

1601 N MAIN ST, CROWN POINT, IN 46307



For more information, please contact:

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LEASING CROWN POINT WAREHOUSE AND SHOWROOM

1601 N Main St, Crown Point, IN 46307



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-----------------|
| Available SF: | 6,928 SF |
| Lease Rate: | \$14 SF/yr (MG) |
| Lot Size: | 1.64 Acres |
| Year Built: | 1960 |
| Building Size: | 6928 SF |
| Zoning: | B-2 |

PROPERTY HIGHLIGHTS

- 7,000sf warehouse and showroom space for lease
- Pylon signage along main street
- Previous use was small engine repair
- Property has floor drainage and 14 foot garage door
- Abundant outdoor storage with 1.6 acres of land and a 3200sf pole barn on the property



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PROPERTY DESCRIPTION



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Introducing a prime lease opportunity at 1601 N Main St in Crown Point. This 7,000sf property features a versatile combination of warehouse and showroom space, ideal for a range of business uses. With prominent pylon signage along Main Street, this location offers excellent visibility. The property's previous use as a small engine repair facility means it comes equipped with practical features such as floor drainage and a 14-foot garage door. The expansive 1.6 acres of land include abundant outdoor storage space and a 3200sf pole barn, providing ample room for operations and inventory. This property presents a compelling opportunity for businesses seeking a versatile and high-visibility space.

LOCATION DESCRIPTION

This property is located on North Main Street in Crown Point, minutes away from Downtown. Crown Point is a city in and the county seat of Lake County, Indiana. The population was 34,884 in 2023. Due to its location, Crown Point is known as the "Hub of Lake County". The city is surrounded by Merrillville to the north, Winfield to the east, Cedar Lake to the southwest, St. John to the west, and unincorporated Schererville to the northwest. The southern and southwestern parts of Crown Point border some unincorporated areas of Lake County.

