



200 E NORTH ST CROWN POINT, IN 46307

OFFICE BUILDING FOR LEASE





OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	From +/- 1,000 to +/- 14,624 SF
Lot Size:	+/- 1.26 Acres

PROPERTY DESCRIPTION

New to Crown Point Market! Large Format Office Space for Lease!

This commercial building consists of +/- 14,624 net rentable area on a 1.26 Acre Lot. Former school, ideal for medical or academic uses.

All Brick exterior, 10 ft. ceilings and single story

Lease rate is \$20.00 PSF (NNN)

Tenant Improvement Buildout Negotiable

Estimated CAM at \$5.00 (NNN)

+/-39 private parking spots plus abundant street parking.

LOCATION DESCRIPTION

This property is located at 200 E. North Street (109th) in Crown Point, Indiana, Lake County. This prime location offers walking distance to the Square.

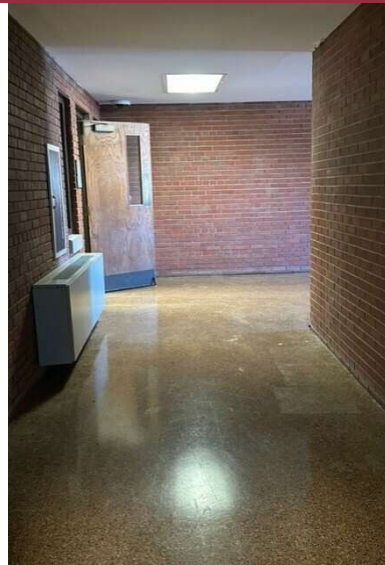
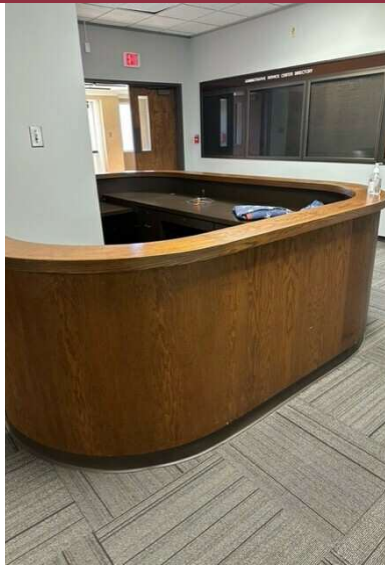
The Square is known for its vibrant downtown district, offering an eclectic mix of restaurants, boutiques, and entertainment options. The historic Courthouse Square adds a touch of charm to the area.

With convenient access to I-65 via 109th and a thriving business community, this location is ideal for businesses looking to expand or establish a presence in Crown Point.

