located on North Main Street in Crown Point, Indiana. This commercial boulevard offers a full choice of food franchises, banking and drug store options. The property is less than one mile north of the historic Crown Point Square district.

# Available Spaces

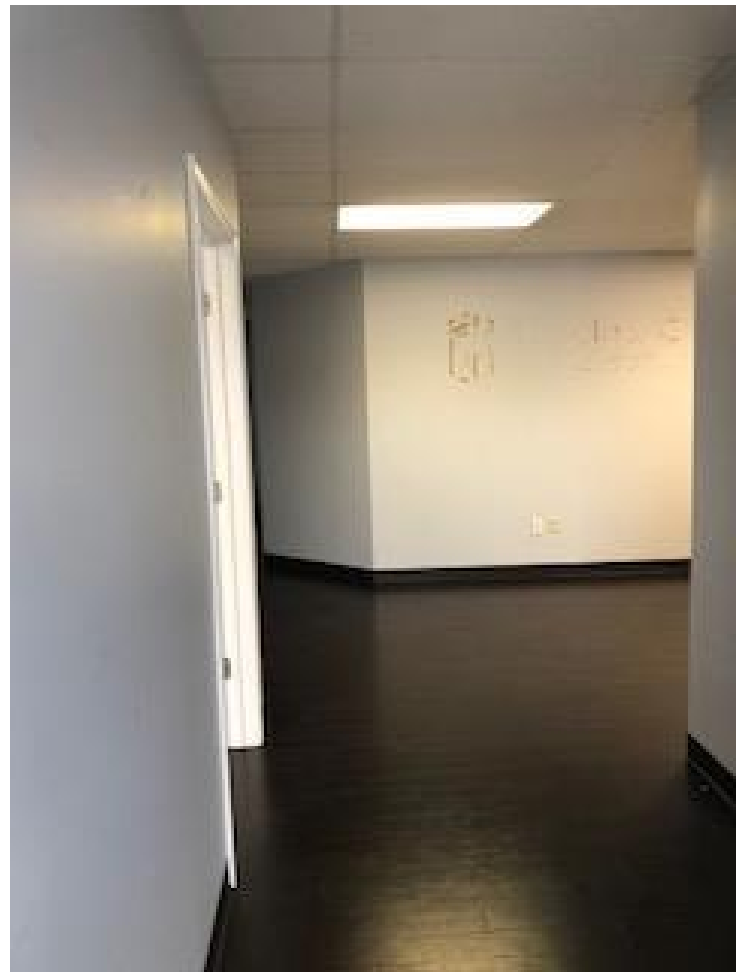
<b>LEASE RATE:</b>	\$0.25 - 21.99 SF/YR	<b>TOTAL SPACE:</b>	850 - 2,663 SF
<b>LEASE TYPE:</b>	Gross; NNN	<b>LEASE TERM:</b>	36-42 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
732	Office Building	\$2,970 per month	Gross	+/- 1,980 SF	42 months	Available Immediately
710 N. Main Street	Office Building	\$15.00 SF/YR	NNN	+/- 2,663 SF	60 months	New Construction Estimated NNN Expenses are \$4.50 PSF
Suite 794	Office Building	\$1.650 per month	Gross	+/- 1,100 SF	36 months	
714	Office Building	\$3,225 per month	Gross	+/- 1,760 SF	Negotiable	Occupancy Negotiable!
756	Office Building	\$17.50 SF/YR	Gross	+/- 850 SF	36 months	Utilities included

