# LAKE HOLIDAY PLAZA





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5914 Survey Annotated-reduced

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PURCHASE PRICE

\$4,350,000.00

#### **PROPERTY ADDRESS**

5914 E State Road 10 Demotte, IN 46310

YEAR BUILT 1976

PROPERTY SIZE 57,905 Sq. Ft.

**LAND SIZE** 8.25 Acres

# LAKE HOLIDAY PLAZA

5914 E State Road 10 Demotte, IN 46310

#### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



## PROPERTY OVERVIEW

Discover a premier investment opportunity at Lake Holiday Plaza, located at 5914 E State Road 10, Demotte, IN. This expansive 57,905 SF retail property is strategically positioned in a burgeoning market, offering significant growth potential. The plaza boasts excellent visibility and accessibility, situated on a high-traffic corridor frequented by locals and visitors alike. With a diverse tenant mix and ample parking, Lake Holiday Plaza is designed to attract a steady stream of customers, ensuring consistent foot traffic. The surrounding area's robust economic development further enhances this property's appeal, making it an ideal choice for investors seeking a stable and lucrative addition to their portfolio.





## PROPERTY DETAILS

Lake Holiday Plaza, Thriving Sav-A-Lot and Dollar Tree Anchored Central Shopping Hub for Roselawn and Demotte, IN

Nestled in the heart of the vibrant communities of Roselawn and Demotte, Indiana, lies a bustling commercial hub that has become an integral part of the local landscape - the Sav-A-Lot and Dollar Tree anchored plaza. This thriving retail center is not just a shopping destination, but a testament to the economic vitality of the region.

Strategically located just half a mile from Interstate 65, the plaza is easily accessible to both local residents and visitors alike. With 700 feet of frontage on State Highway 10, it offers high visibility and easy access, making it an attractive destination for shoppers from near and far.

The plaza is anchored by two major retail giants - Sav-A-Lot and Dollar Tree. Sav-A-Lot, a popular discount supermarket chain, offers a wide range of groceries at affordable prices. Dollar Tree, on the other hand, is a national company known for selling an assortment of goods for \$1 or less. Together, these stores draw a steady stream of customers to the plaza, contributing to its vibrant atmosphere.

One aspect setting this plaza apart is its 100% leased status. Every square foot of retail space is occupied, reflecting the strong demand for quality retail locations in this area. This full occupancy not only speaks volumes about the economic health of Roselawn and Demotte but also provides a diverse shopping experience for customers.

In addition to the anchor stores, the plaza houses a variety of other businesses that cater to different needs. From restaurants offering delicious food to specialty stores selling unique products, there's something for everyone here. This diversity not only enhances the shopping experience but also contributes to the local economy by providing jobs and generating revenue.

Despite its current success, the plaza continues to evolve with available out lots. These lots offer potential for further development, providing an opportunity for new businesses to establish themselves in this thriving community. Whether it's a new restaurant, a boutique, or a service-oriented business, these lots are ready to welcome new ventures that will add to the plaza's appeal.

In conclusion, the Sav-A-Lot and Dollar Tree anchored plaza is more than just a shopping center. It's a vital part of the Roselawn and Demotte communities, contributing to their economic growth and providing a convenient and diverse shopping experience for residents. With its strategic location, strong tenant mix, and potential for further development, it's set to remain a vibrant hub for years to come.



