

WINFIELD INVESTMENT OR OWNER USER

10685 Randolph St., Winfield, IN 46307



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INVESTMENT
OR OWNER
USER**

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ndolph Street

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PROPERTY INFORMATION

PURCHASE PRICE
\$1,755,000.00

PROPERTY ADDRESS
*10685 Randolph St.
Winfield, IN 46307*

YEAR BUILT
2003

PROPERTY SIZE
4,505 Sq. Ft.

LAND SIZE
1.08 Acres

10685 Randolph St.
Winfield, IN 46307

PROPERTY OVERVIEW

Turn-key restaurant investment or owner-user opportunity for sale in Winfield, IN! Located in Doubletree Plaza, this 4,505 SF building offers flexibility for investors seeking a stabilized asset or owner-users looking to operate their own concept. The property includes a 3-way liquor license and is positioned in a fast-growing market with strong residential and commercial growth.



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PROPERTY DETAILS

Turn-Key Restaurant Investment or Owner-User Opportunity – Winfield

10685 Randolph St. | 4,505 SF | Doubletree Plaza | Winfield, IN

4,505 SF restaurant property located in Doubletree Plaza, offering flexibility for both investors and future owner-users. The property is currently leased to an established operator, providing in-place income with the ability to transition to an owner-user opportunity in the near future.

The space is currently utilized as a restaurant and includes a 3-way liquor license in the sale, with a newer outdoor patio, along with a newer roof, windows, and doors—helping minimize near-term capital needs. Additional on-site storage offers operational flexibility.

Price: \$1,755,000

NOI: \$105,347

Cap Rate: 6.0%

Lease Type: Double Net (tenant responsible for insurance, maintenance, and utilities)

Market Highlights

The Crown Point/Winfield area has seen rapid growth driven by strong residential development, a pro-business environment, and proximity to Chicago. Thousands of new homes have been built within a 3-mile radius, and both towns continue to attract new commercial users. Winfield ranks among Indiana's fastest-growing communities, while Crown Point has experienced over 15% population growth in the past decade. Demand for quality retail and restaurant space remains strong, with established local concepts continuing to perform—supporting long-term stability and investor interest.

Note: Real estate for sale only, business not included.

PROPERTY PHOTOS



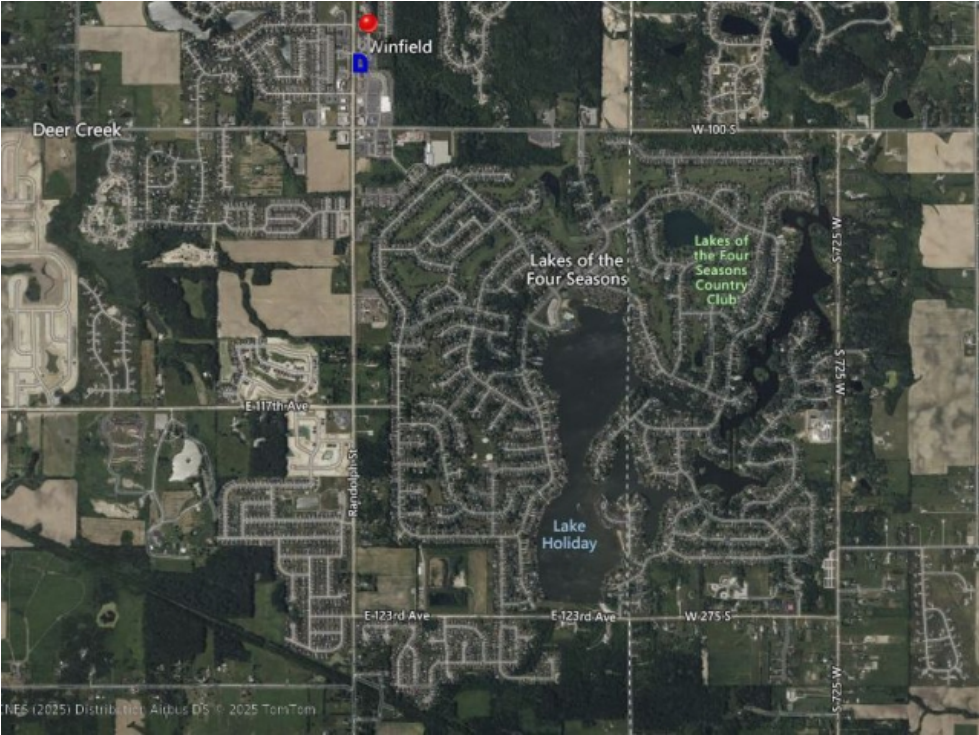
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PROPERTY PHOTOS