# Floor Plan Suite 732 +/-1,980 SF



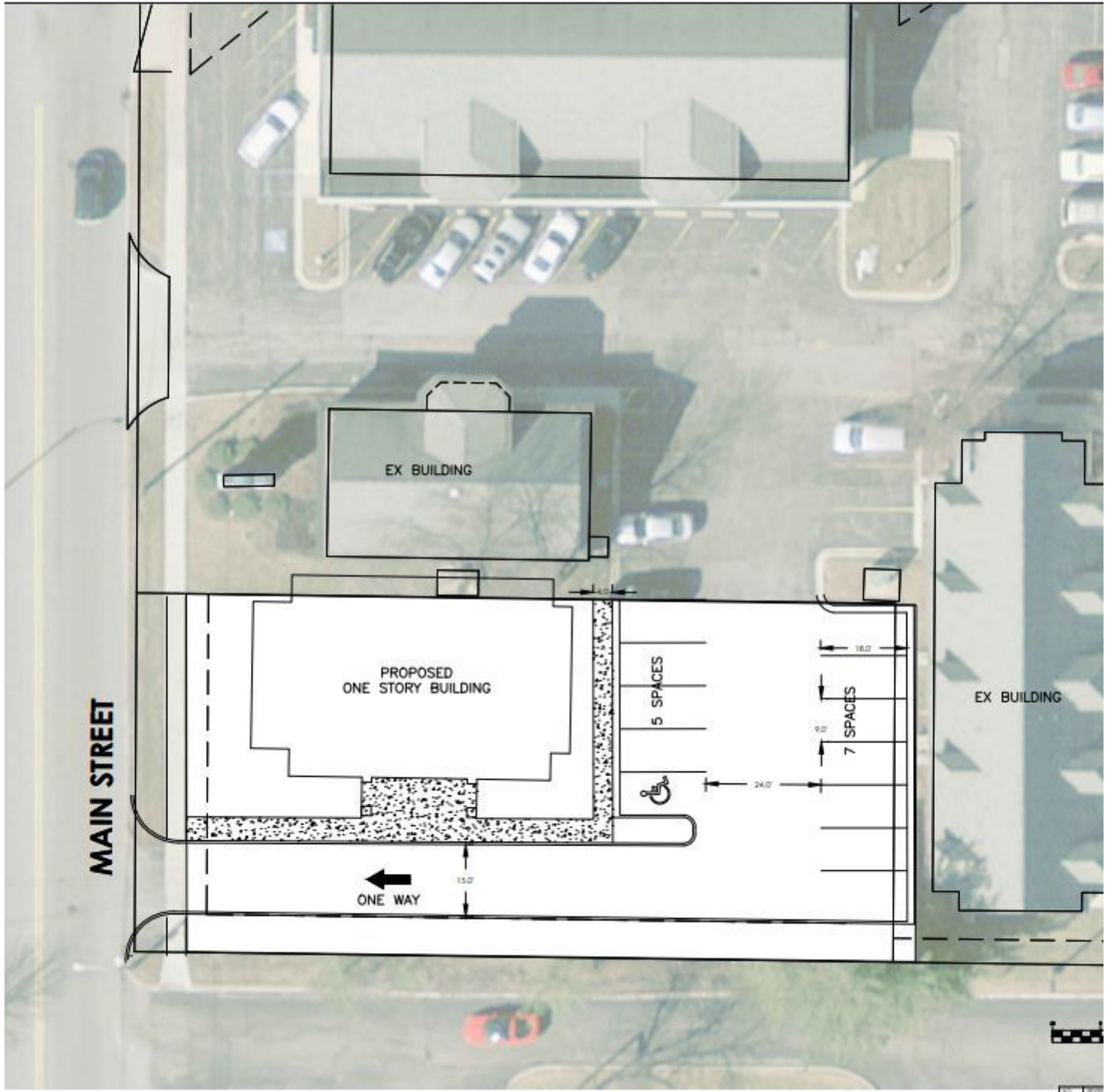
# Suite 732 - Interior