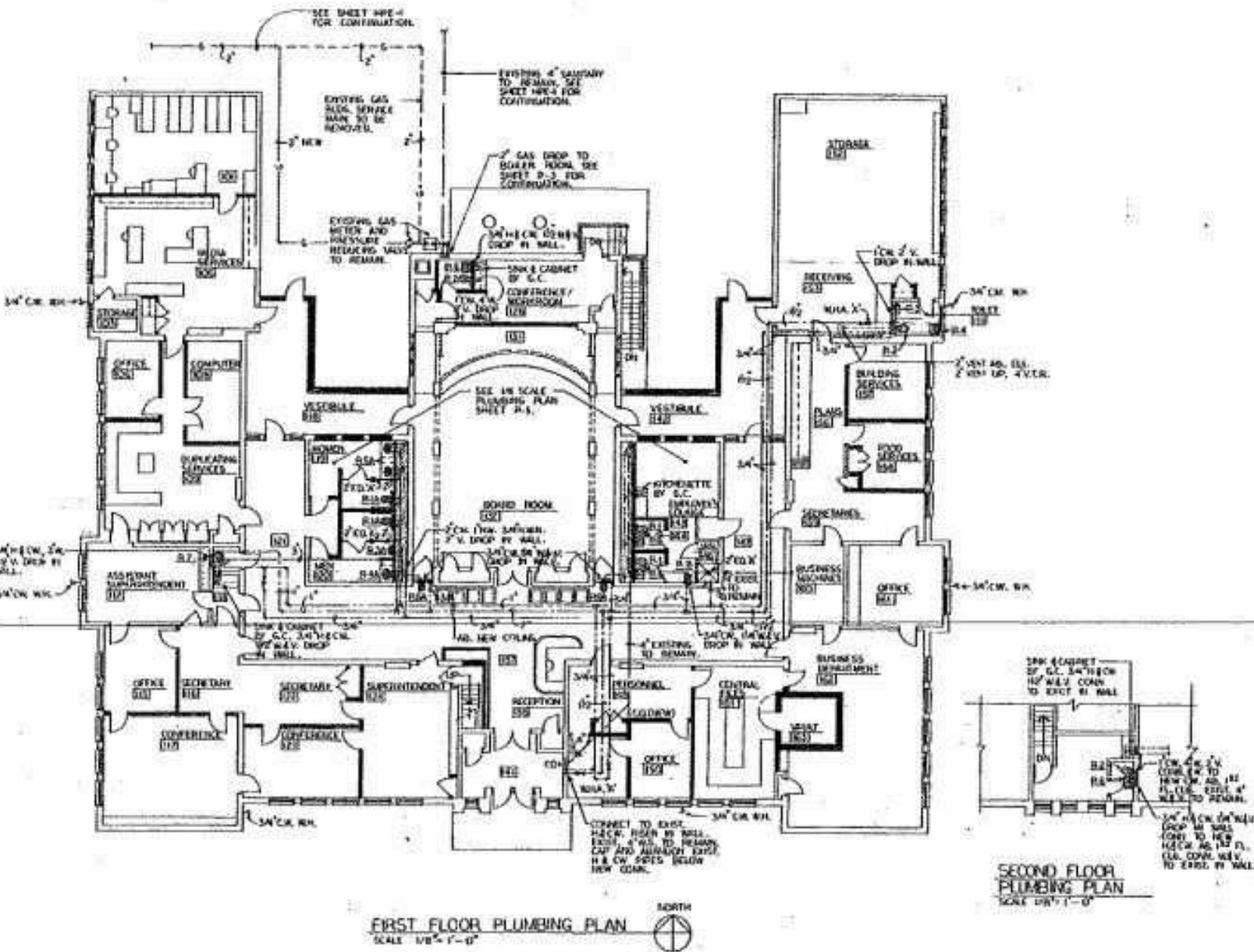


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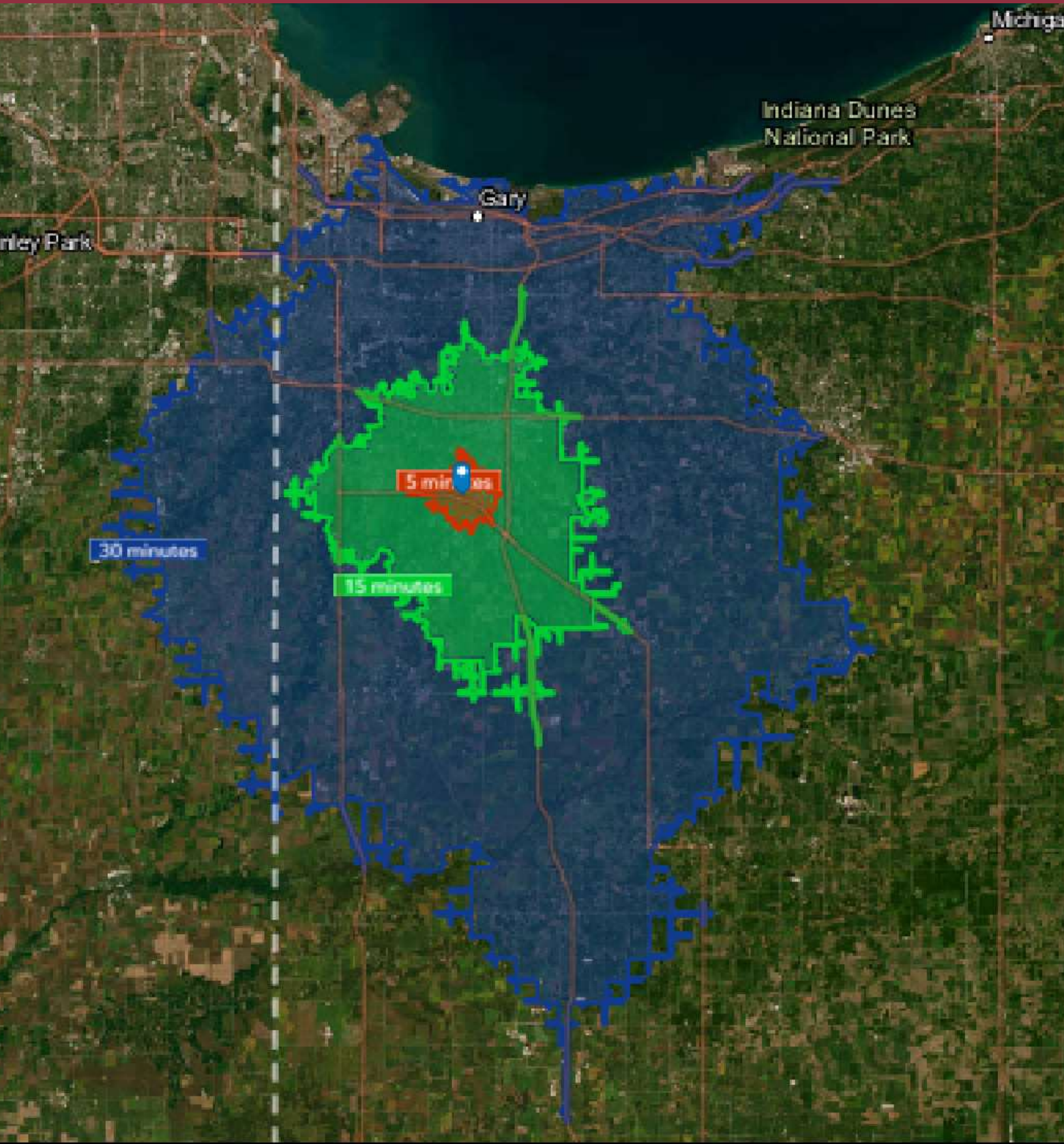