## **PROPERTY PHOTOS**





# LAKE HOLIDAY PLAZA



## **PROPERTY PHOTOS**





# LAKE HOLIDAY PLAZA



## **PROPERTY PHOTOS**



# LAKE HOLIDAY PLAZA

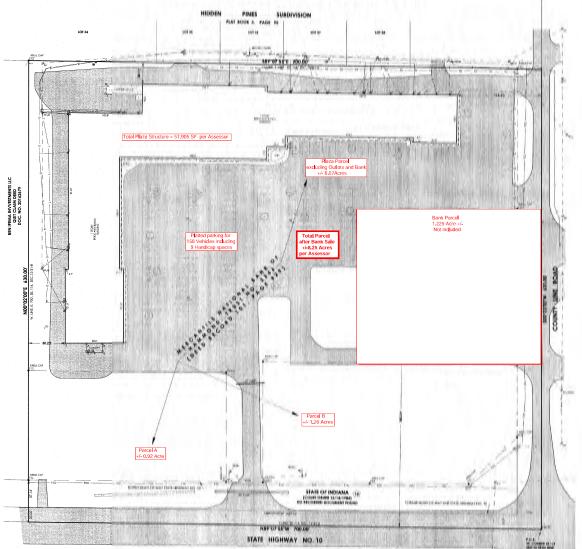


VIIIT N/A

19-1174

ALTA/NSPS LAND TITLE SURVEY

TITLE COMMITMENT FILE NO. CTNW1903987 EFFECTIVE DATE: AUGUST 8, 2019, REVISED SEPTEMBER 30, 2019 NAME OF INSURER: CHICAGO TITLE INSURANCE COMPANY



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#### **Al Location Risk Summary**

#### **Environmental Risk Analysis**

Database Overview: This summary focuses on facilities with the highest perceived environmental risk. The Analyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination. Based solely on the Location Risk Analysis report provided, the following Environmental Interest Type records were reviewed within a 0.50-mile radius of the subject property. Only Interest Types classified as High or Moderate Risk have been included below.

Proximity Analysis: The following facilities within the 0.5-mile radius include Interest Types classified as Moderate Risk. While all facilities listed below are located beyond 0.25 miles of the subject property, they still warrant attention—especially if any are situated uphill relative to the site. Environmental contaminants, particularly in soil and groundwater, can migrate downhill over time due to gravity, surface runoff, or subsurface flow. Uphill sources of hazardous waste, stormwater discharge, or historical contamination may increase the potential for offsite impacts to reach the subject property even if they are located at a greater distance.



#### High Risk Contamination Facilities within 0.25 miles (0 facilities)

FACILITY NAME	ADDRESS	RISK TYPE

No high risk facilities found

#### Moderate Risk Contamination Facilities within 0.25 miles (0 facilities)

A	ADDRESS	RISK TYPE
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No moderate risk facilities found

Important Note:: While all facilities listed below are located beyond 0.25 miles of the subject property, they still warrant attention—especially if any are situated uphill relative to the site. Environmental contaminants, particularly in soil and groundwater, can migrate downhill over time due to gravity, surface runoff, or subsurface flow. Uphill sources of hazardous waste, stormwater discharge, or historical contamination may increase the potential for offsite impacts to reach the subject property even if they are located at a greater distance. When evaluating risk, environmental professionals often consider both proximity and topographic elevation to determine contaminant migration potential.

#### High Risk Contamination Facilities within 0.5 miles (0 facilities)

FACILITY NAME	ADDRESS	RISK TYPE

No high risk facilities found

#### Moderate Risk Contamination Facilities within 0.5 miles (2 facilities)

FACILITY NAME	ADDRESS	RISK TYPE	
INDOT UNIT BUILDING - ROSELAWN	5967 E STATE ROAD 10	STORM WATER CONSTRUCTION	
COMPASS TRAVEL CENTER	900 N CR 1200 W	STORM WATER CONSTRUCTION	



Environmental Recommendation: Although no High-Risk Interest Types were identified within the 0.25-mile radius, Moderate-Risk stormwater construction records were identified within 0.5 miles. It is recommended to retain a qualified environmental consultant to evaluate potential contaminant migration pathways, confirm topographic relationships (uphill/downhill), and determine whether additional site-specific investigations (Phase I or targeted sampling) are warranted based on local drainage and groundwater conditions.