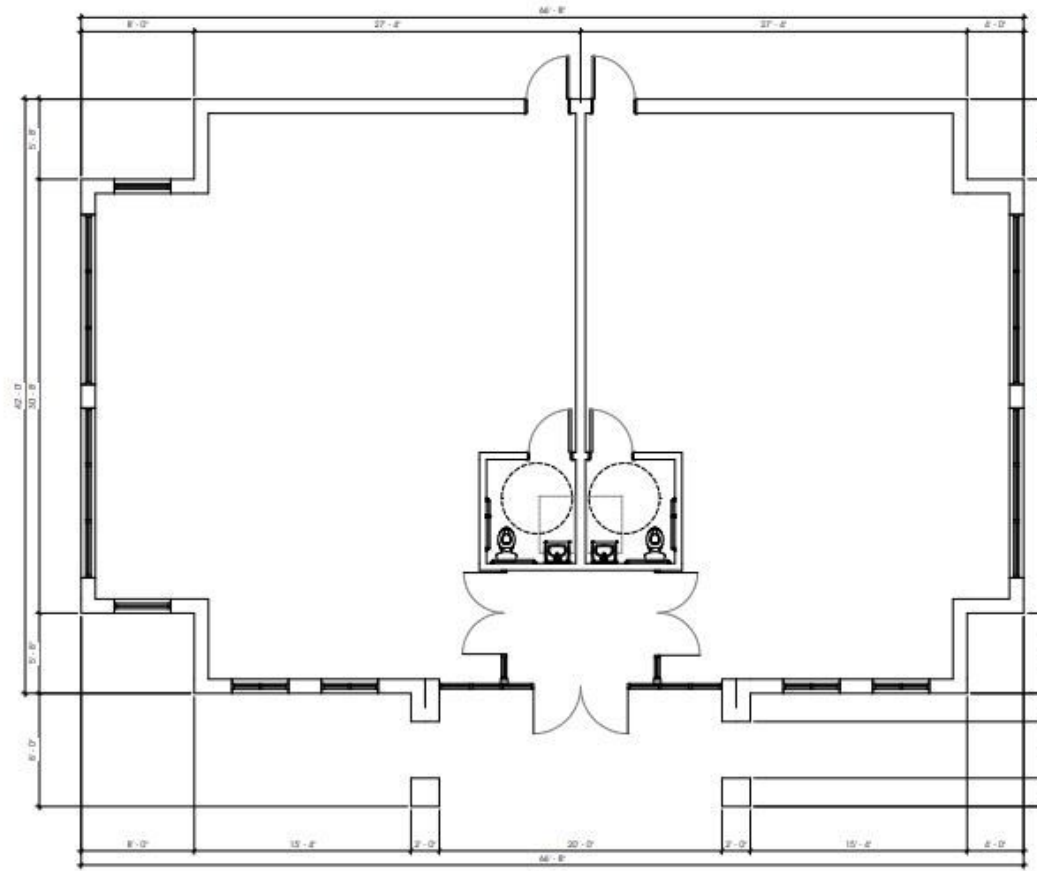
# Suite 732 - Interior



# 710 N. Main St - Build To Suit Concept +/- 2,663 SF



# 710 N. Main St. - Build