

# 200 MAIN STREET, HOBART, IN 46342



For more information, please contact:

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# TAVERN ON THE LAKE

200 Main Street, Hobart, IN 46342



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,300,000
<b>Price / SF:</b>	\$353.85
<b>Lot Size:</b>	0.18 Acres
<b>Year Built:</b>	1952
<b>Building Size:</b>	6500 SF
<b>Renovated:</b>	2023

### PROPERTY OVERVIEW

Tavern on the Lake in Hobart, Indiana offers an opportunity to acquire an operating, profitable restaurant located directly on Lake George. The property benefits from its waterfront setting and established presence in the market, drawing consistent traffic from both local patrons and visitors to the downtown area.

The building is approximately 6,500 square feet and includes a 2,300 square foot outdoor patio overlooking the lake. The structure is built with Flexicore concrete floors and ceilings, providing long-term durability. The layout is open with clear span space, including front windows that fully open, more than ample storage, and features a separate area dedicated to dishwashing and cleaning to support operations.

The restaurant is fully operational with an existing customer base and infrastructure in place. This offering provides a combination of an established business, functional building design, and a lakefront location. Do not approach the business.

### PROPERTY HIGHLIGHTS

- Fully Built-Out operating successful restaurant
- Sale includes business and all FF&E
- Seating for 163 inside; Outdoor patio seats 90
- Overlooking Lake George

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## PROPERTY DETAILS

Sale Price **\$2,300,000**

### LOCATION INFORMATION

Building Name Tavern on the Lake  
Street Address 200 Main Street  
City, State, Zip Hobart, IN 46342  
County Lake

### BUILDING INFORMATION

Building Size 6,500 SF  
Year Built 1952  
Year Last Renovated 2023

### PROPERTY INFORMATION

Property Type Retail  
Property Subtype Restaurant  
Lot Size 0.18 Acres  
APN # 45-09-32-152-015.000-018  
Waterfront Yes  
Power Yes

