

# 101 EAST LINCOLNWAY, VALPARAISO, IN 46383



For more information, please contact:

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Available SF:</b>	1,050 - 5,500 SF
<b>Lease Rate:</b>	\$17.00 SF/yr (NNN)
<b>Lot Size:</b>	0.63 Acres
<b>Year Built:</b>	1927
<b>Building Size:</b>	23380 SF
<b>Zoning:</b>	Central Business District

### PROPERTY OVERVIEW

Introducing a prime commercial space for lease at 101 East Lincolnway, Valparaiso, IN. This highly desirable property in the midst of a remodel offering an ideal location for businesses seeking convenience and visibility. The 1st floor space offers spacious interiors with customizable layouts providing ample room for retail, office, or restaurant ventures. The 2nd floor 5,200 sq ft space is already built out for offices and available to view. With large windows that flood the space with natural light on both floors along with the historic limestone exterior, this property presents a professional image. The convenient private parking lot located directly behind the property and ease of access make it an attractive option for both clients and employees. A Tenant Improvement Allowance is available with adjustment to lease rate for qualified tenants. Don't miss this opportunity to elevate your business in a prominent, adaptable, and well-appointed commercial space.

### LOCATION OVERVIEW

The property is located in the dynamic surroundings of downtown Valparaiso, IN, where the property is perfectly positioned for a seamless blend of work and leisure. The building's historic nature is evident in its charming architecture, and located just steps away from the city courthouse, adding to its appeal as a prime location that harmonizes professional and personal pursuits. In the immediate vicinity of the property there is an array of dining options from pizza and sushi to coffee and cocktails and close in proximity to this property is Central Park Plaza.

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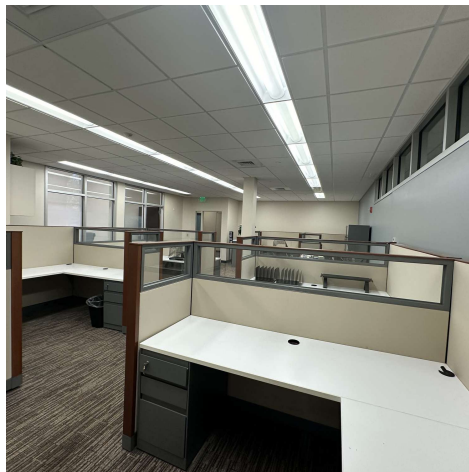


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1ST FLOOR CORNER RETAIL/OFFICE 5,500/2,750/1050 SQ FT



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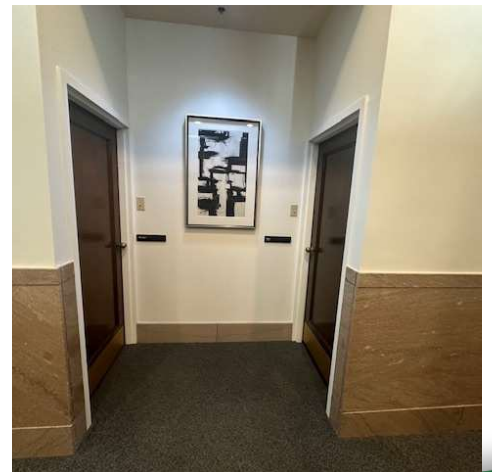


# 101 EAST LINCOLNWAY

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2ND FLOOR OFFICE 5,200 SQ FT



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## VALPO RETAILER & OFFICE MAP FOR 101



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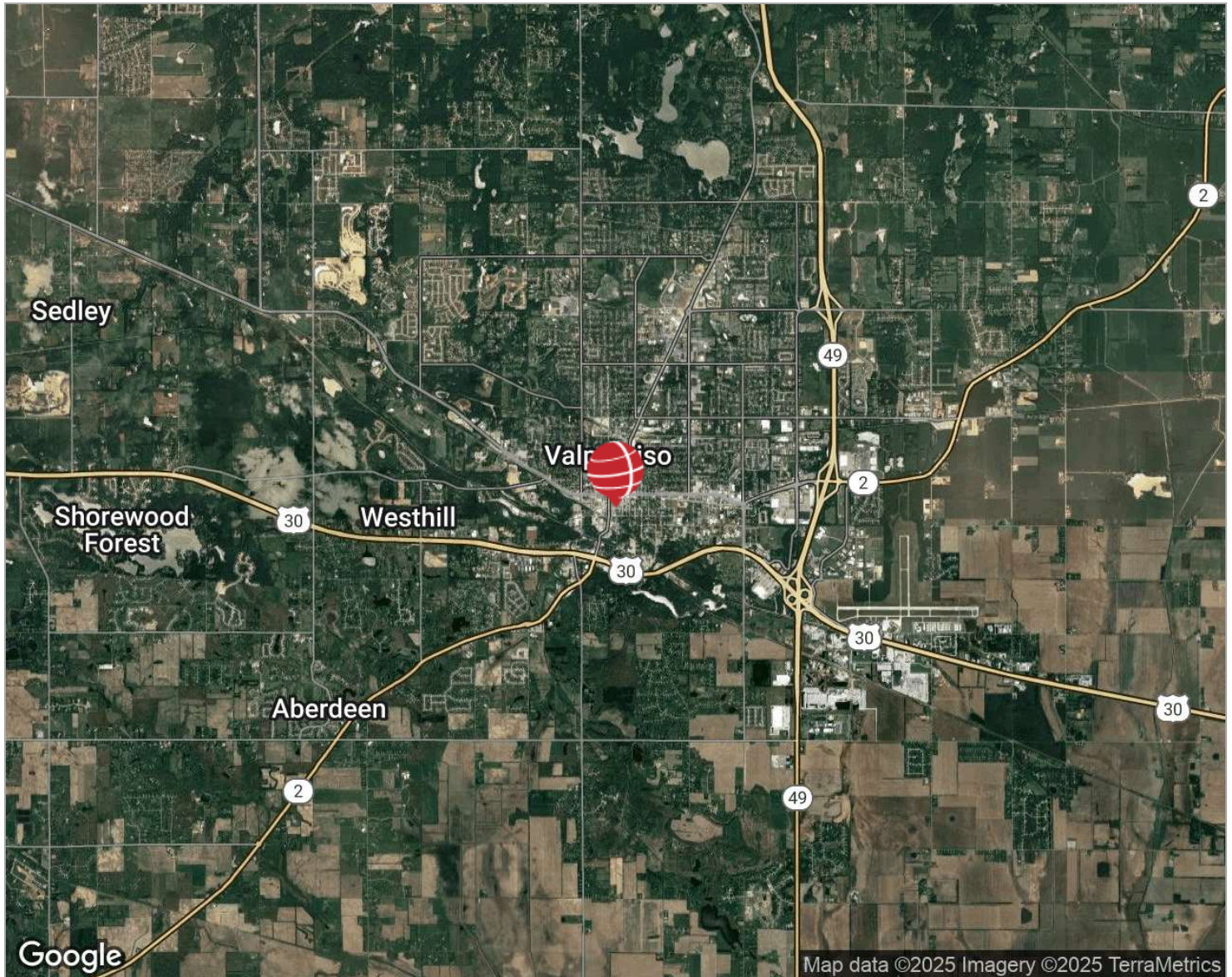


