



THE COURTYARD PLAZA

710-802 N. MAIN STREET CROWN POINT, IN 46307

OFFICE BUILDING FOR LEASE





OFFERING SUMMARY

Lease Rate:	\$2,500 and \$3,300 per month (Gross)
Available SF:	+/- 1,400 to +/- 1,980
Building Size	+/- 23,650 SF

PROPERTY DESCRIPTION

The Courtyard Plaza is a locally well known neighborhood retail and office complex with a colonial brick design. The property consists of four buildings.

Rental rate includes all CAM tax insurance. Utilities and janitorial are all additional tenant expenses.

LOCATION DESCRIPTION

The property is located on North Main Street in Crown Point, Indiana. This commercial boulevard offers a full choice of food franchises, banking and drug store options. The property is less than one mile north of the historic Crown Point Square district.



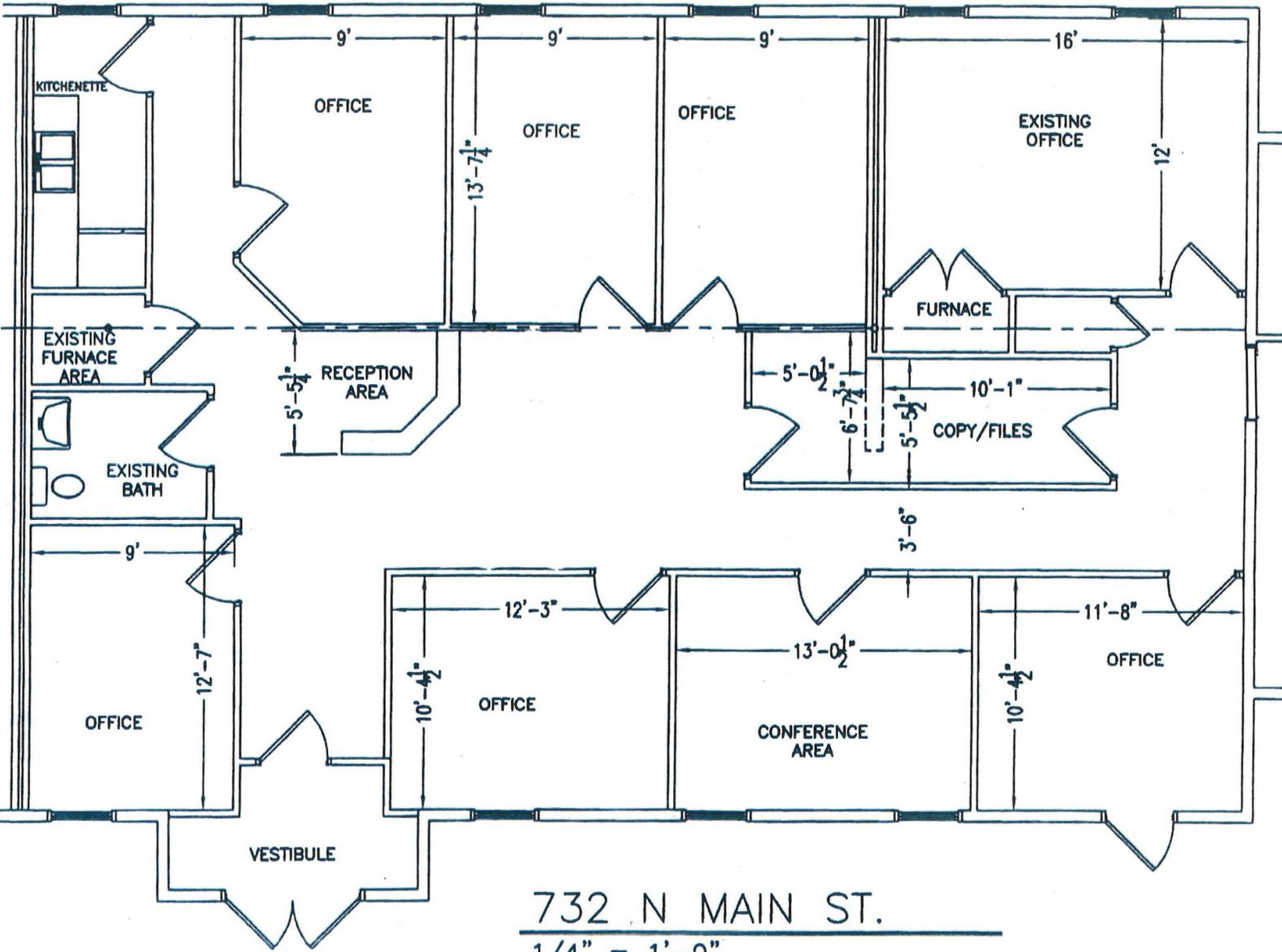
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
732	1,980 SF	Gross	\$3,300 per month	-
792 N. Main St	1,400 SF	Gross	\$2,500 per month	-