### PARKING & TRANSPORTATION

Parking Type Surface

### UTILITIES & AMENITIES

Natural Gas Yes



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## ADDITIONAL PHOTOS



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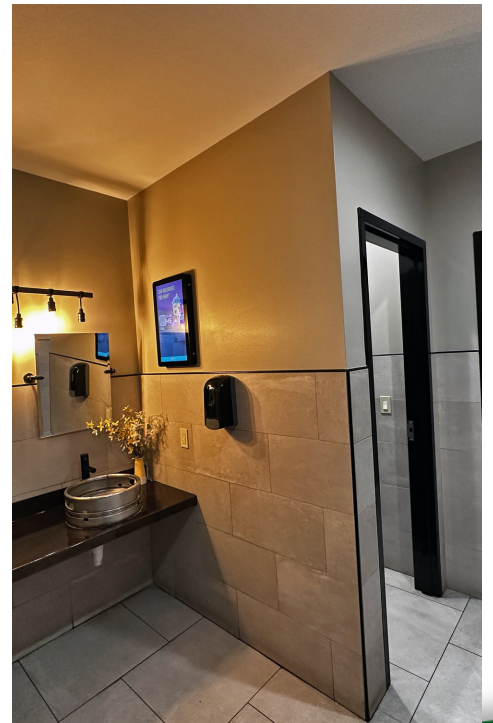
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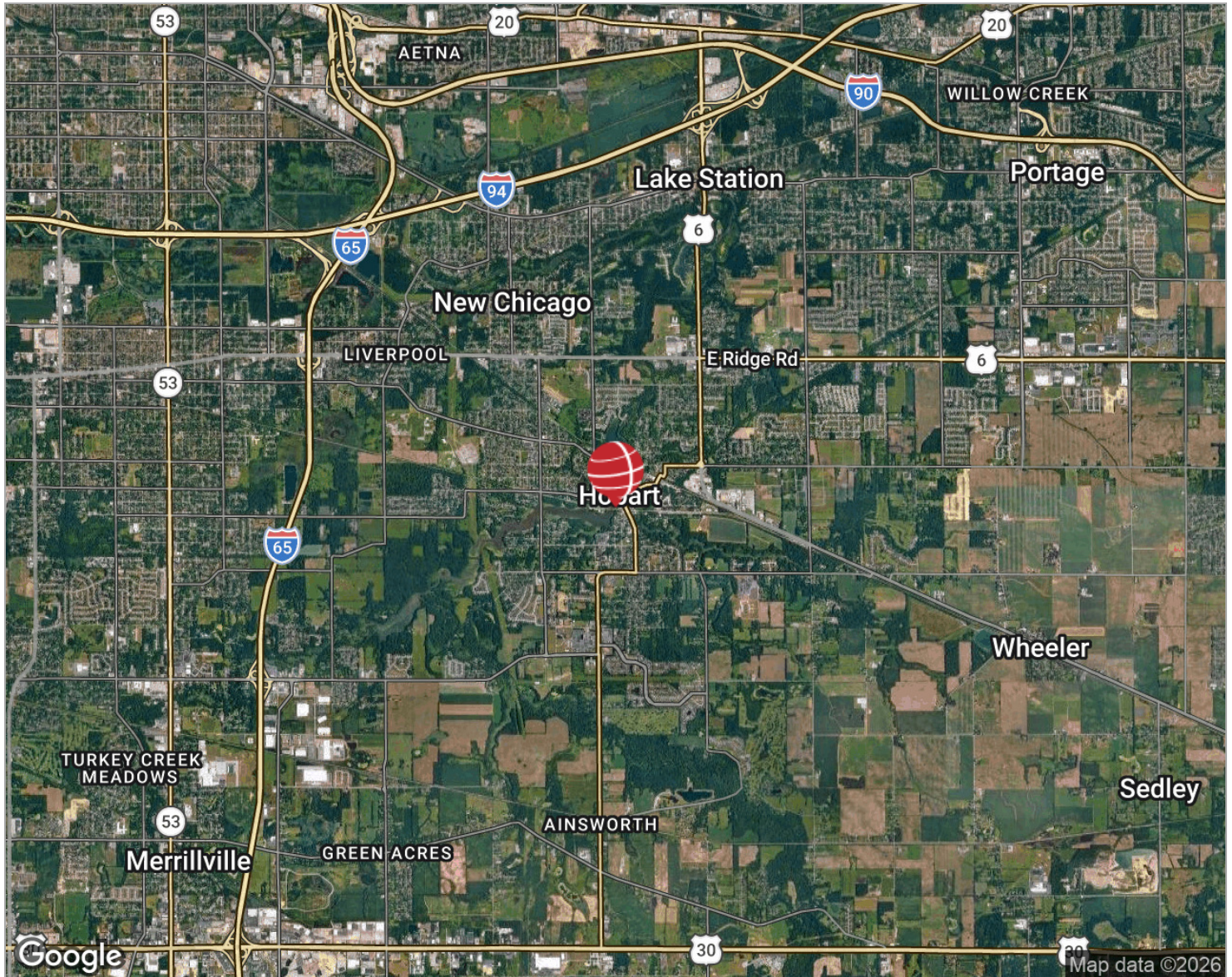
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## LOCATION MAPS



### LOCATION DESCRIPTION

The property is located in the City of Hobart, a well-established Northwest Indiana community known for its historic downtown, lakefront amenities, and proximity to the greater Chicago MSA. Hobart continues to see new investment and economic growth, highlighted by a planned \$15 billion Amazon data center campus under construction, expected to bring significant tax revenue, infrastructure investment, and long-term job creation to the area.

Positioned within downtown Hobart, the property benefits from a highly walkable environment with immediate access to local shops, restaurants, and community gathering spaces. The site sits directly along Lake George and is supported by nearby public parking, allowing for convenient access for both patrons and visitors without reliance on dedicated on-site parking.

The surrounding area includes multiple parks and public spaces adjacent to the property, reinforcing the location as a recreational and lifestyle destination. The combination of lakefront access, downtown walkability, and ongoing economic development makes this location well positioned for continued long-term demand.