To Suit Concept +/- 2,663 SF



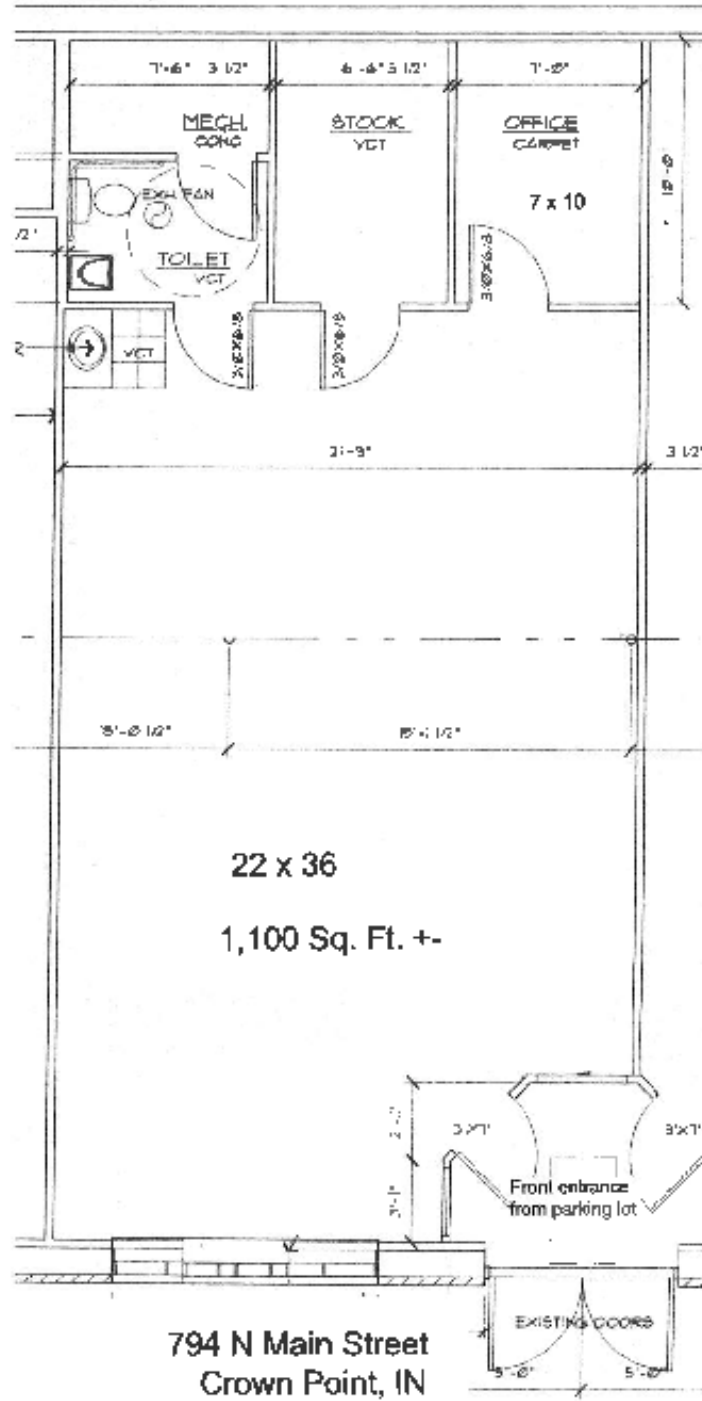
CONCEPT C FLOOR PLAN  
SCALE: 1/4" = 1'-0"