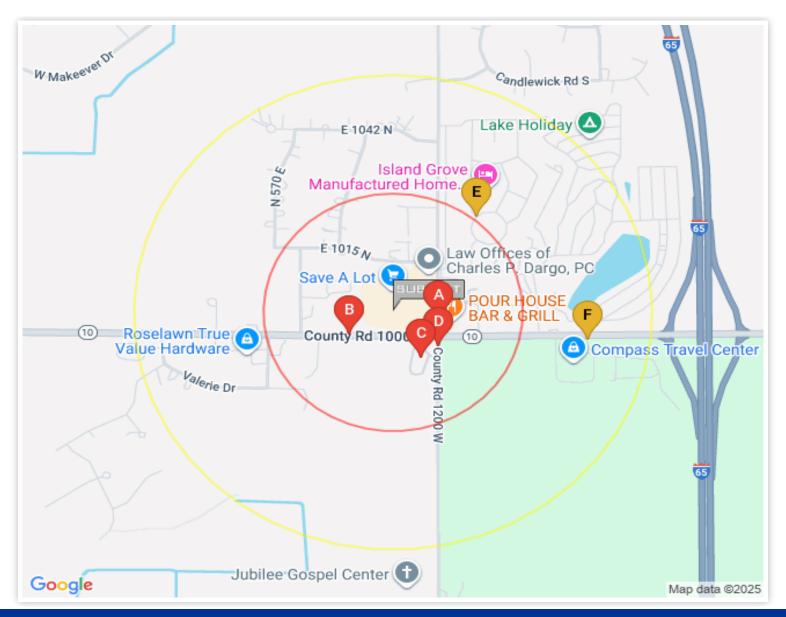
#### **Final Risk Assessment Summary**

Executive Summary: Based on the provided Location Risk Analysis, there are several facilities within a 0.50 mile radius, including water systems, pharmacies, state unit buildings, a trailer park, and a travel center. No flood or crime data is provided in this report. It is recommended that all parties conduct further due diligence and consult with qualified professionals regarding any potential environmental or operational risks before making investment or operational decisions. The Location Risk Analysis for the subject property identified no High-Risk Interest Types within 0.25 miles. Two nearby facilities within the 0.5-mile radius were identified with Moderate-Risk Interest Types (stormwater construction permits). These Moderate-Risk records merit attention because permitted stormwater discharges and construction-related controls can indicate potential pathways for surface or subsurface contaminant transport. Given the presence of Moderate-Risk records within 0.5 miles, and the potential for contaminant migration influenced by topography and drainage, a limited environmental review by a qualified environmental professional is advisable to confirm risk and determine if further Phase I or Phase II assessment is needed.

Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.







## Locations within 0.25 mile of Subject



Latest

17-Jun-2015

Update:

Site Type:STATIONARYAddress:9031 N 1200 WCounty:JASPERFacility Detail Report:110011954377

**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
TRANSIENT NON-COMMUNITY WATER SYSTEM	SFDW			
STATE MASTER	IN-TEMPO			
STATE MASTER	IN-FRS			

## B CVS PHARMACY 6914

Latest

29-Jul-2016

Update:

Site Type:STATIONARYAddress:5765 EAST STATE ROADCounty:JASPERFacility Detail Report:110045449332

**Country:** UNITED STATES

Interest Type	Source Contact Role		Contact Name	Phone
VSQG	RCRAINFO	executive director, corporate ehs	NICOLE WILKINSON	401-770-7132



## **INDOT UNIT BUILDING - ROSELAWN**

Latest Update:

**Site Type: STATIONARY** Address: 5967 E STATE ROAD 10

Facility Detail Report:110071644731 County:

**Country:** USA

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			



## INDOT ROSELAWN UNIT

Latest

10-Feb-2005

Update:

**Site Type: Address:** 9958 N 600 E **STATIONARY** County: **JASPER** Facility Detail Report:110011968727

**Country: UNITED STATES** 

Interest Type	Source Contact Role		Contact Name	Phone
STATE MASTER	IN-FRS			

Locations within 0.50 mile of Subject



Latest

10-Feb-2005

Update:

Site Type:STATIONARYAddress:138 BERMUDA DRCounty:JASPERFacility Detail Report:110012052786

**Country:** UNITED STATES

Interest Type	Source Contact Role		Contact Name	Phone
STATE MASTER	IN-FRS			

## F

## **COMPASS TRAVEL CENTER**

Latest

Update:

Site Type:STATIONARYAddress:900 N CR 1200 WCounty:JASPER COUNTYFacility Detail Report:110070830397