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ADDITIONAL PHOTOS



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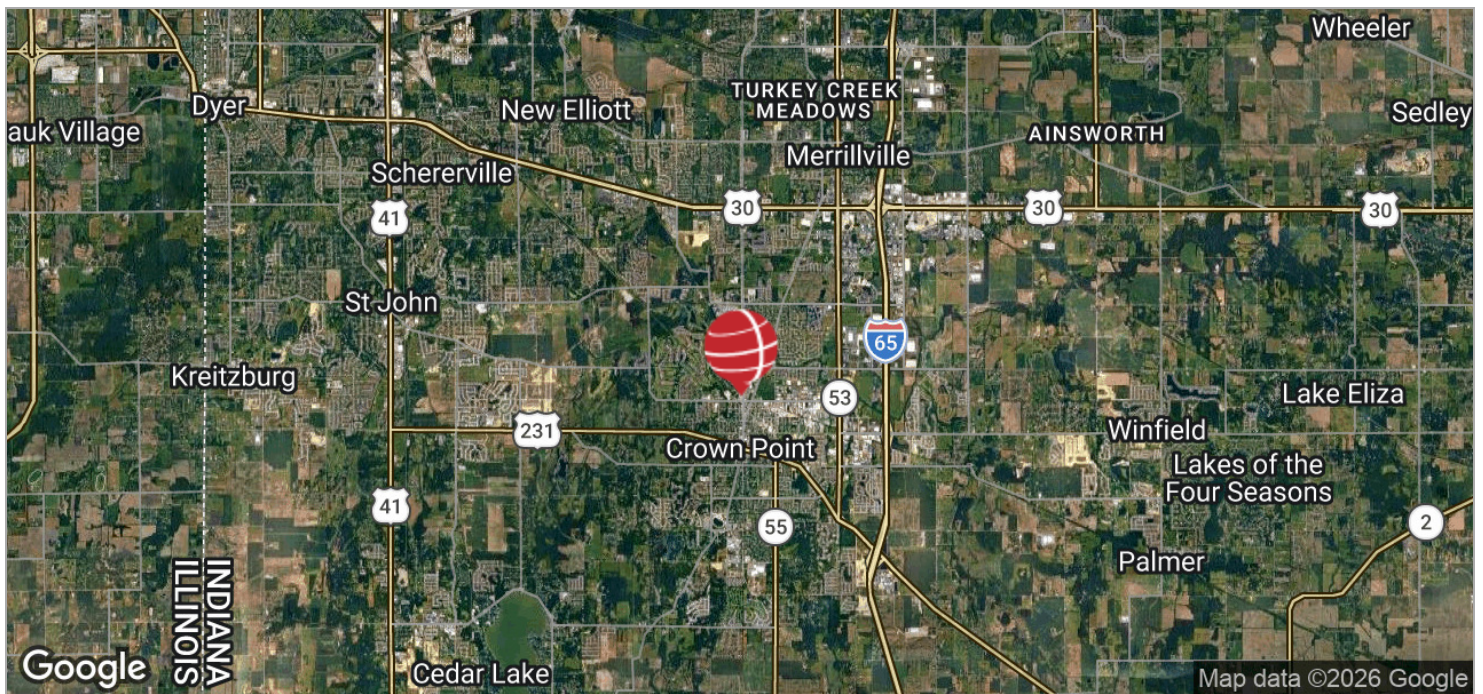
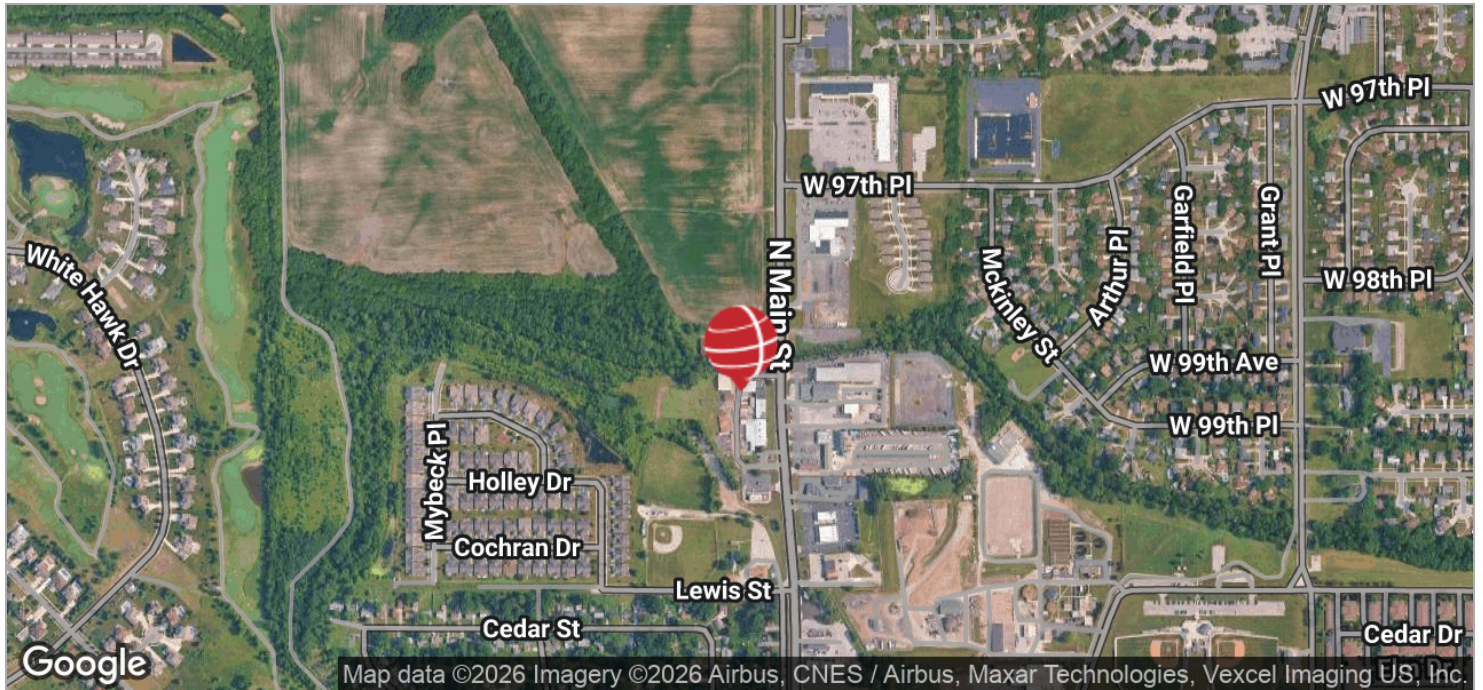
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LOCATION MAPS



