

# 11003 Randolph Street

Crown Point, IN



## FOR LEASE | OUTLOT AND ANCHOR OF RETAIL SPACE

### PROPERTY HIGHLIGHTS

- Available Space Ranges From 1,500 to 60,000 SF
- Anchor Space 10,000 SF to 60,000 SF
- Outlot Space 1,500 SF to 10,000 SF
- Drive-thru Opportunity
- Outlot Offers Build-to-Suit Opportunity

### FOR MORE INFORMATION

Ryan Peters  
219.510.3720

[ryan@streetfrontre.com](mailto:ryan@streetfrontre.com)



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## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	70,000 SF
Available SF:	1,500 to 60,000 SF
Lot Size:	10.13 Acres
Zoning:	Commercial 3

## PROPERTY OVERVIEW

This 10.13-acre commercial site in Winfield, IN, offers flexible development opportunities within a high-growth market. Ideal for new retail, medical, or service-based businesses, the site can accommodate a wide range of users with available space ranging from 1,800 SF to 60,000 SF. Outlot options are available from 1,500 SF to 10,000 SF, including a build-to-suit opportunity tailored to tenant needs and features a highly desirable end-cap space with drive-thru potential.. The property includes an anchor space option ranging from 10,000 SF up to 60,000 SF. Strategically positioned near the intersection of E 109th Avenue and Randolph Street, this site is ideal for attracting regional and national retailers looking to establish a presence in a rapidly expanding residential and commercial corridor.

## LOCATION OVERVIEW

Situated along Randolph Street in the growing community of Winfield, Indiana, this site is ideally positioned within one of Lake County's most active residential development corridors. Winfield has experienced consistent population and housing growth, with over 1,000 new homes constructed in recent years. This development has approximately 300 feet of frontage along Randolph Street, offering excellent visibility and access. With a daily traffic count of 11,834 vehicles on E 109th and 7,289 vehicles on Randolph Street just north of the site, the property benefits from consistent exposure and convenient ingress/egress.

Surrounded by a strong mix of national and regional retailers, nearby businesses include Walgreens, Wendy's, Marathon Gas, Taco Bell, Subway, Family Express, O'Reilly Auto Parts, Centier Bank, Old National Bank, Dollar General, Verizon, McDonald's, Little Caesars, WB Steakhouse, and Anytime Fitness, reinforces the area's position as a commercial hub within the growing Winfield market.

