

PRIME RETAIL, RESTAURANT, OFFICE SITE



PROPERTY OVERVIEW

This 1.8 acre PRIME retail site is ideal for a single tenant, build to suit retail, restaurant or this site can be a land lease. 253' frontage on Broadway and 305' depth with B-3 zoning and all utilities and off-site detention in place, this site is shovel ready. Come join Speedway, Dunkin and the recently announced 2 hotels including Holiday Inn Express to be located directly behind on Superior Street. 2022 pay 2023 RE taxes \$263.66. INDOT 2022 traffic counts on Broadway (SR 53) are 14,834 cars/day.

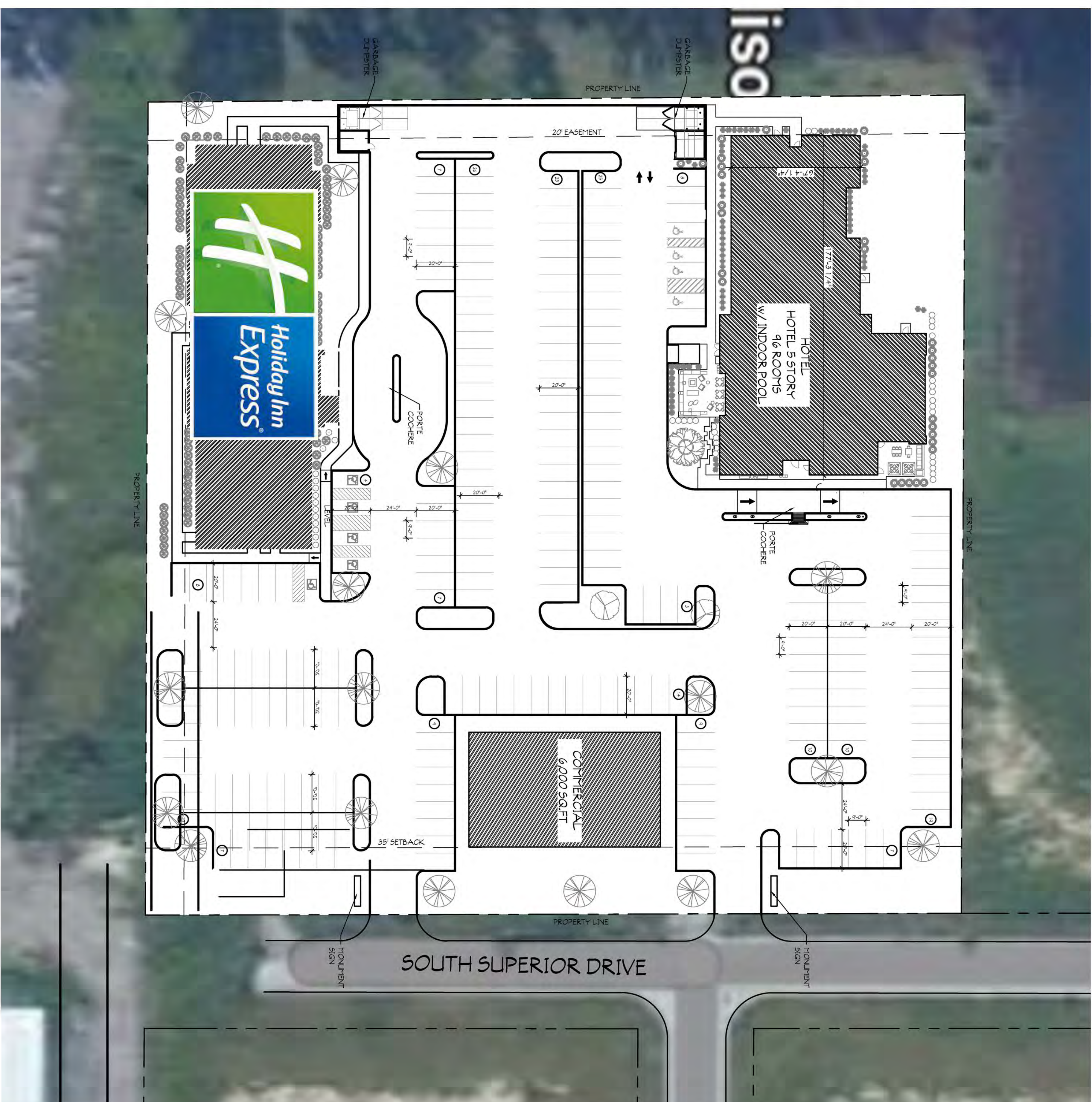
LOCATION OVERVIEW

The site is situated at the southwest corner of 110th and Broadway (S.R. 53) in Crown Point across from On Broadway Office Complex. 1 mile northwest of I-65/State Road 231 Interchange, 1 mile west of the 109th/I-65 interchange and 5 miles south of U.S. 30. Less than 2 miles east of The grand Lake County Courthouse with shopping, dining, banking, entertainment, and more. 1 mile northwest of the recently announced \$250 million dollar Fountains of Crown Point, initial plans calling for hotels, a bowling alley, a theater, upscale and fast casual restaurants, a specialty grocery store, residential townhomes, and a fire station. Anchoring the development would be a premier outlet mall with 