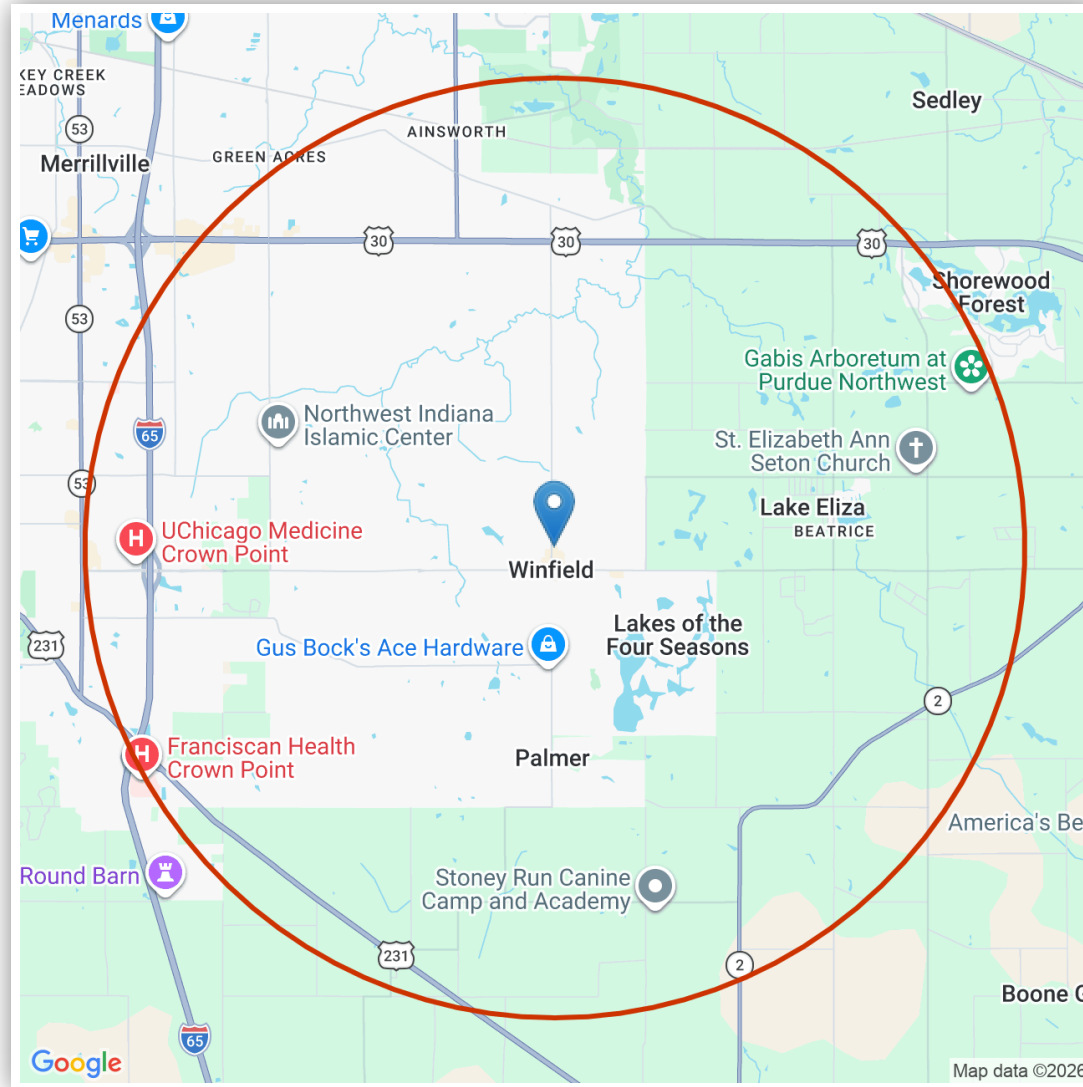
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PROPERTY PHOTOS