Country: USA

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			

#### Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

#### Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

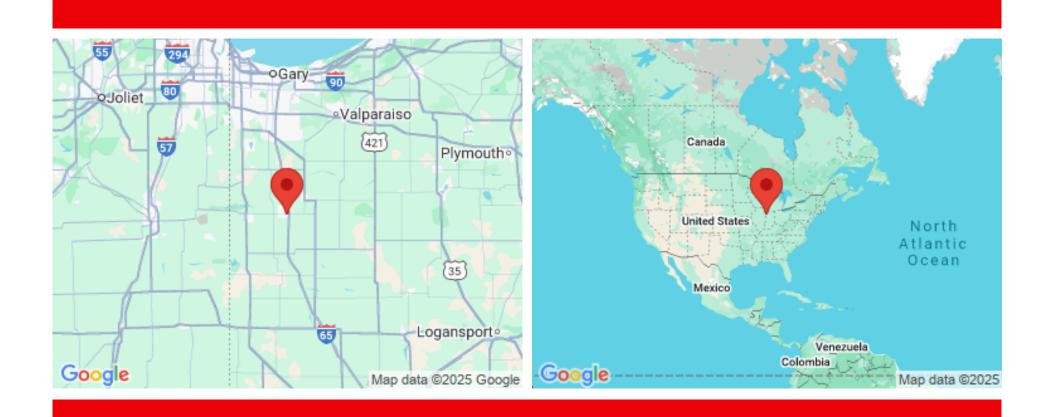
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## **AREA LOCATION MAP**



## **LAKE HOLIDAY PLAZA**



## **AERIAL ANNOTATION MAP**



#### LAKE HOLIDAY PLAZA

## **SALE COMPS**



#### 1645-1675 N STATE ST

BLDG SF 65.840 PRICE \$ 3,683,589 PRICE/SF \$ 55.95 LAND SIZE 5.90 Acres 2024-02-23 **CLOSE DATE** 



#### **3525 O'NEILL DR**

BLDG SF 20,102 \$ 4,208,000 PRICE \$ 209.33 PRICE/SF CAP RATE 6.85 % LAND SIZE 2.42 Acres OCCUPANCY 100.00 % CLOSE DATE 2024-04-08



#### **301 RICE LAKE SQ**

**BLDG SF** 38,099 \$ 4,316,522 PRICE PRICE/SF \$ 113.30 LAND SIZE 4.19 Sq. Ft. OCCUPANCY 75.00 % **CLOSE DATE** 2024-06-07



#### **4700 N UNIVERSITY ST**

**BLDG SF** 20,600 PRICE \$ 2,000,000 PRICE/SF \$ 97.09 CAP RATE 10.70 % LAND SIZE 4.30 Acres 15.00 % **OCCUPANCY** CLOSE DATE 2024-08-14



#### **6047-6069 STELLHORN RD**

BLDG SF 60,441 PRICE \$ 9,220,000 \$ 152.55 PRICE/SF CAP RATE 8.85 % LAND SIZE 11.93 Acres **CLOSE DATE** 2024-10-01 BUILT 1970

## **LAKE HOLIDAY PLAZA**

## **SALE COMPS**

•	PROPERTY	BLDG SIZE	SUITE PRICE	CAP RATE	LAND SIZE	BUILT O	CCUPANCY	CLOSE DATE	DIST.(ML)
A	1645-1675 N State St	65,840 SF	<b>\$ 3</b> ,683,589		5.90 Acres			2024-02-23	122
В	3525 O'Neill Dr	20,102 SF	\$ 4,208,000	6.85 %	2.42 Acres		100.00 %	2024-04-08	165
C	301 Rice Lake Sq	38,099 SF	\$ 4,316,522		4.19 Sq. Ft.		75.00 %	2024-06-07	64
D	4700 N University St	20,600 SF	\$ 2,000,000	10.70 %	4.30 Acres		15.00 %	2024-08-14	125
E	6047-6069 Stellhorn Rd	60,441 SF	\$ 9,220,000	8.85 %	11.93 Acres	1970		2024-10-01	115