80 to 100 stores. Fountains is being called a landmark shopping, dining and entertainment destination. Also, near Speedway, Dunkin Donuts, Coyne Veterinary, Beacon Hill Retail Center anchored by Strack and Van Til.



PROPOSED HOTEL
PARCEL 4.11 ACRES

1 OVERALL ARCHITECTURAL SITE PLAN
SCALE 1" = 100'-0"



PROPOSED HOTEL
PARCEL 4.11 ACRES

228 PARKING SPACES
INCLUDING 4 HANDICAP
SPACES

1 ENLARGED ARCHITECTURAL SITE PLAN
SCALE 1" = 30'-0"

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.
-ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION MARKERS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR. MAUST ARCHITECTURAL SERVICES SHALL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES WHICH HAVE NOT BEEN BROUGHT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

* Architects
* Planners
* Consultants
* Construction Mgmt.
* Rule 5 and MS4 Filing
PHONE (574) 537-8500
FAX (574) 537-0808



112 NORTH MAIN STREET
GOSHEN, INDIANA 46526



HOLIDAY INN
EXPRESS AND
SUITES

Crowpoint, IN

REVISIONS:
DATE: 09/09/22
JOB NO.: P46-23-00X
NAME:
PRELIMINARY - NOT FOR CONSTRUCTION

MAUST ARCHITECTURAL
SITE PLAN

C101

RETAILER MAP



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AERIAL PHOTO



AI

SCALE: AS NOTED
PROJECT NO. 22-537

SITE PLAN

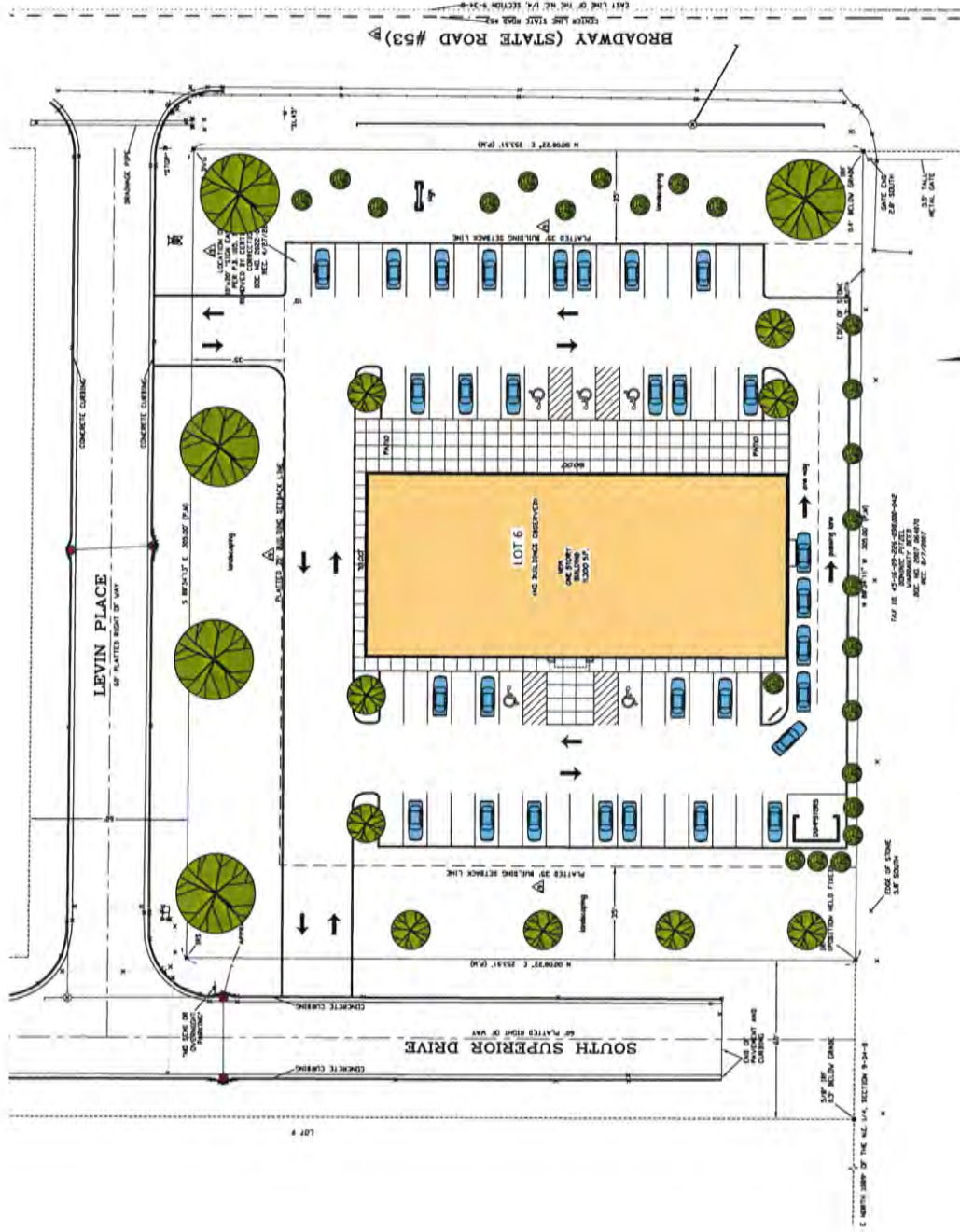
ISSUE FOR:

NO.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION
REVISIONS REQUIRED
ARCHITECT'S SEAL
DATE: 11/16/2011

ROHN ASSOCIATES
ARCHITECTS & PLANNERS
13177 RHODE STREET
CEDAR LAKE, IN 46303
PHONE: (708) 906-6970

SUPERIOR RETAIL
CENTER
120 S. SUPERIOR COURT
CROWN POINT, INDIANA
46307

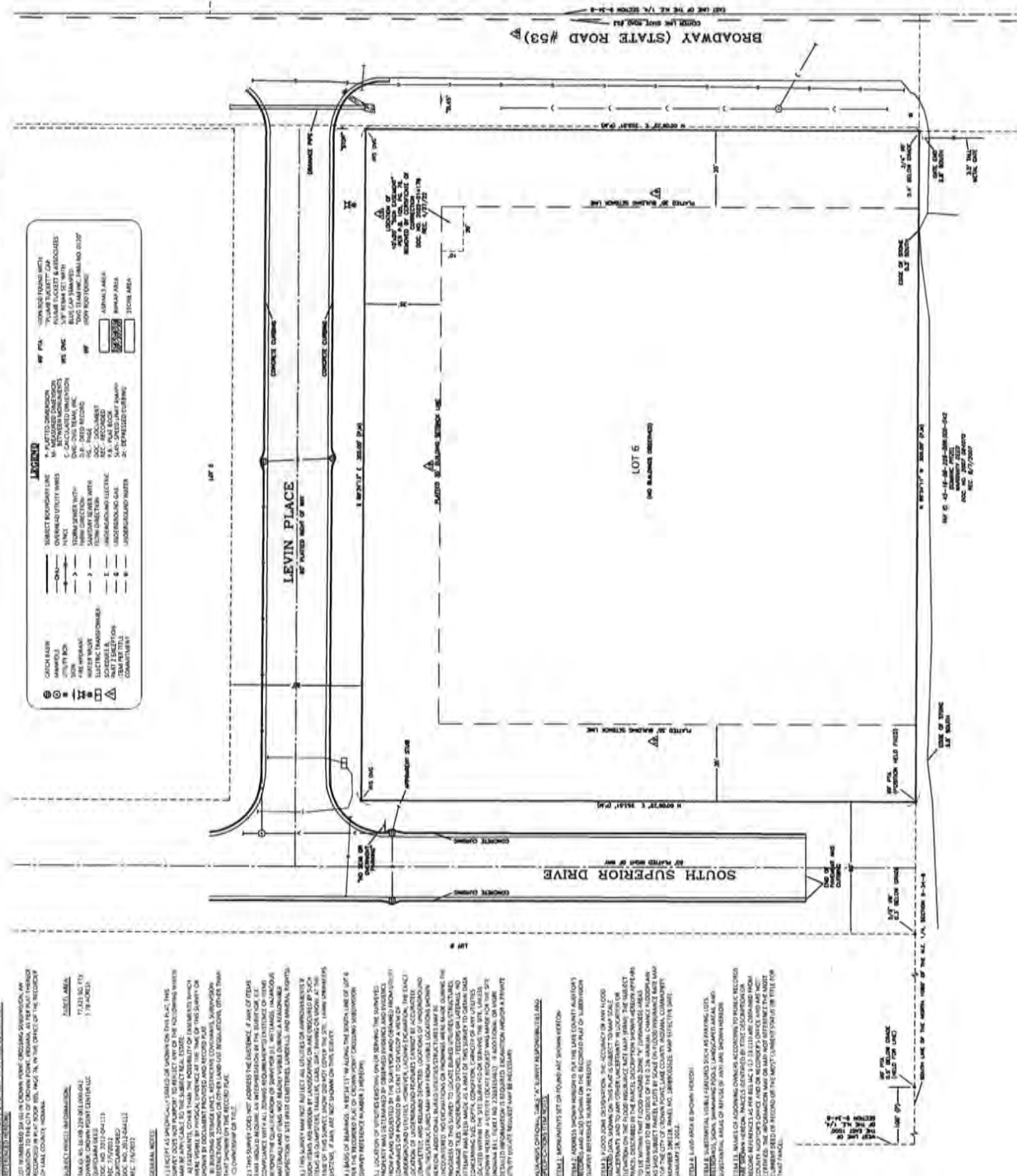


PROPOSED SITE PLAN SCALE: 1"=25'
11,300 TOTAL SQUARE FEET
TOTAL PARKING SPACES = 63 SPACES

FOR IN 46307-0600-042
CONTRACT #22-537
PERMITS #22-537
DATE: 11/16/2011

LOT 6

ALTA/NSPS LAND TITLE SURVEY



DVG
 11511 Riverchase Road
 Crown Point, IN 46307
 P: (719) 862-7710
 F: (719) 862-7710
 www.dvg.com

DATE	REVISION AND NOTES

ALTA/NSPS LAND TITLE SURVEY
 120 S. SUPERIOR DRIVE
 CROWN POINT, INDIANA 46307
 LOT 6, CROWN POINT CROSSING SUBDIVISION

WILE AND STEPHENS
 SURVEYORS
 120 S. SUPERIOR DRIVE
 CROWN POINT, INDIANA 46307
 P: (719) 862-7710
 F: (719) 862-7710
 www.wileandstephens.com

DATE	REVISION AND NOTES

TITLE COMMITMENTS:
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDS, EASEMENTS AND OTHER DOCUMENTS WHICH MAY AFFECT THE QUALITY OF TITLE TO THESE PARCELS OF LAND SHOULD BE OBTAINED FROM THE PUBLIC RECORDS OF THE COUNTY AND CITY OF CROWN POINT, INDIANA. THE SURVEYOR HAS REVIEWED THE PUBLIC RECORDS OF THE COUNTY AND CITY OF CROWN POINT, INDIANA, AND HAS FOUND NO RECORDS WHICH AFFECT THE QUALITY OF TITLE TO THESE PARCELS OF LAND.

ITEM 1: EASEMENT FOR WATER MAIN CONSIDERED IN A GRANT IN FAVOR OF THE CITY OF CROWN POINT, INDIANA, BY DEED DATED 12/28/2011, REC. 187281, AS LOCATED BY DEED NO. 2011-041111-0001, SUBJECT PARCEL, NOT NOTED.

ITEM 2: RECORDS REVEAL UNRECORDED EASEMENTS:

- 1. RECORDS REVEAL UNRECORDED EASEMENTS:
- 2. RECORDS REVEAL UNRECORDED EASEMENTS:
- 3. RECORDS REVEAL UNRECORDED EASEMENTS:
- 4. RECORDS REVEAL UNRECORDED EASEMENTS:

ADDITIONAL NOTES:
 THE SURVEYOR HAS REVIEWED THE PUBLIC RECORDS OF THE COUNTY AND CITY OF CROWN POINT, INDIANA, AND HAS FOUND NO RECORDS WHICH AFFECT THE QUALITY OF TITLE TO THESE PARCELS OF LAND.