FIRST FLOOR PLUMBING PLAN
SCALE 1/8" = 1'-0"

SECOND FLOOR PLUMBING PLAN
SCALE 1/8" = 1'-0"



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Executive Summary

200 E North St, Crown Point, Indiana, 46307
Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR

Latitude: 41.42060
Longitude: -87.36272

	5 minutes	15 minutes	30 minutes
Population			
2010 Population	14,338	99,504	537,149
2020 Population	14,878	111,654	548,136
2024 Population	14,855	116,256	553,034
2029 Population	15,036	119,061	553,947
2010-2020 Annual Rate	0.37%	1.16%	0.20%
2020-2024 Annual Rate	-0.04%	0.95%	0.21%
2024-2029 Annual Rate	0.24%	0.48%	0.03%
2020 Male Population	48.3%	48.5%	48.4%
2020 Female Population	51.7%	51.5%	51.6%
2020 Median Age	41.8	40.6	40.4
2024 Male Population	49.3%	49.4%	49.3%
2024 Female Population	50.7%	50.6%	50.7%
2024 Median Age	41.8	41.2	40.8

In the identified area, the current year population is 553,034. In 2020, the Census count in the area was 548,136. The rate of change since 2020 was 0.21% annually. The five-year projection for the population in the area is 553,947 representing a change of 0.03% annually from 2024 to 2029. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 40.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	81.2%	66.4%	59.7%
2024 Black Alone	4.1%	17.5%	23.0%
2024 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2024 Asian Alone	2.5%	2.1%	1.5%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.0%	4.1%	5.5%
2024 Two or More Races	8.7%	9.4%	9.8%
2024 Hispanic Origin (Any Race)	11.5%	13.7%	15.9%

Persons of Hispanic origin represent 15.9% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	78	100	87
2010 Households	5,930	37,115	203,045
2020 Households	6,110	42,775	213,643
2024 Households	6,124	44,768	218,146
2029 Households	6,287	46,682	222,724
2010-2020 Annual Rate	0.30%	1.43%	0.51%
2020-2024 Annual Rate	0.05%	1.08%	0.49%
2024-2029 Annual Rate	0.53%	0.84%	0.42%
2024 Average Household Size	2.38	2.54	2.51

The household count in this area has changed from 213,643 in 2020 to 218,146 in the current year, a change of 0.49% annually. The five-year projection of households is 222,724, a change of 0.42% annually from the current year total. Average household size is currently 2.51, compared to 2.54 in the year 2020. The number of families in the current year is 143,779 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	21.3%	22.1%	21.5%
Median Household Income			
2024 Median Household Income	\$82,074	\$87,636	\$76,030
2029 Median Household Income	\$93,520	\$100,944	\$87,149
2024-2029 Annual Rate	2.65%	2.87%	2.77%
Average Household Income			
2024 Average Household Income	\$97,368	\$110,532	\$97,624
2029 Average Household Income	\$112,474	\$127,195	\$112,683
2024-2029 Annual Rate	2.93%	2.85%	2.91%
Per Capita Income			
2024 Per Capita Income	\$40,497	\$42,826	\$38,549
2029 Per Capita Income	\$47,489	\$50,168	\$45,347
2024-2029 Annual Rate	3.24%	3.22%	3.30%
GINI Index			
2024 Gini Index	34.1	36.0	39.0
Households by Income			

Current median household income is \$76,030 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$87,149 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$97,624 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$112,683 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$38,549 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,347 in five years, compared to \$51,203 for all U.S. households.