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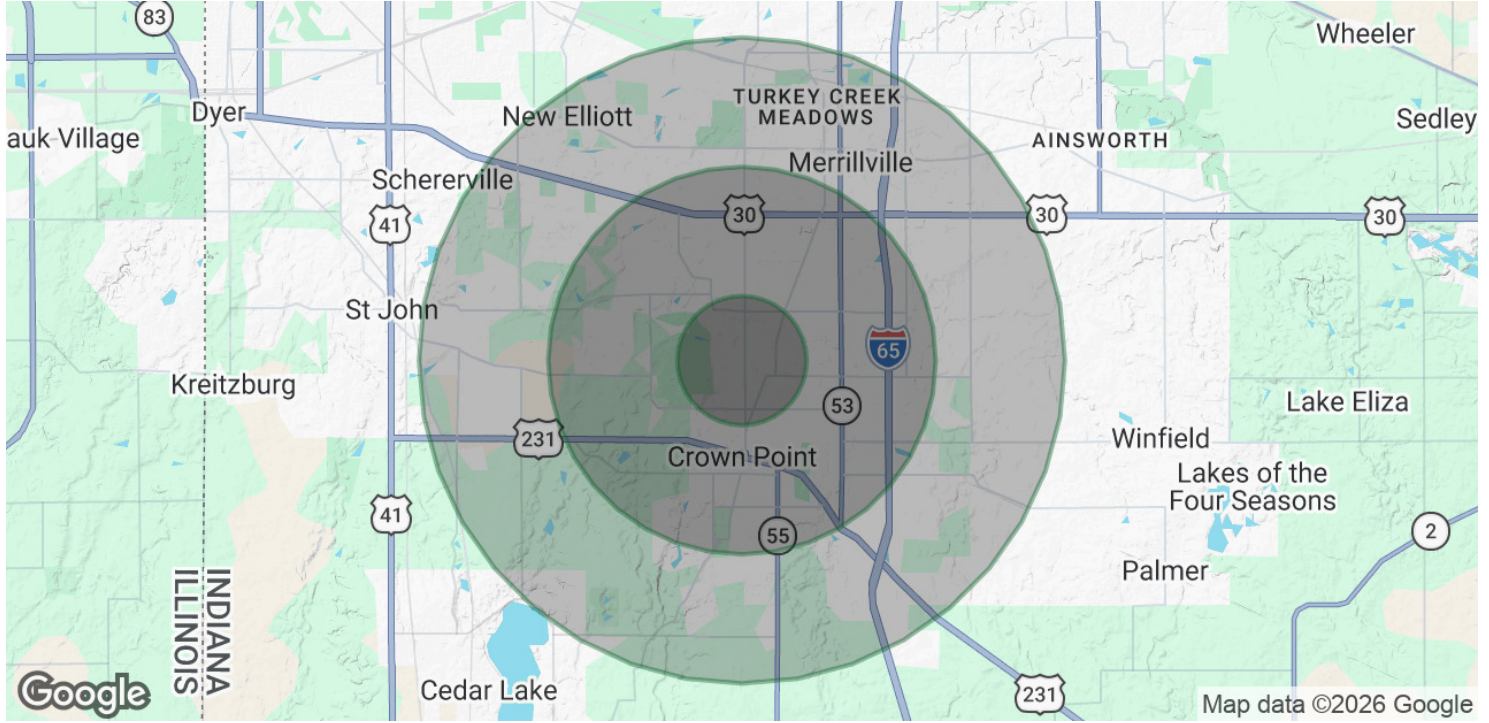
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,191 | 47,301 | 99,056 |
| Average Age | 40.7 | 40.7 | 41.1 |
| Average Age (Male) | 41.7 | 39.4 | 39.4 |
| Average Age (Female) | 45.1 | 42.2 | 42.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,995 | 18,654 | 37,757 |
| # of Persons per HH | 2.6 | 2.5 | 2.6 |
| Average HH Income | \$99,602 | \$99,980 | \$105,043 |
| Average House Value | \$262,665 | \$271,795 | \$287,399 |

2023 American Community Survey (ACS)

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