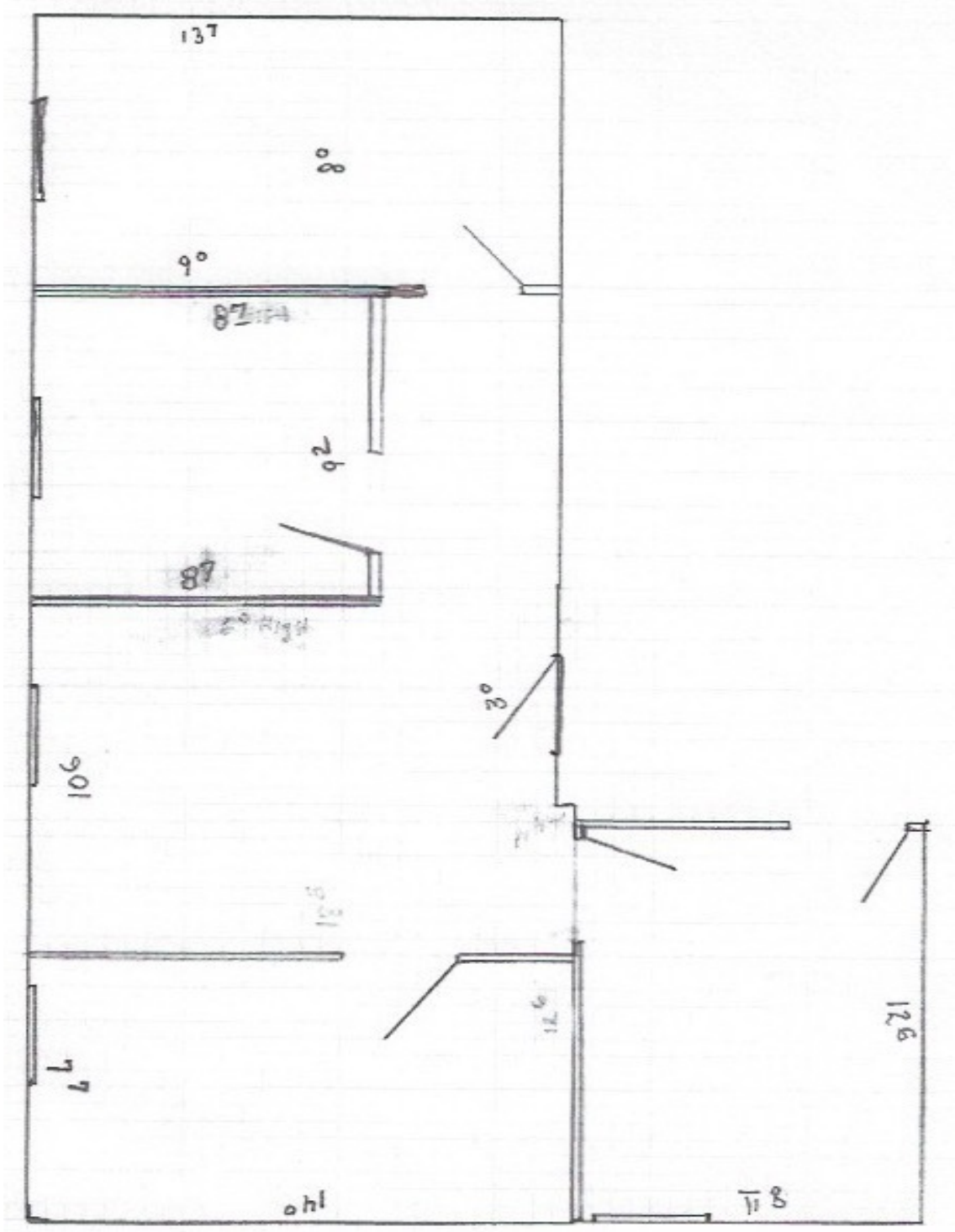
710 N. Main St. - Build To Suit Concept +/- 2,663 SF