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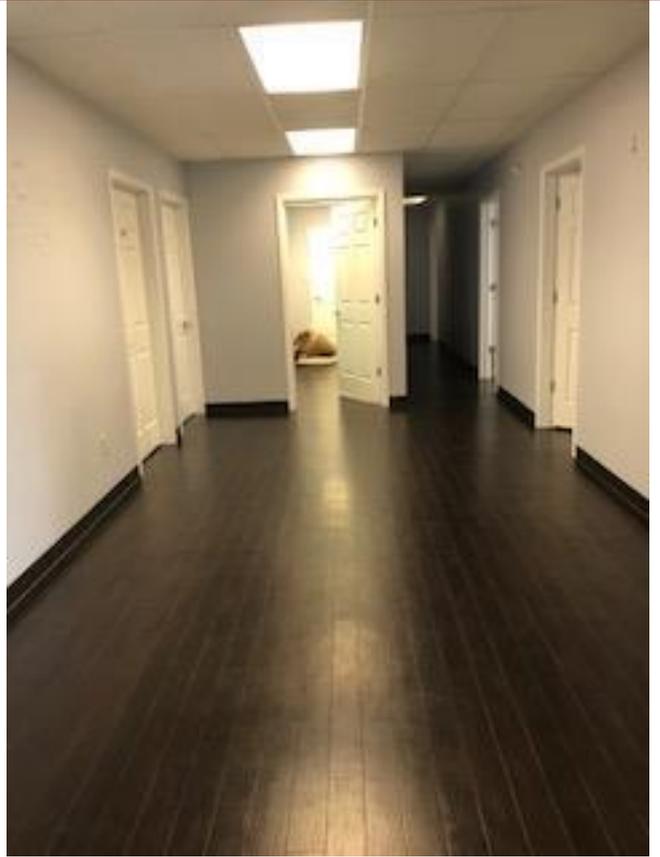


