



AVAILABLE FOR SALE

720 E Lincolnway

LA PORTE, IN 46350



Property Overview

This 9,810 SF property, situated on 0.55 acres, offers a prime opportunity in LaPorte's bustling retail and commercial district. The site features two buildings: a retail space with expansive, street-facing windows providing excellent visibility and a well-lit, clean showroom and a warehouse at the property's rear.

The warehouse is designed with high-capacity heating, a 14-foot at-grade loading dock, and 240 volts/30-amp electrical service.

With an average daily traffic count exceeding 17,500 on E. Lincolnway, this location offers unparalleled visibility and accessibility, making it an ideal choice for a variety of retail, commercial, or warehouse operations.

BUILDING SIZE	9,810 SF
SALE PRICE	\$475,000
PRICE PER SF	\$49.00
ACRES	0.55 ACs
ZONING	Business 2
YEAR BUILT	1932
PROPERTY TYPE	Warehouse
TRAFFIC COUNT	17,493 Daily
TENANCY	Single

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

LORI TUBBS

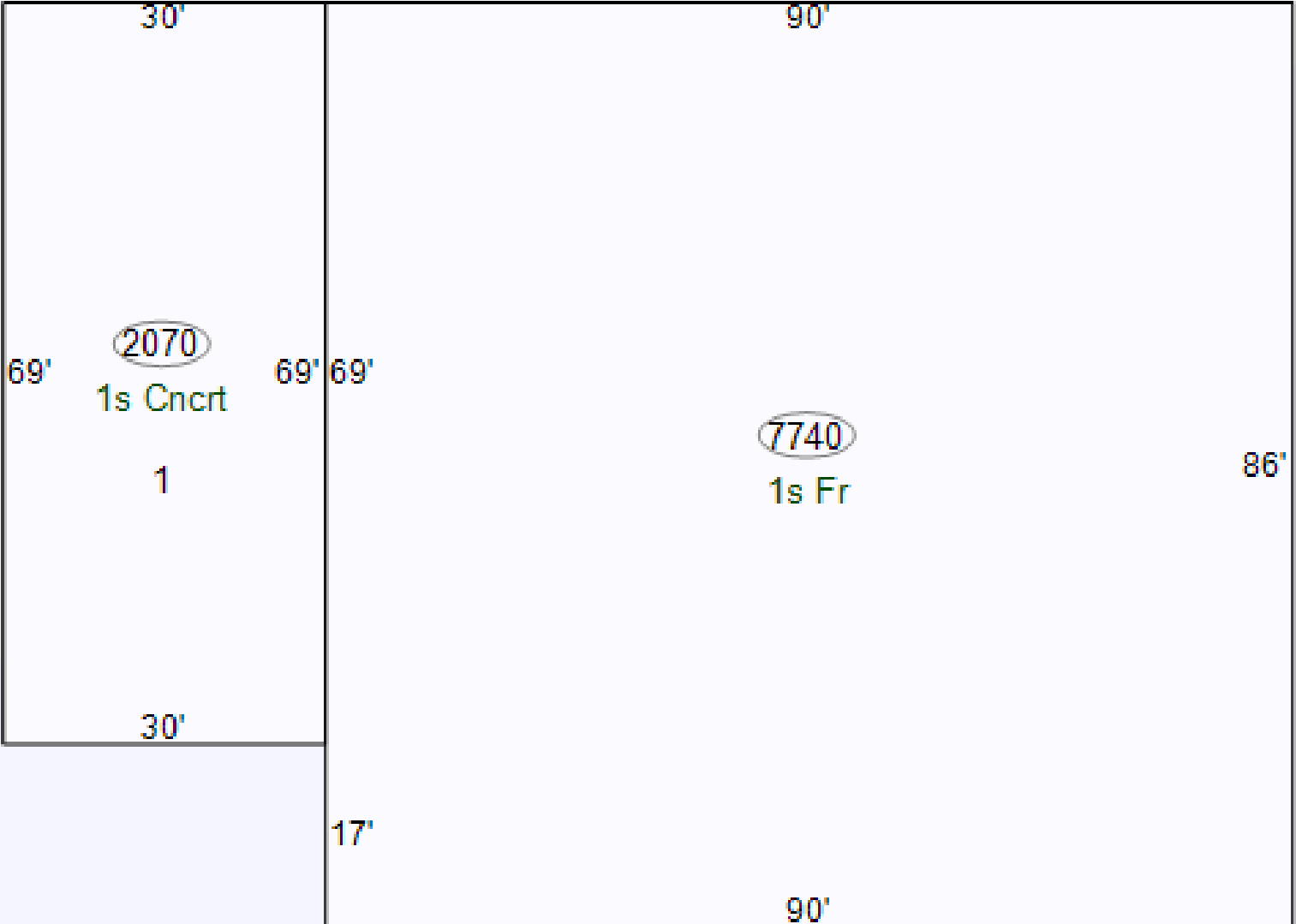
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BUILDING LAYOUT