WILE AND STEPHENS
 SURVEYORS
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WELCOME TO CROWN POINT



For Information Contact:

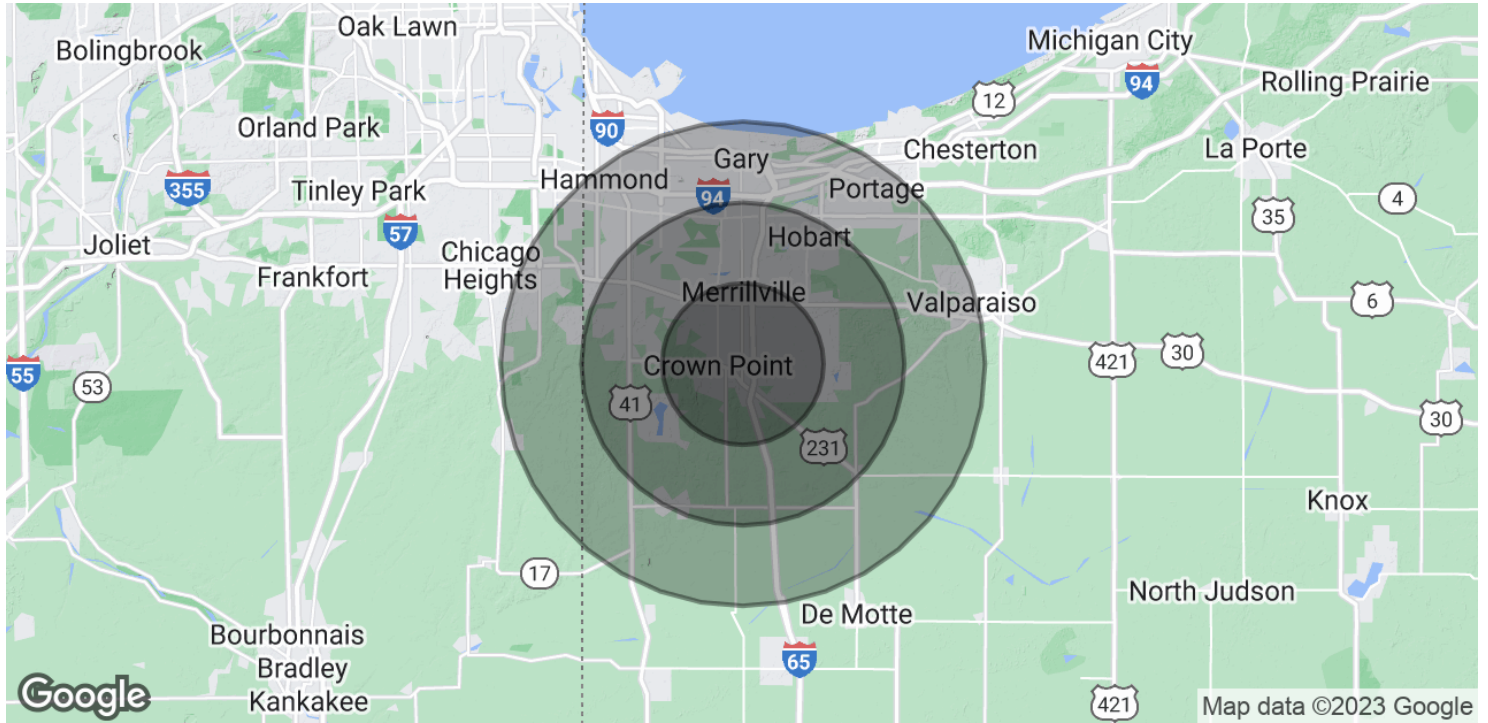
David Lasser, SIOR/CCIM

219.796.3935

dlasser@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	65,835	244,877	554,787
Average Age	40.6	41.4	40.8
Average Age (Male)	38.2	39.8	38.6
Average Age (Female)	42.1	42.1	42.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	26,526	102,451	237,292
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$84,942	\$80,657	\$73,286
Average House Value	\$195,907	\$191,076	\$169,789

* Demographic data derived from 2020 ACS - US Census