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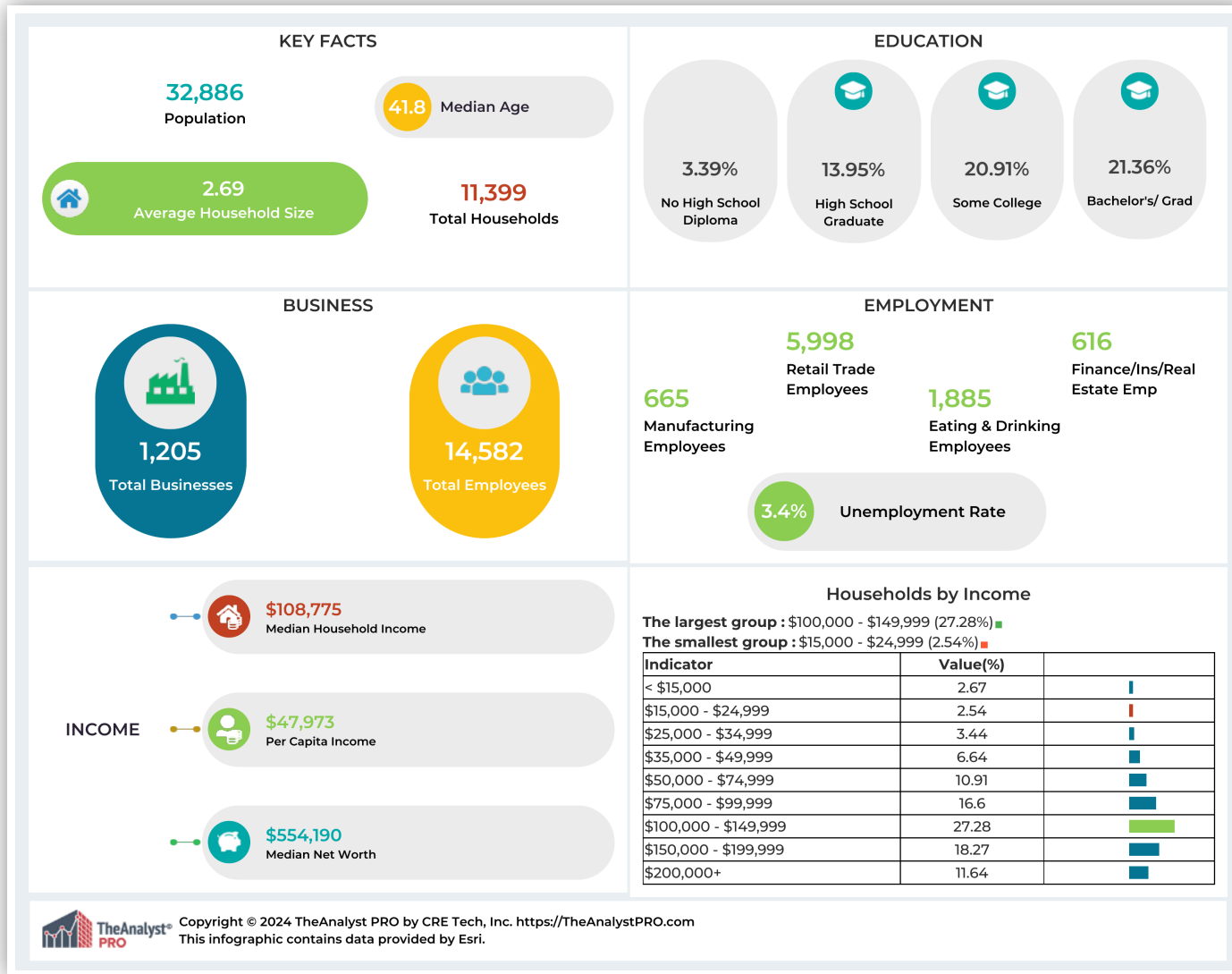
LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