732 N MAIN ST.

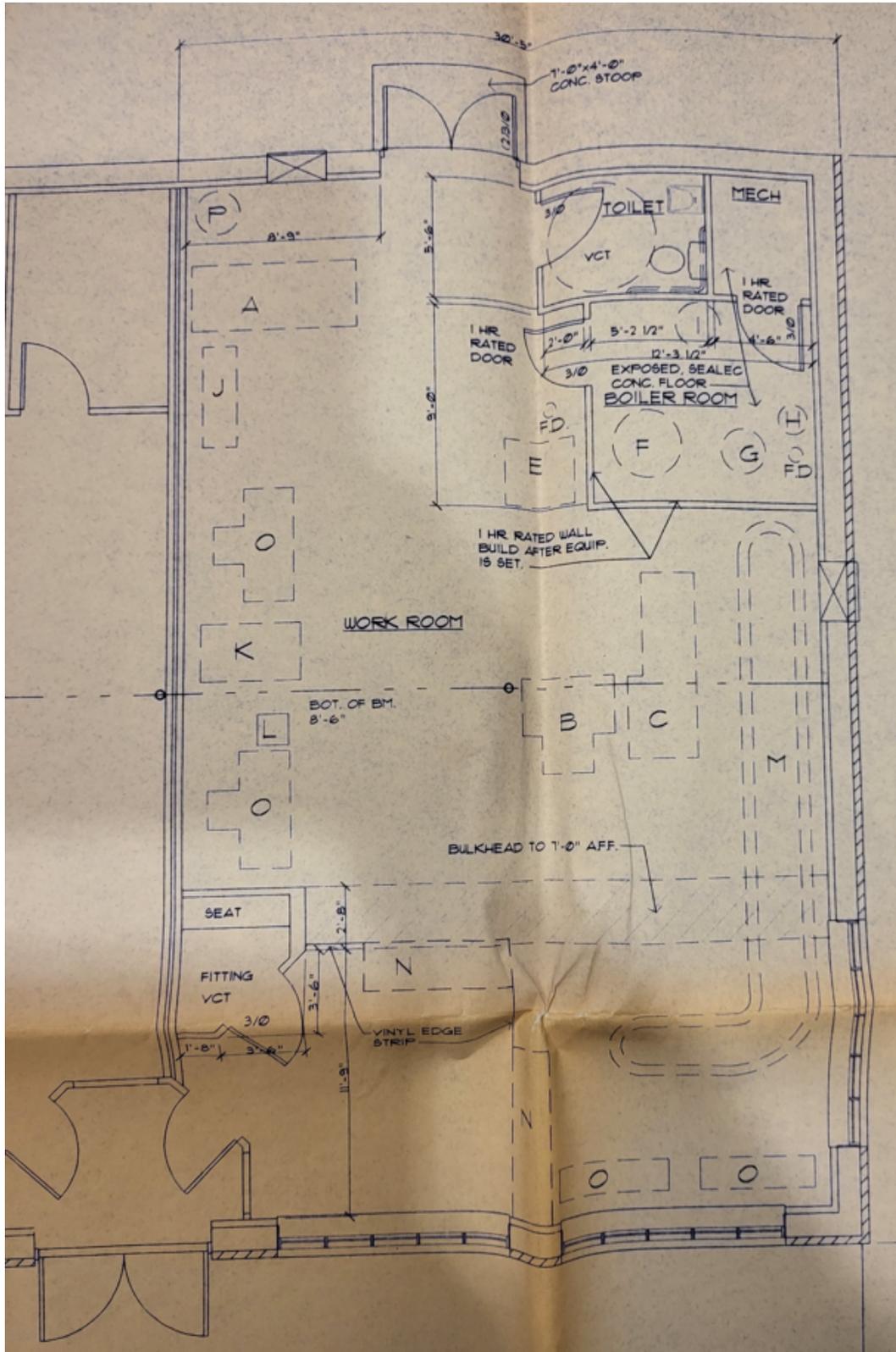
$1/4" = 1'-0"$



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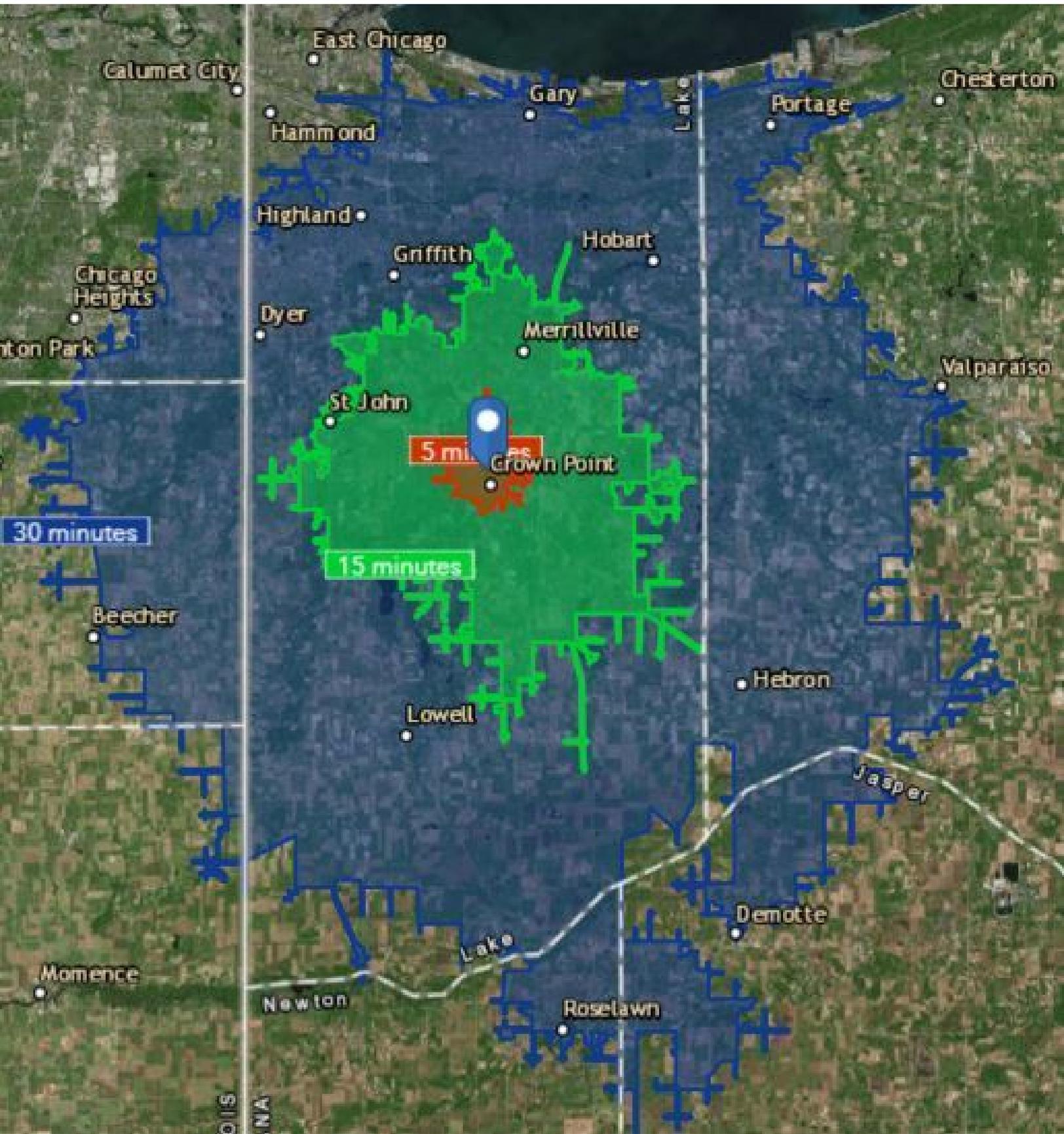