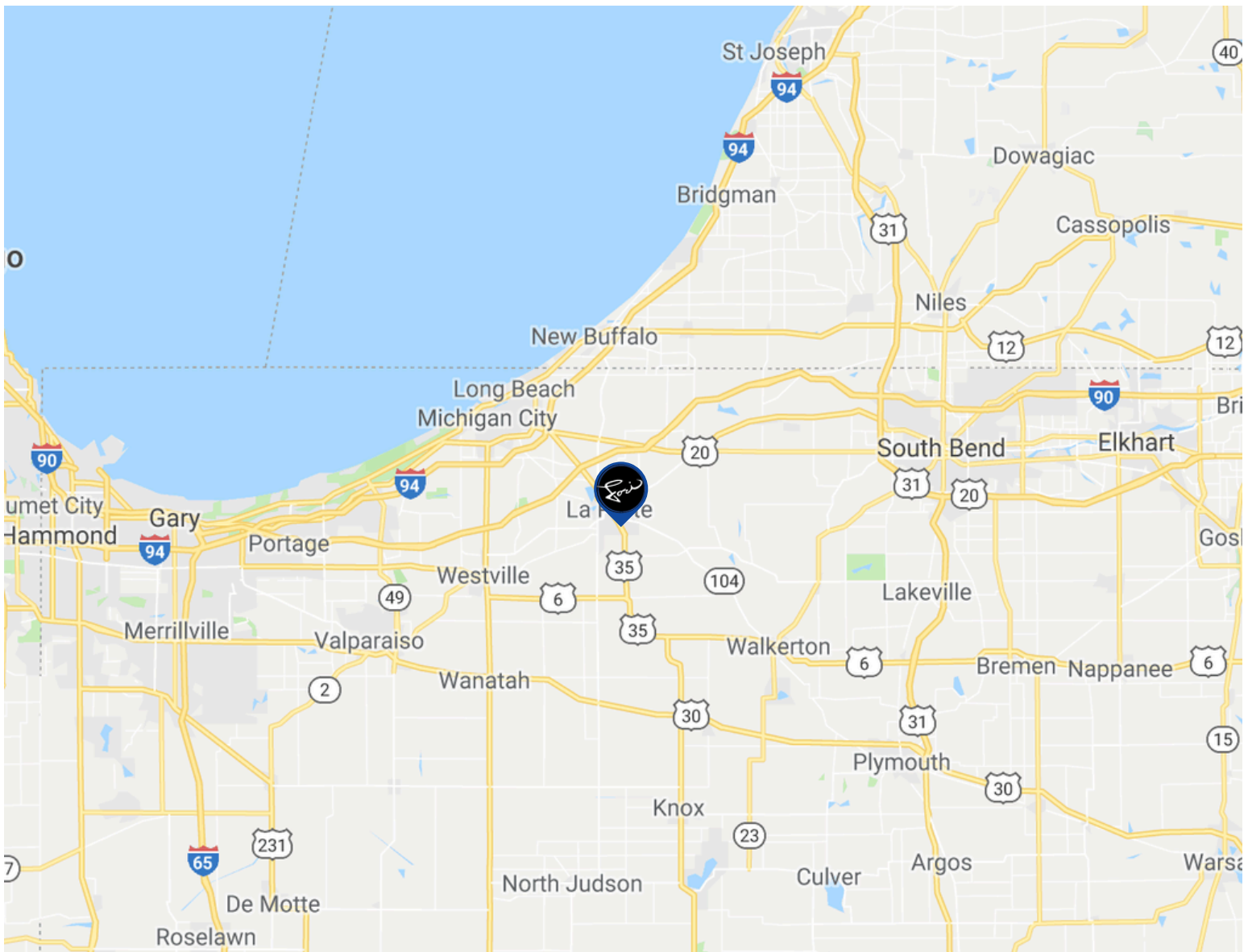
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MAP