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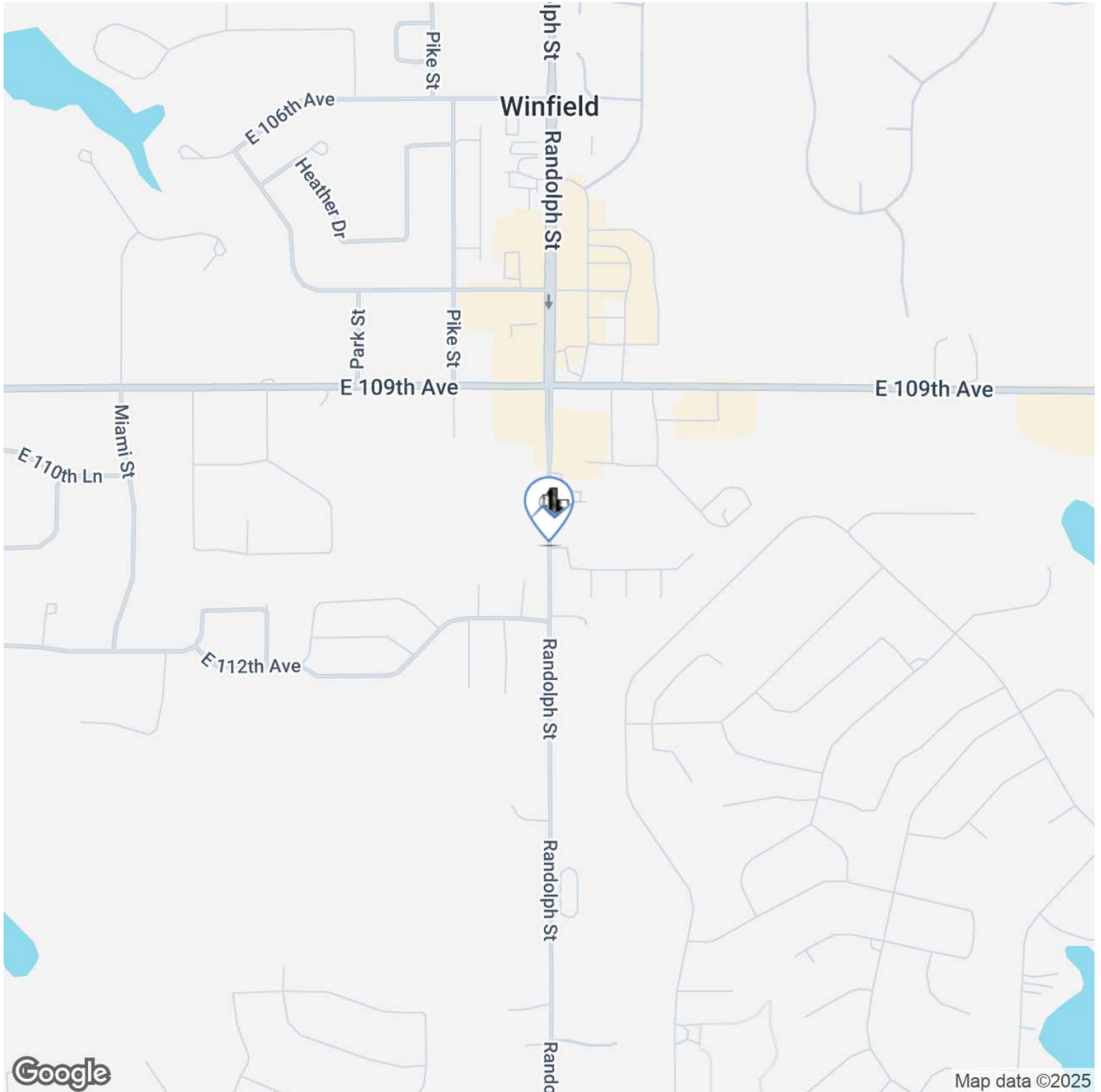
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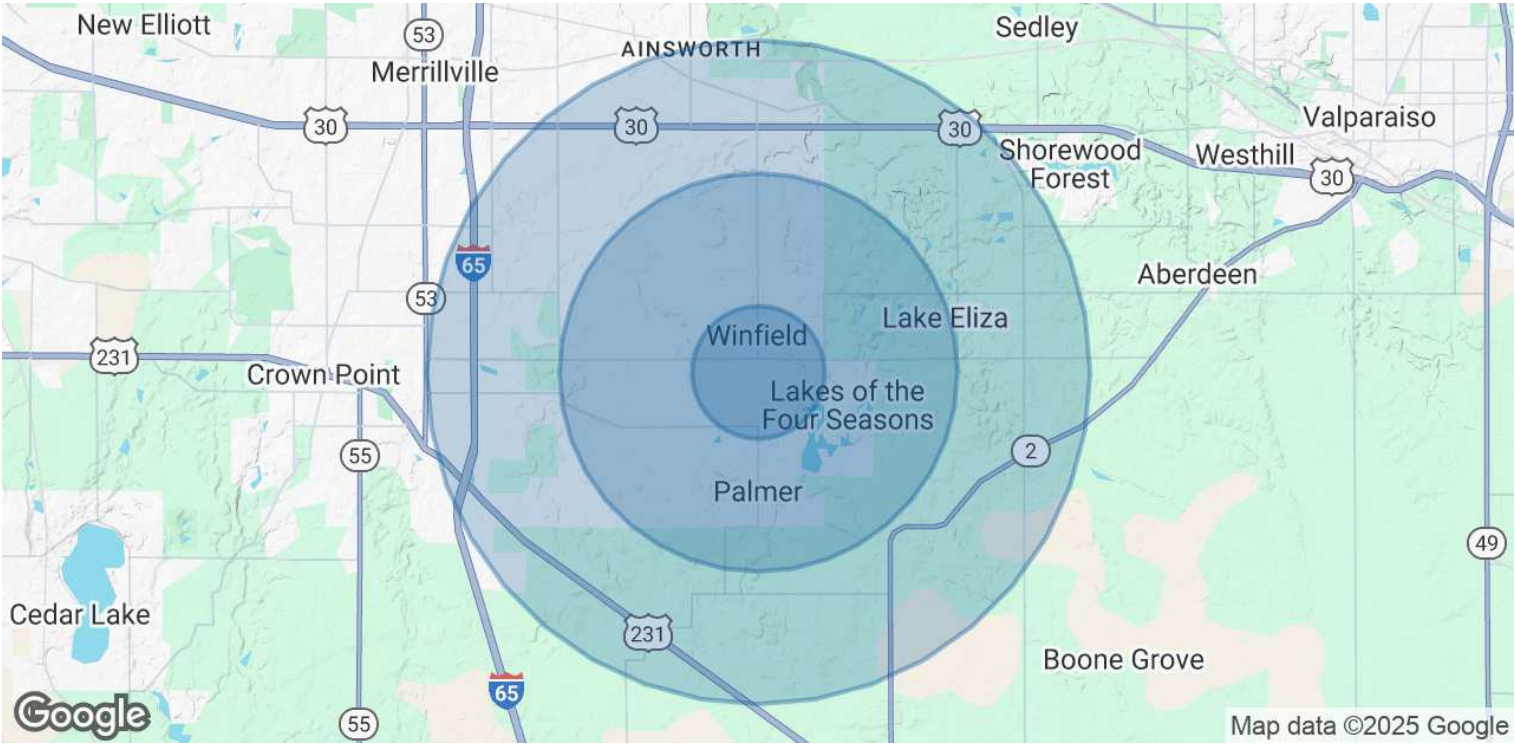
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,330	19,058	30,980
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,154	6,671	11,131
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$127,523	\$129,531	\$130,847
Average House Value	\$352,285	\$371,781	\$383,706

Demographics data derived from AlphaMap

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