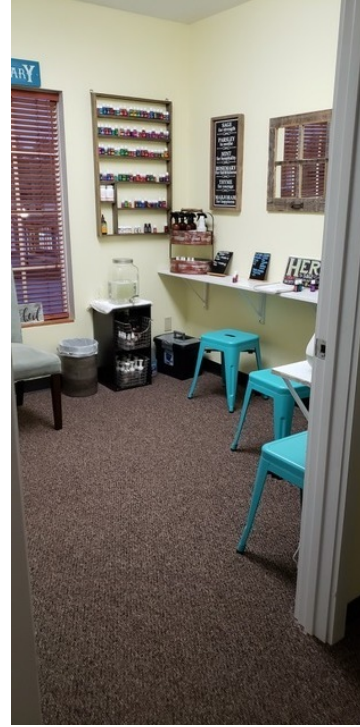
# Floor Plans - Suite 794 +/- 1,100 SF



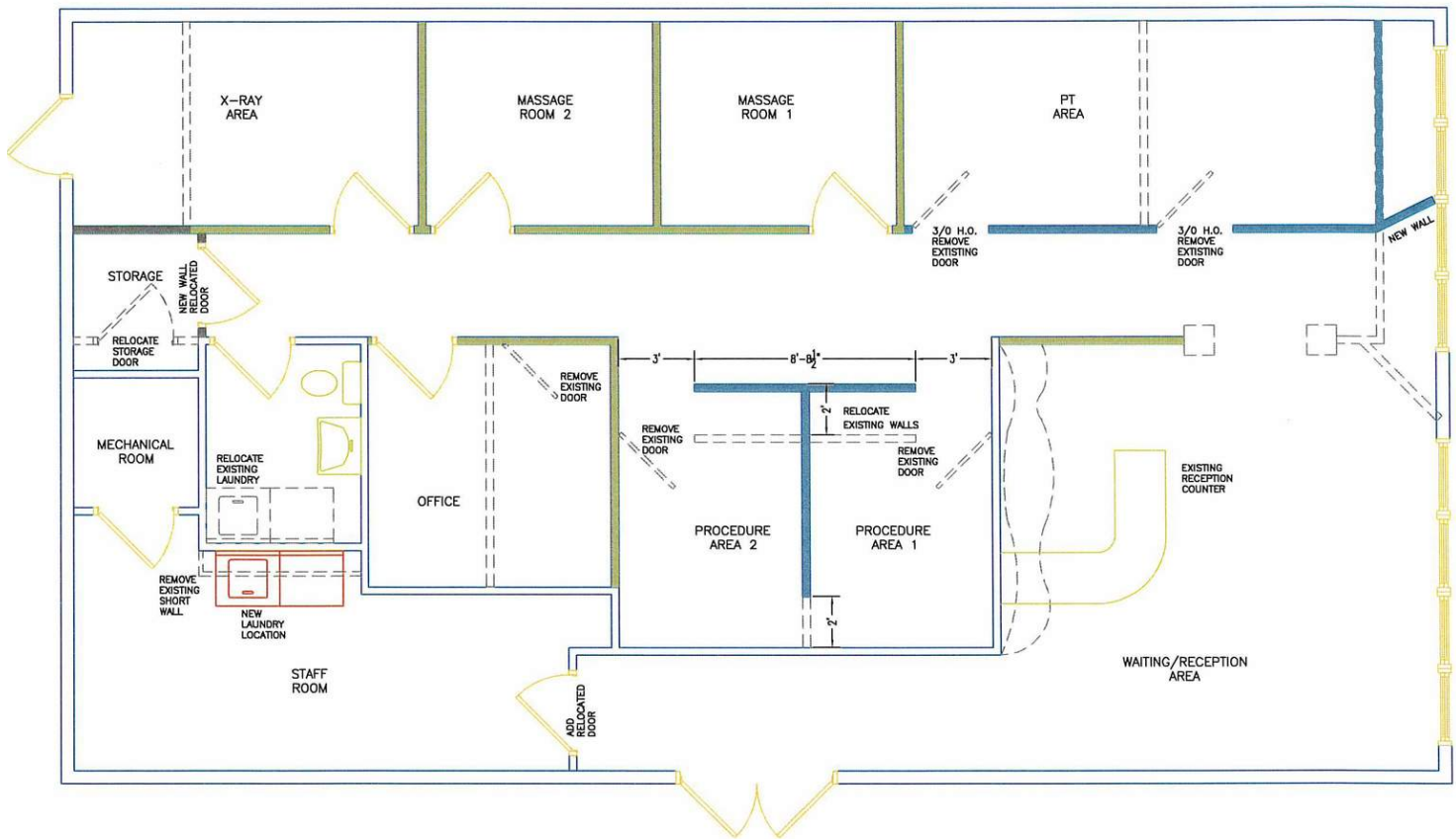
# Floor Plan - 756 +/- 850 SF



# 756 Interior Photos



# Floor Plan - Suite 714 +/- 1,760 SF



- KEY
- EXTEND TO CEILING
  - 54" WALL
  - NEW WALL
  - EXISTING WALL
  - - - REMOVE EXISTING WALL

714 N MAIN ST.

1/4" = 1'-0"