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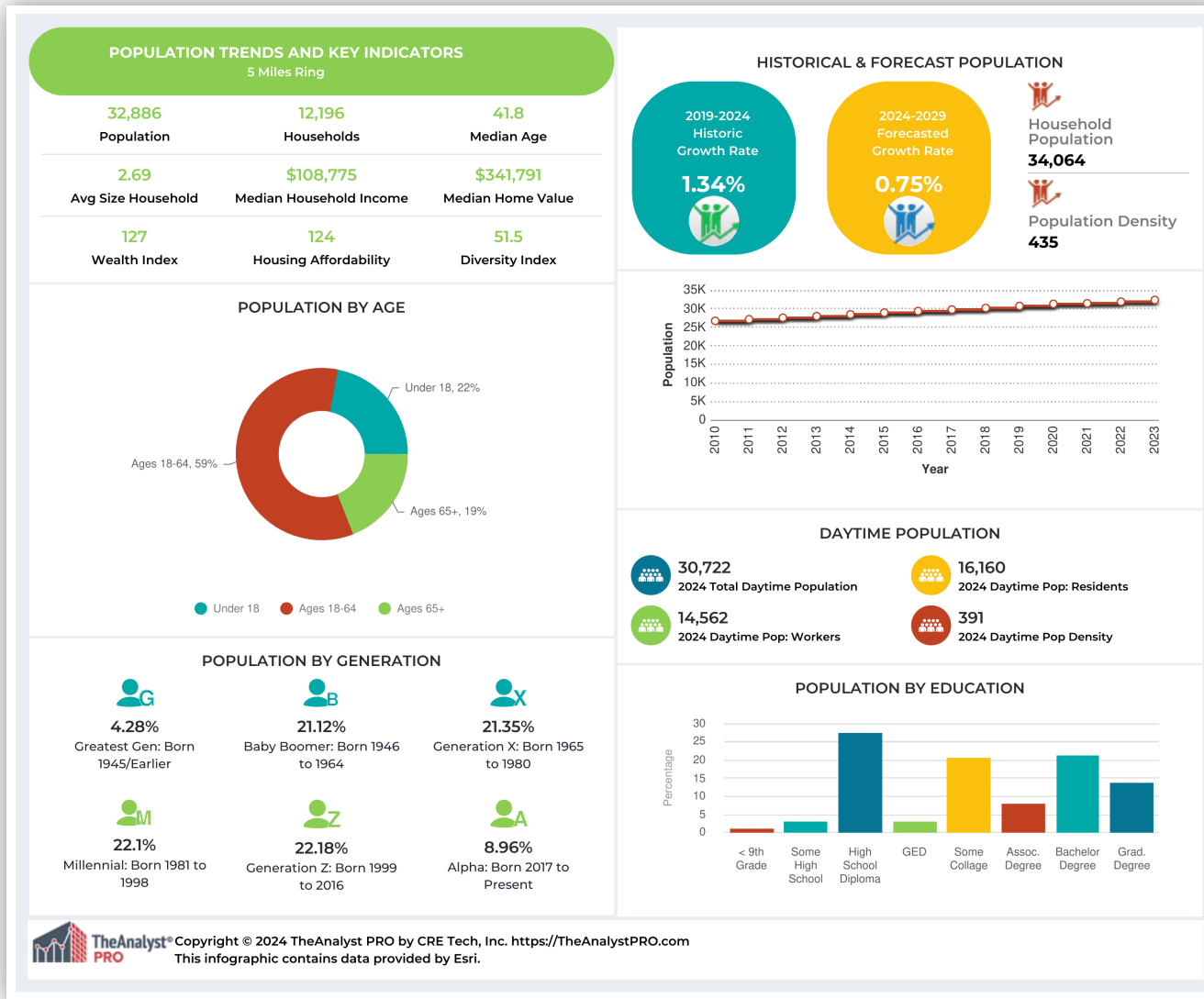
INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