## **SALE COMPS**



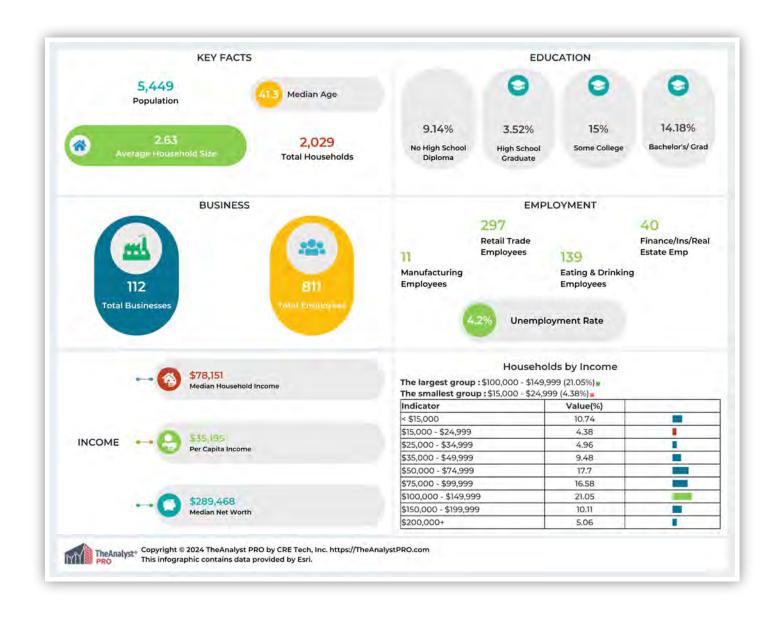
## **LAKE HOLIDAY PLAZA**



## LOCATION/STUDY AREA MAP (RINGS: 3, 5 MILE RADIUS)

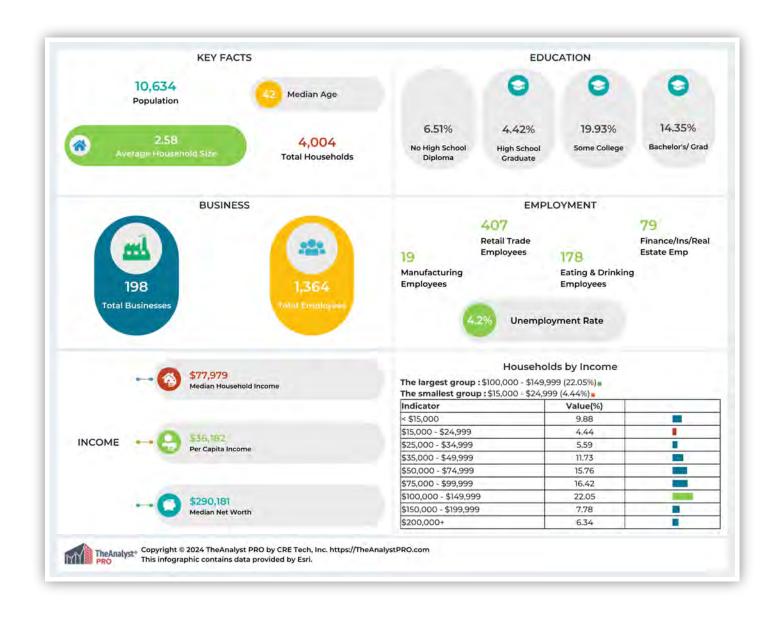


## INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