# Suite 714



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# Exterior Photos

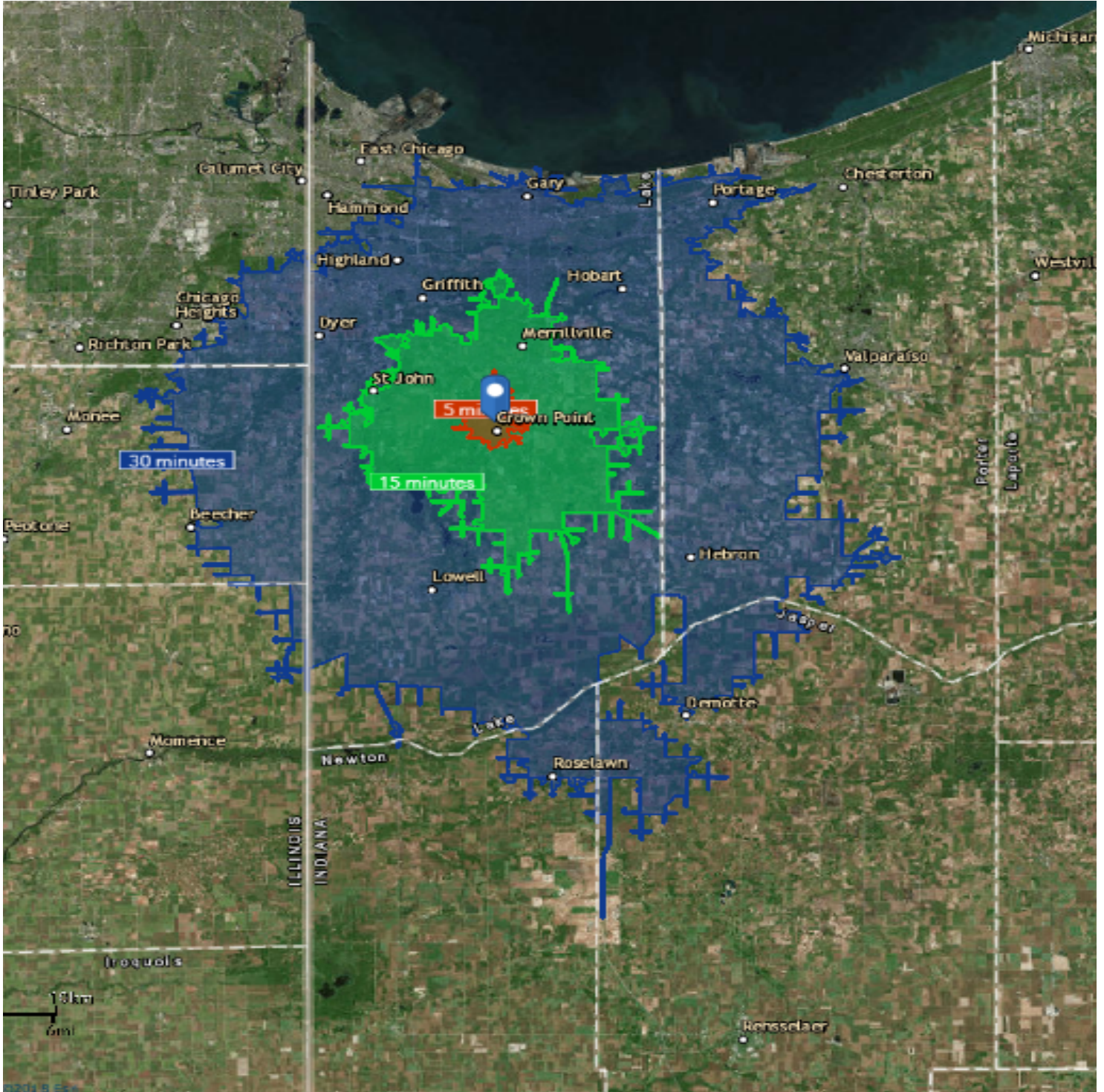




# Exterior Photos



# Drive Time Map 5 15 30



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# Demographic And Income Comparison Profile

	5 minutes	15 minutes	30 minutes
<b>Census 2010 Summary</b>			
Population	12,829	105,730	498,468
Households	5,468	39,820	188,623
Families	3,566	27,757	131,678
Average Household Size	2.22	2.57	2.61
Owner Occupied Housing Units	4,216	30,268	141,058
Renter Occupied Housing Units	1,252	9,552	47,565
Median Age	39.3	37.9	38.7
<b>2018 Summary</b>			
Population	12,811	112,233	502,708
Households	5,510	42,432	191,056
Families	3,532	29,192	131,649
Average Household Size	2.20	2.57	2.60
Owner Occupied Housing Units	4,287	32,759	144,200
Renter Occupied Housing Units	1,223	9,672	46,856
Median Age	40.9	39.4	40.4
Median Household Income	\$62,487	\$68,016	\$59,315
Average Household Income	\$83,923	\$84,941	\$76,682
<b>2023 Summary</b>			
Population	12,712	114,252	503,813
Households	5,480	43,252	191,718
Families	3,488	29,615	131,440
Average Household Size	2.19	2.56	2.60
Owner Occupied Housing Units	4,331	33,853	146,620
Renter Occupied Housing Units	1,150	9,399	45,098
Median Age	42.0	40.2	41.2
Median Household Income	\$74,004	\$79,291	\$68,996
Average Household Income	\$99,159	\$99,203	\$89,067
<b>Trends: 2018-2023 Annual Rate</b>			
Population	-0.16%	0.36%	0.04%
Households	-0.11%	0.38%	0.07%
Families	-0.25%	0.29%	-0.03%
Owner Households	0.20%	0.66%	0.33%
Median Household Income	3.44%	3.12%	3.07%