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710 N Main St, Crown Point, Indiana, 46307 3
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 Drive Time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR
 Latitude: 41.42525
 Longitude: -87.36417

	5 minutes	15 minutes	30 minutes
Population			
2010 Population	14,684	114,027	550,674
2020 Population	14,961	126,599	562,210
2022 Population	14,901	128,620	563,458
2027 Population	15,256	130,408	564,593
2010-2020 Annual Rate	0.19%	1.05%	0.21%
2020-2022 Annual Rate	-0.18%	0.71%	0.10%
2022-2027 Annual Rate	0.47%	0.28%	0.04%
2022 Male Population	48.9%	49.0%	48.6%
2022 Female Population	51.1%	51.0%	51.4%
2022 Median Age	43.2	40.6	40.9

In the identified area, the current year population is 563,458. In 2020, the Census count in the area was 562,210. The rate of change since 2020 was 0.10% annually. The five-year projection for the population in the area is 564,593 representing a change of 0.04% annually from 2022 to 2027. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 40.9, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	77.6%	64.3%	60.3%
2022 Black Alone	7.8%	20.2%	23.3%
2022 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2022 Asian Alone	2.3%	2.0%	1.5%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	3.3%	3.9%	5.1%
2022 Two or More Races	8.6%	9.1%	9.4%
2022 Hispanic Origin (Any Race)	11.9%	13.0%	14.8%

Persons of Hispanic origin represent 14.8% of the population in the identified area compared to 19.0% 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 67.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	89	93	86
2010 Households	6,147	42,747	208,474
2020 Households	6,364	48,688	219,377
2022 Households	6,351	49,455	220,623
2027 Households	6,511	50,467	222,559
2010-2020 Annual Rate	0.35%	1.31%	0.51%
2020-2022 Annual Rate	-0.09%	0.70%	0.25%
2022-2027 Annual Rate	0.50%	0.41%	0.17%
2022 Average Household Size	2.31	2.55	2.53

The household count in this area has changed from 219,377 in 2020 to 220,623 in the current year, a change of 0.25% annually. The five-year projection of households is 222,559, a change of 0.17% annually from the current year total. Average household size is currently 2.53, compared to 2.54 in the year 2020. The number of families in the current year is 148,065 in the specified area.



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Mortgage Income			
2022 Percent of Income for Mortgage	15.1%	15.9%	16.5%
Median Household Income			
2022 Median Household Income	\$76,442	\$78,780	\$68,726
2027 Median Household Income	\$88,560	\$98,619	\$83,662
2022-2027 Annual Rate	2.99%	4.59%	4.01%
Average Household Income			
2022 Average Household Income	\$95,706	\$100,985	\$92,210
2027 Average Household Income	\$113,220	\$119,013	\$108,747
2022-2027 Annual Rate	3.42%	3.34%	3.35%
Per Capita Income			
2022 Per Capita Income	\$40,200	\$38,986	\$36,141
2027 Per Capita Income	\$47,660	\$46,231	\$42,903
2022-2027 Annual Rate	3.46%	3.47%	3.49%

Households by Income

Current median household income is \$68,726 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$83,662 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$92,210 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$108,747 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$36,141 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$42,903 in five years, compared to \$47,064 for all U.S. households