DAYTIME POPULATION

30,722 2024 Total Daytime Population	16,160 2024 Daytime Pop: Residents
14,562 2024 Daytime Pop: Workers	391 2024 Daytime Pop Density

HISTORICAL POPULATION GROWTH

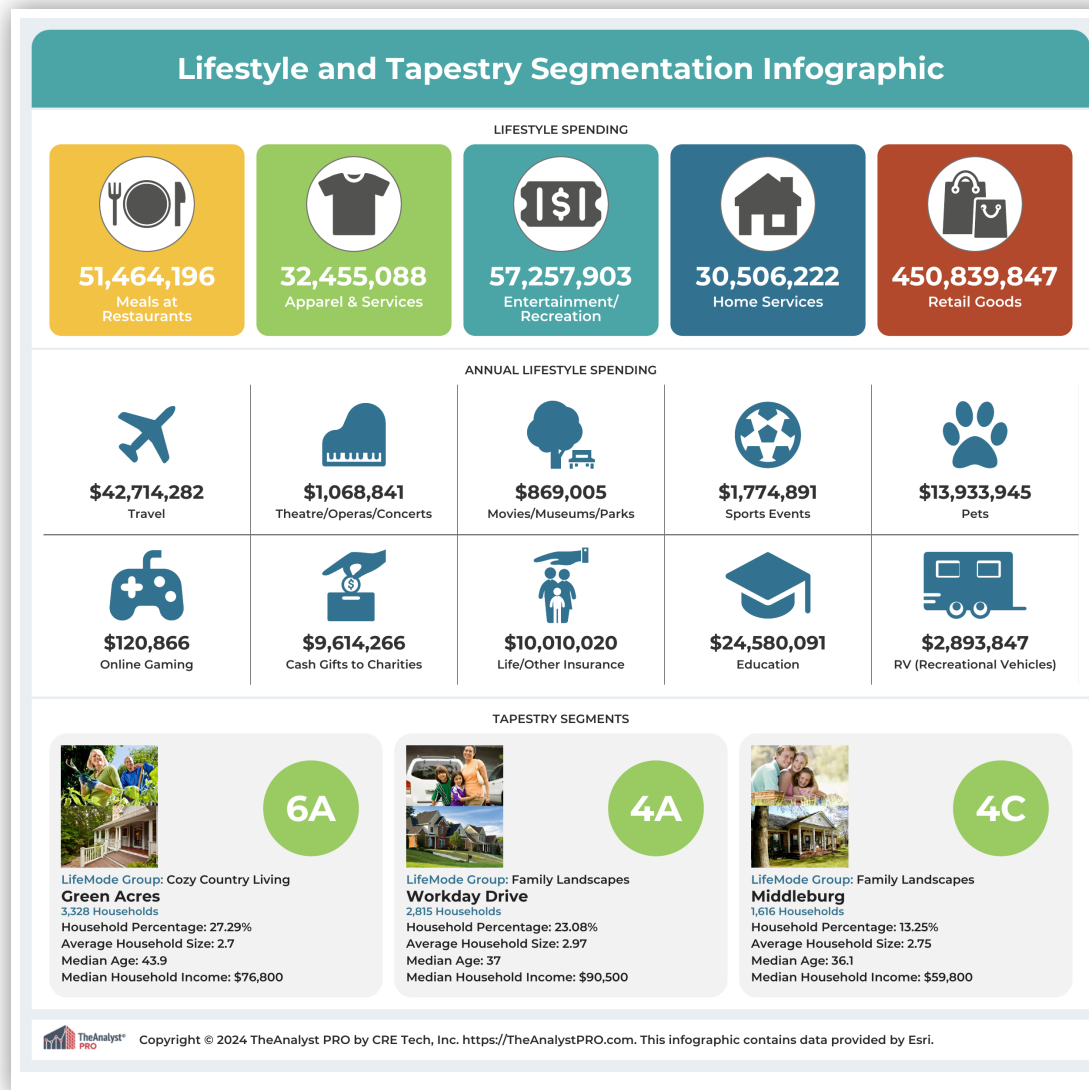
Year	Population
2010	~25,000
2011	~25,500
2012	~26,000
2013	~26,500
2014	~27,000
2015	~27,500
2016	~28,000
2017	~28,500
2018	~29,000
2019	~29,500
2020	~30,000
2021	~30,500
2022	~31,000
2023	~31,500

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This infographic contains data provided by Esri.

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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

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AERIAL ANNOTATION MAP



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