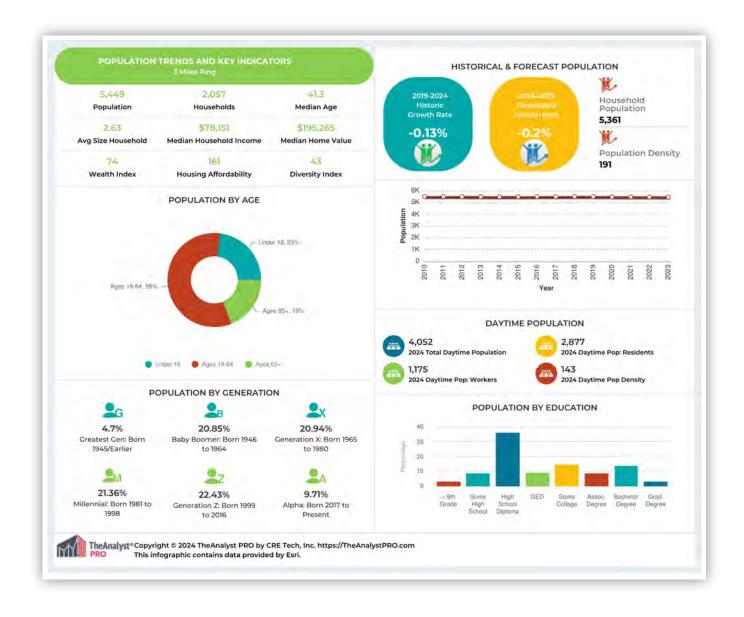




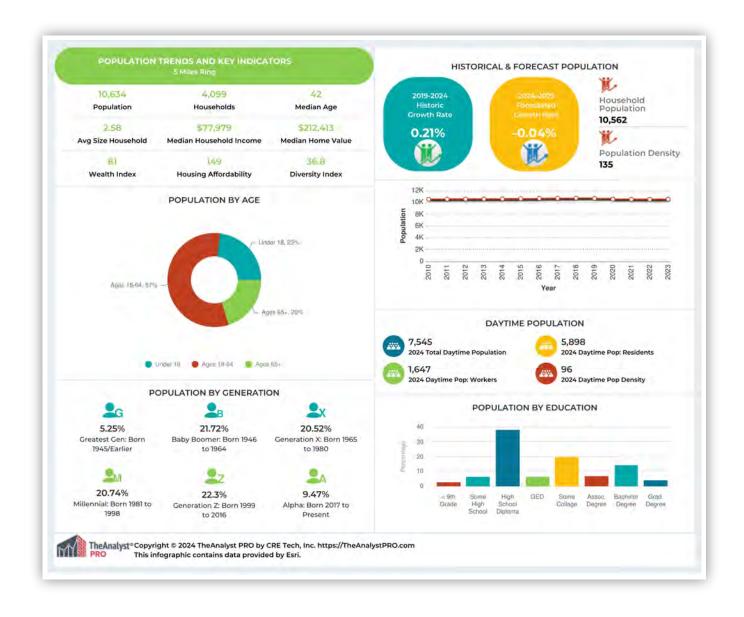
## INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



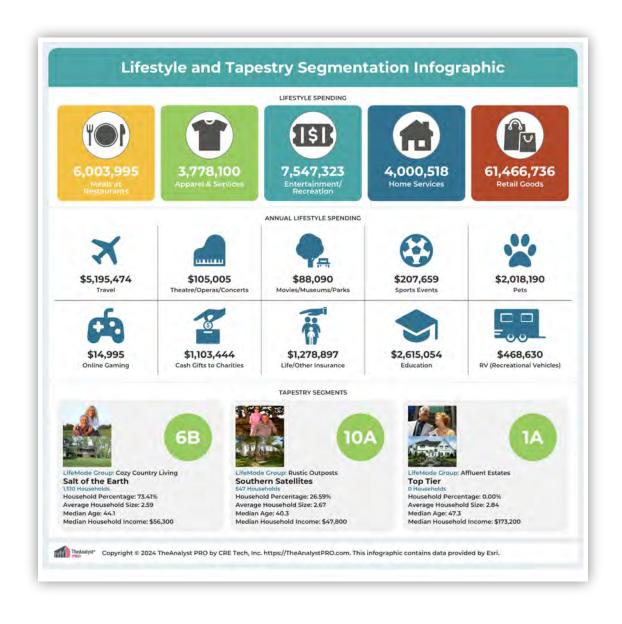
## INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



## INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

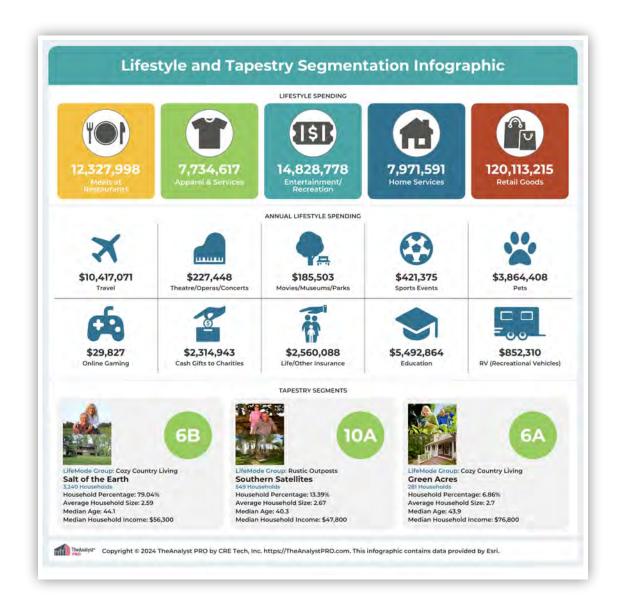


## INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



## LAKE HOLIDAY PLAZA

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



## LAKE HOLIDAY PLAZA

## INFOGRAPHIC: LIFESTYLE / TAPESTRY

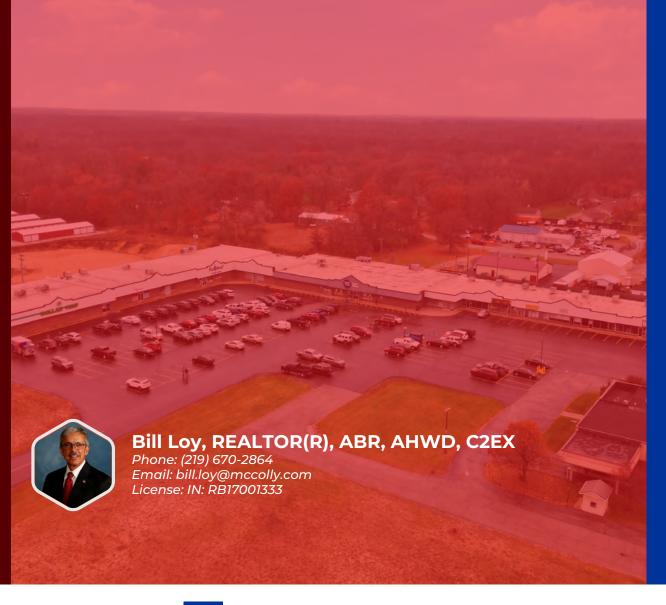
#### **Esri Tapestry Segmentation**

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 5C (Parks and Rec)	Segment 8C (Bright Young Professionals)	Segment 11B (Young and Restless)
Segment 1B (Professional Pride)	Segment 5D (Rustbelt Traditions)	Segment 8D (Downtown Melting Pot)	Segment 11C (Metro Fusion)
Segment 1C (Boomburbs)	Segment 5E (Midlife Constants)	Segment 8E (Front Porches)	Segment 11D (Set to Impress)
Segment 1D (Savvy Suburbanites)	Segment 6A (Green Acres)	Segment 8F (Old and Newcomers)	Segment 11E (City Commons)
Segment 1E (Exurbanites)	Segment 6B (Salt of the Earth)	Segment 8G (Hardscrabble Road)	Segment 12A (Family Foundations)
Segment 2A (Urban Chic)	Segment 6C (The Great Outdoors)	Segment 9A (Silver & Gold)	Segment 12B (Traditional Living)
Segment 2B (Pleasantville)	Segment 6D (Prairie Living)	Segment 9B (Golden Years)	Segment 12C (Small Town Simplicity)
Segment 2C (Pacific Heights)	Segment 6E (Rural Resort Dwellers)	Segment 9C (The Elders)	Segment 12D (Modest Income Homes)
Segment 2D (Enterprising Professionals)	Segment 6F (Heartland Communities)	Segment 9D (Senior Escapes)	Segment 13A (International Marketplace)
Segment 3A (Laptops and Lattes)	Segment 7A (Up and Coming Families)	Segment 9E (Retirement Communities)	Segment 13B (Las Casas)
Segment 3B (Metro Renters)	Segment 7B (Urban Villages)	Segment 9F (Social Security Set)	Segment 13C (NeWest Residents)
Segment 3C (Trendsetters)	Segment 7C (American Dreamers)	Segment 10A (Southern Satellites)	Segment 13D (Fresh Ambitions)
Segment 4A (Soccer Moms)	Segment 7D (Barrios Urbanos)	Segment 10B (Rooted Rural)	Segment 13E (High Rise Renters)
Segment 4B (Home Improvement)	Segment 7E (Valley Growers)	Segment 10C (Diners & Miners)	Segment 14A (Military Proximity)
Segment 4C (Middleburg)	Segment 7F (Southwestern Families)	Segment 10D (Down the Road)	Segment 14B (College Towns)
Segment 5A (Comfortable Empty Nesters)	Segment 8A (City Lights)	Segment 10E (Rural Bypasses)	Segment 14C (Dorms to Diplomas)
Segment 5B (In Style)	Segment 8B (Emerald City)	Segment 11A (City Strivers)	Segment 15 (Unclassified)



# CONTACT



## LAKE HOLIDAY PLAZA

5914 E State Road 10 Demotte, IN 46310



**1** (219) 670-2864



850 Deer Creek Dr Schererville, IN 46375 United States