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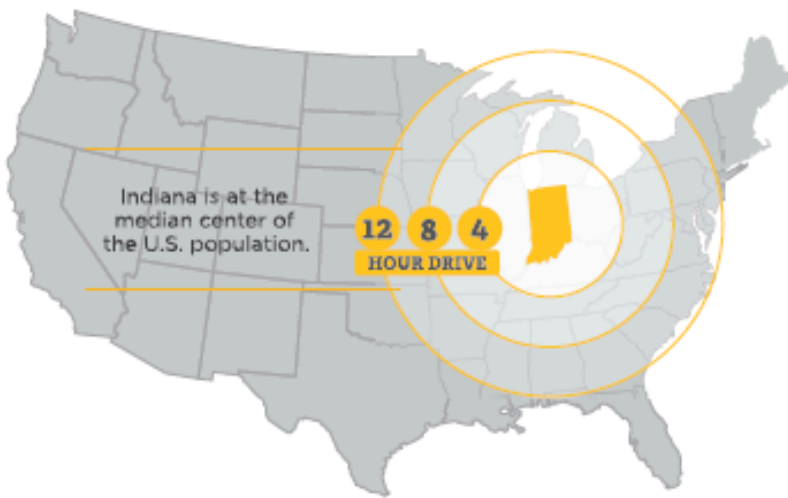
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STATE OF INDIANA INFORMATION

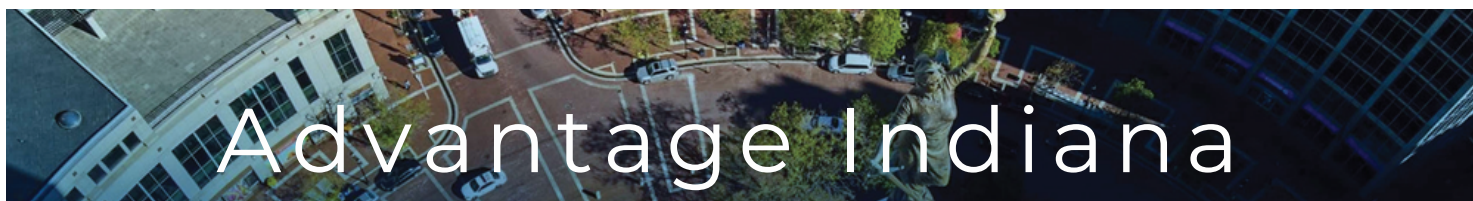


Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1** America's Top State for Business Infrastructure
(CNBC, 2022)
- 1** Best Place to Start a Business
(Forbes, 2025)
- 1** Property Tax Index Rank
(Tax Foundation, 2022)
- 2** Cost of Doing Business
(America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score
(Overall Rank, 2023)



STATE OF INDIANA INFORMATION



CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 4.5% | IL: 4.95%

AAA Indiana Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: BBB+ (Fitch, 2023)

UNEMPLOYMENT INSURANCE RATE: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

UI Tax for New Employers: \$238

WORKER'S COMPENSATION PREMIUM RATE RANK: 4th

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: NO | OH: NO | KY: YES | IL: NO

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