Housing

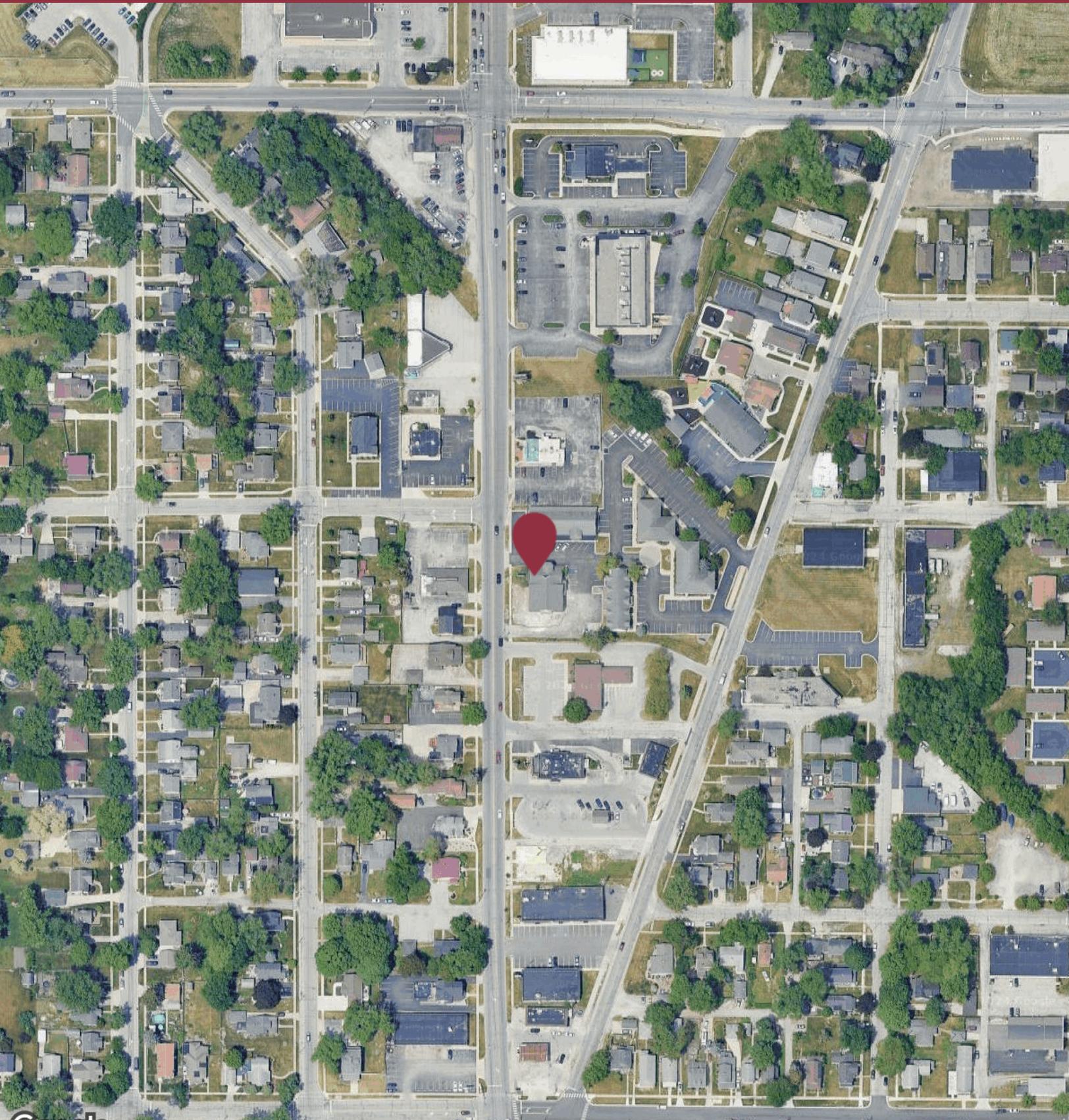
2022 Housing Affordability Index	154	146	136
2010 Total Housing Units	6,511	45,629	227,883
2010 Owner Occupied Housing Units	4,645	32,222	155,259
2010 Renter Occupied Housing Units	1,503	10,524	53,215
2010 Vacant Housing Units	364	2,882	19,409
2020 Total Housing Units	6,734	51,445	238,722
2020 Vacant Housing Units	370	2,757	19,345
2022 Total Housing Units	6,712	52,351	240,629
2022 Owner Occupied Housing Units	5,081	38,232	166,392
2022 Renter Occupied Housing Units	1,270	11,223	54,231
2022 Vacant Housing Units	361	2,896	20,006
2027 Total Housing Units	6,905	53,280	243,632
2027 Owner Occupied Housing Units	5,326	39,651	170,239
2027 Renter Occupied Housing Units	1,185	10,816	52,319
2027 Vacant Housing Units	394	2,813	21,073

Currently, 69.1% of the 240,629 housing units in the area are owner occupied; 22.5%, renter occupied; and 8.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 238,722 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.35%. Median home value in the area is \$215,640, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.64% annually to \$257,820.



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