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## LOCATION MAPS



## LOCATION DESCRIPTION

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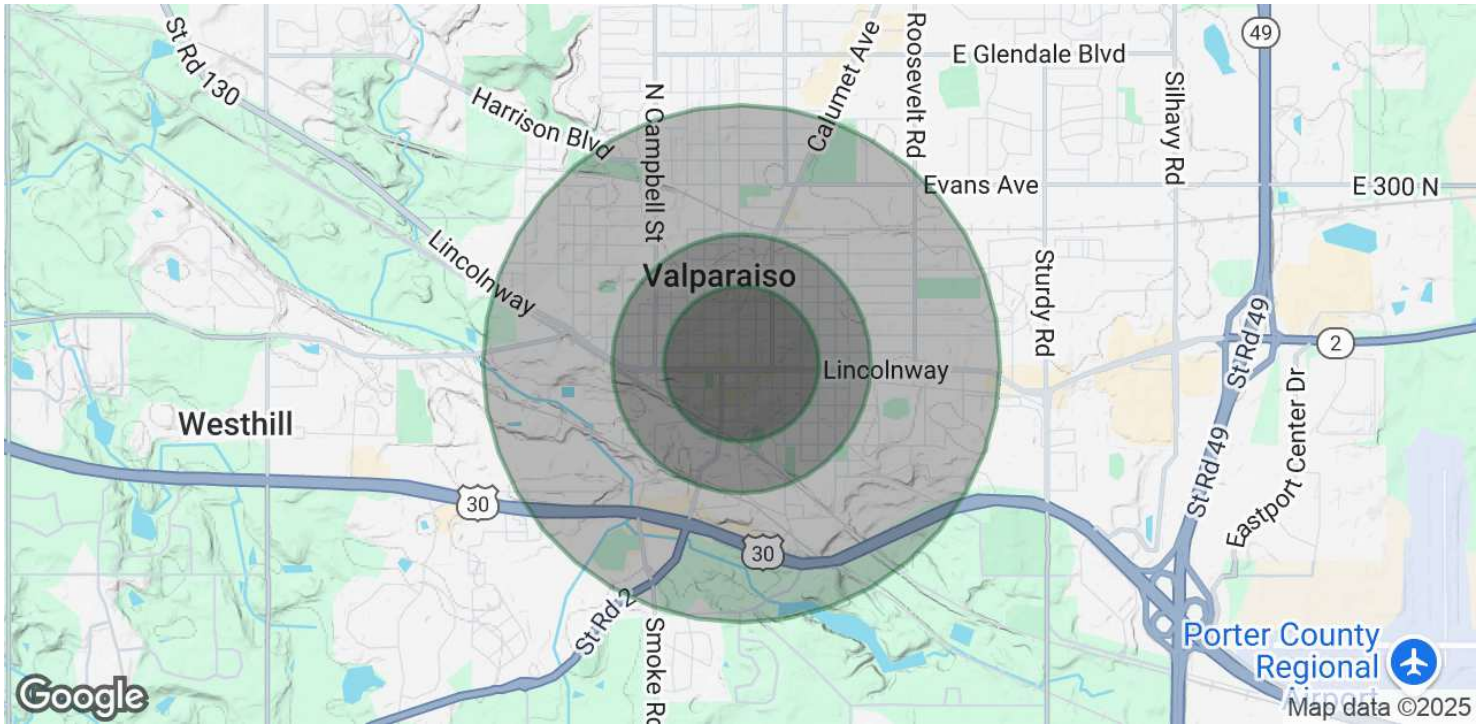


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,026	3,505	9,638
Average Age	39	39	37
Average Age (Male)	38	38	36
Average Age (Female)	39	39	38

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	505	1,659	3,897
# of Persons per HH	2	2.1	2.5
Average HH Income	\$63,411	\$69,144	\$74,437
Average House Value	\$245,218	\$254,365	\$228,677

*Demographics data derived from AlphaMap*

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