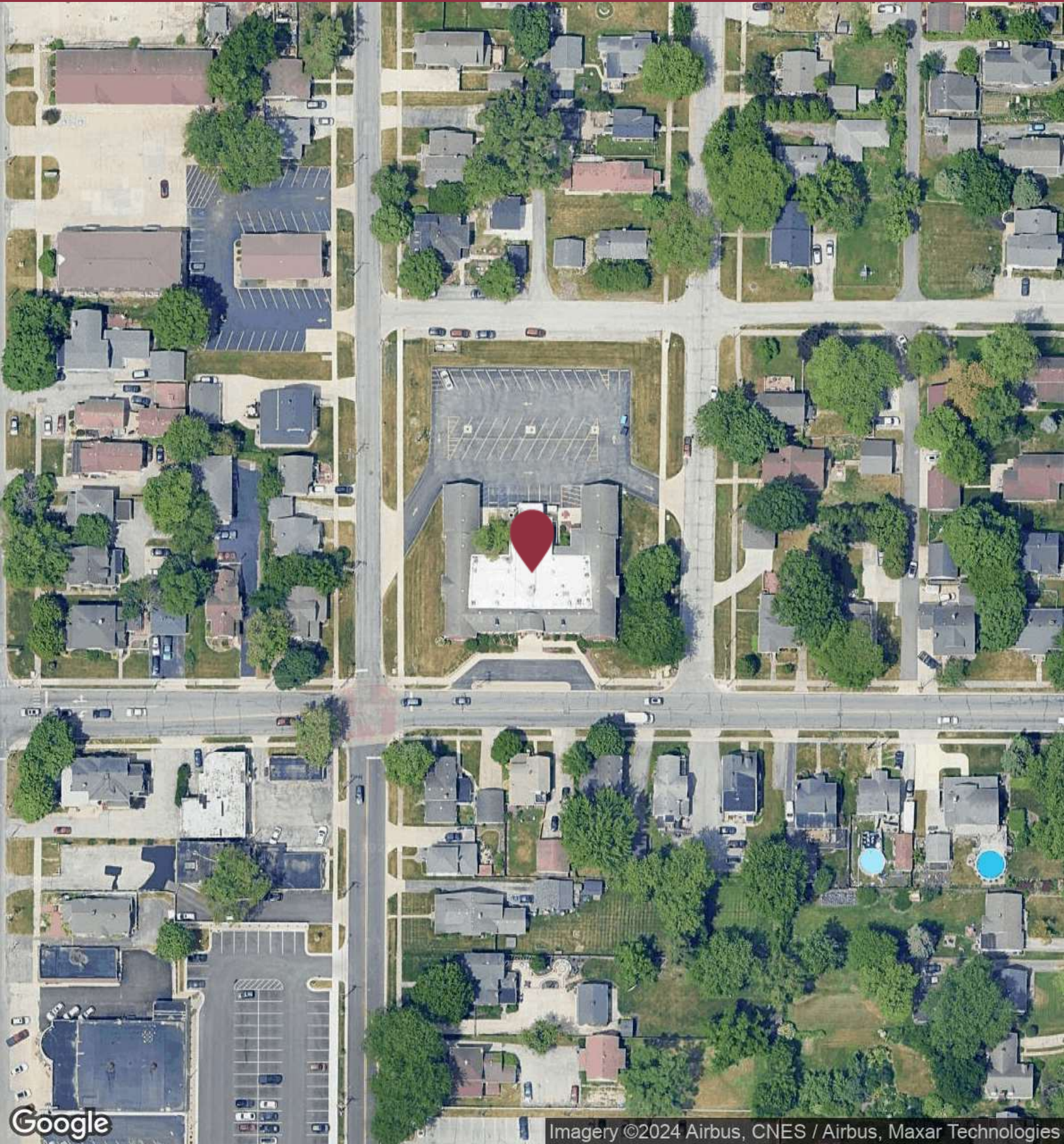
Housing			
2024 Housing Affordability Index	113	109	111
2010 Total Housing Units	6,262	39,495	222,221
2010 Owner Occupied Housing Units	4,527	28,211	150,682
2010 Renter Occupied Housing Units	1,404	8,903	52,362
2010 Vacant Housing Units	332	2,380	19,176
2020 Total Housing Units	6,426	45,022	232,667
2020 Owner Occupied Housing Units	4,674	32,884	156,841
2020 Renter Occupied Housing Units	1,436	9,891	56,802
2020 Vacant Housing Units	294	2,195	18,944
2024 Total Housing Units	6,416	47,179	237,723
2024 Owner Occupied Housing Units	4,830	35,528	164,921
2024 Renter Occupied Housing Units	1,294	9,240	53,225
2024 Vacant Housing Units	292	2,411	19,577
2029 Total Housing Units	6,604	48,904	242,493
2029 Owner Occupied Housing Units	5,117	37,704	172,244
2029 Renter Occupied Housing Units	1,170	8,977	50,481
2029 Vacant Housing Units	317	2,222	19,769

Socioeconomic Status Index			
2024 Socioeconomic Status Index	56.6	54.3	49.1

Currently, 69.4% of the 237,723 housing units in the area are owner occupied; 22.4%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 232,667 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.51%. Median home value in the area is \$261,691, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.82% annually to \$315,654.

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