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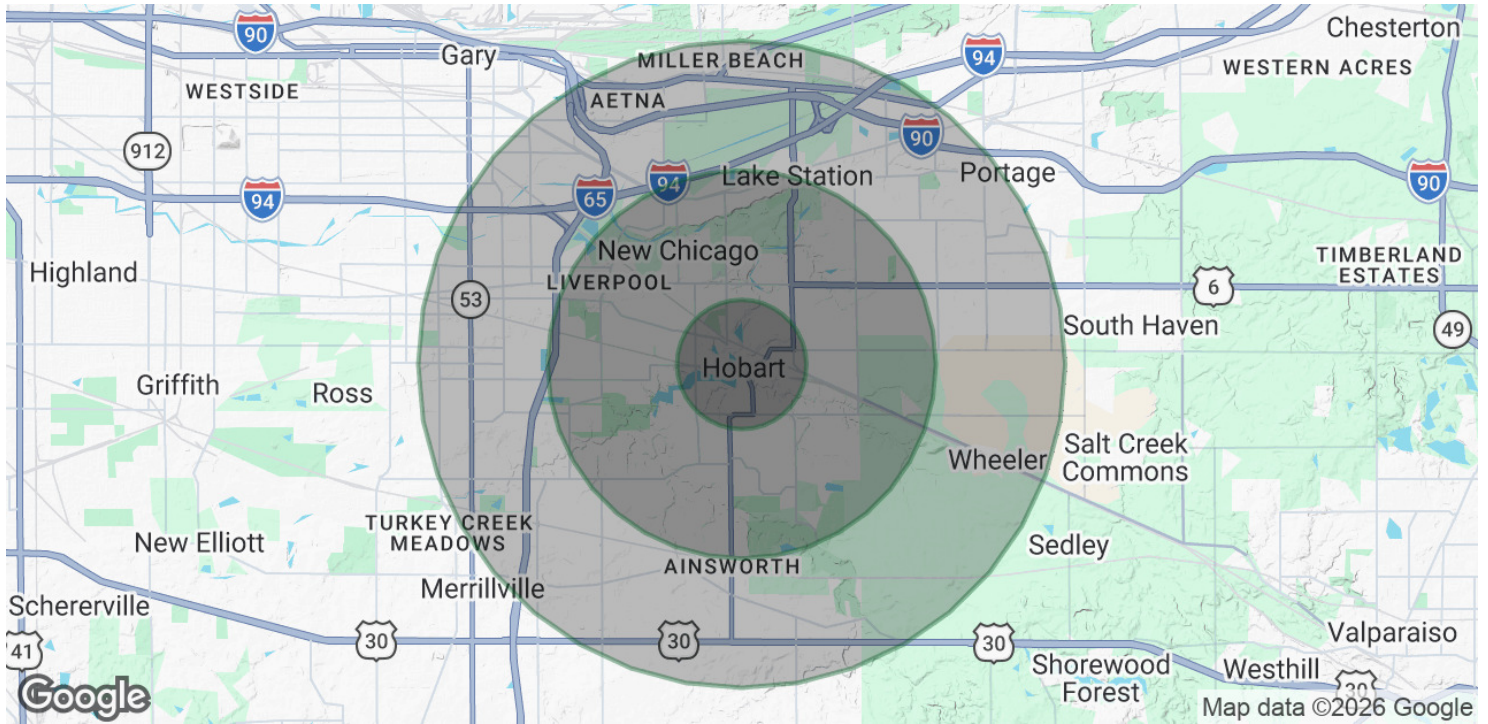
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,234	39,797	95,175
Average Age	37.6	39.2	38.2
Average Age (Male)	36.7	38.2	36.4
Average Age (Female)	40.5	41.4	39.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,041	15,786	37,244
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$79,210	\$81,079	\$76,231
Average House Value	\$191,702	\$173,631	\$174,558

2023 American Community Survey (ACS)

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