

11003 RANDOLPH, WINFIELD, IN 46307



For more information, please contact:

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RANDOLPH CROSSINGS

11003 Randolph, Winfield, IN 46307



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,800 - 60,000 SF

Lease Rate: Negotiable

Lot Size: 10.13 Acres

Year Built: 2024

Building Size: 70000 SF

PROPERTY HIGHLIGHTS

- New Retail Coming soon to Winfield, IN
- Located in one of the quickest growing communities in Northwest, IN
- Anchor space ranging from 10,000 SF up to 60,000 SF available
- Outlot space available ranging from 1,500 SF- 10,000 SF
- Endcap Drive-thru opportunity
- Build to suit opportunity on the outlot



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PROPERTY DESCRIPTION



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Brand new retail coming soon to Winfield (Crown Point) IN. The subject property is located on Randolph Street, immediately south of 109th in Winfield, IN. This is a great opportunity to locate in one of the fastest growing communities in Northwest, IN. The subject property includes opportunity for junior anchor boxes from 10,000-30,000 SF. Outlot space available as a Build-to-suit or a new retail center ranging from 1,500 SF up to 10,000 SF. Endcap available with drive-thru. The subject property is surrounded by strong retail including O'Reilly, Walgreens, Strack & Van Til, Taco Bell, Dunkin', McDonald's and many more!

LOCATION DESCRIPTION

Located on Randolph Street in Winfield, IN. Winfield is a town in Winfield Township, Lake County, Indiana. The population was 2,298 at the time of the 2000 census, 4,383 in 2010, and 5,987 in 2019. Winfield continues to see tremendous housing growth and the site is surrounded by new housing which is estimated to be above 1,000 new builds in the last couple of years. The town was incorporated in 1993 in order to keep the residents from being annexed by other neighboring communities. Prior to that time it had been part of Winfield Township as an unincorporated town. Winfield schools are a part of the Crown Point Community School Corporation. The town is also served by the Crown Point post office and addresses in Winfield share the Crown Point ZIP code.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 - 60,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11003 Randolph	Available	10,000 - 60,000 SF	NNN	Negotiable	-
11003 Randolph	Available	1,800 - 10,000 SF	NNN	Negotiable	-

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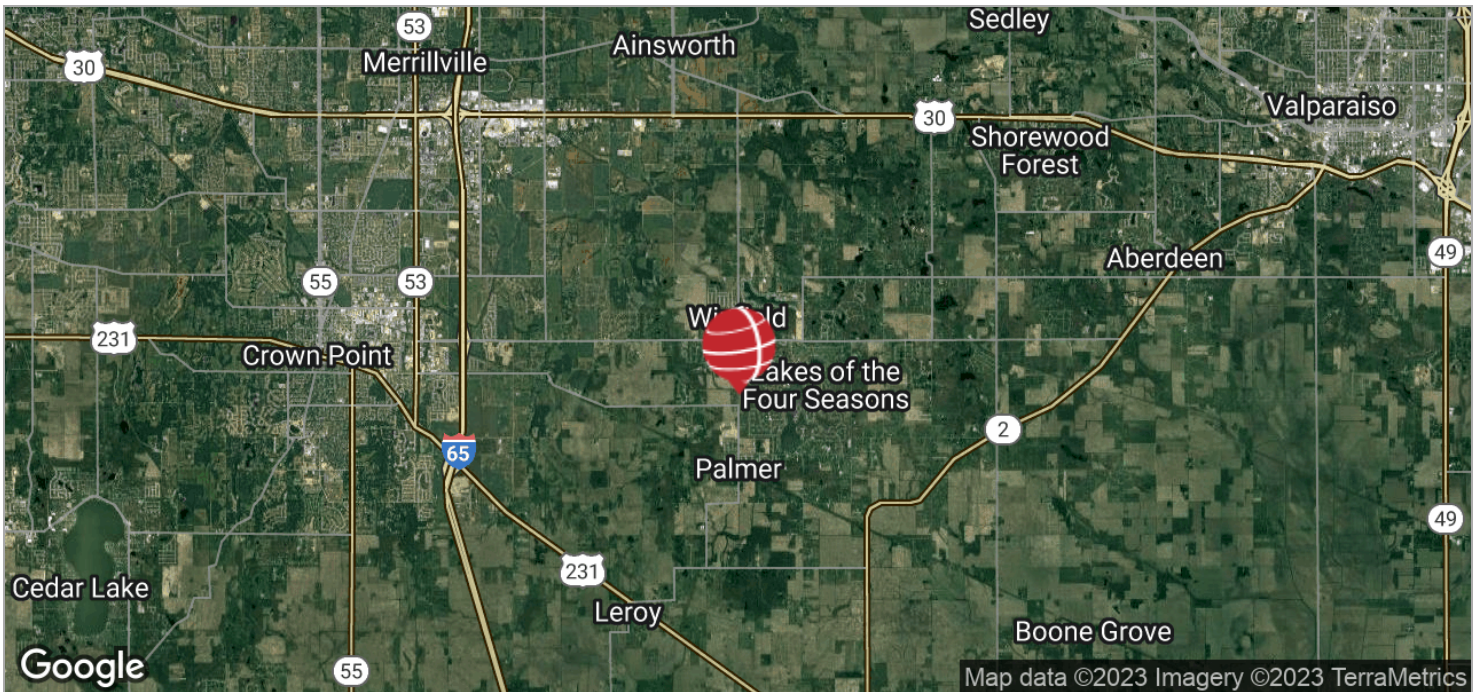
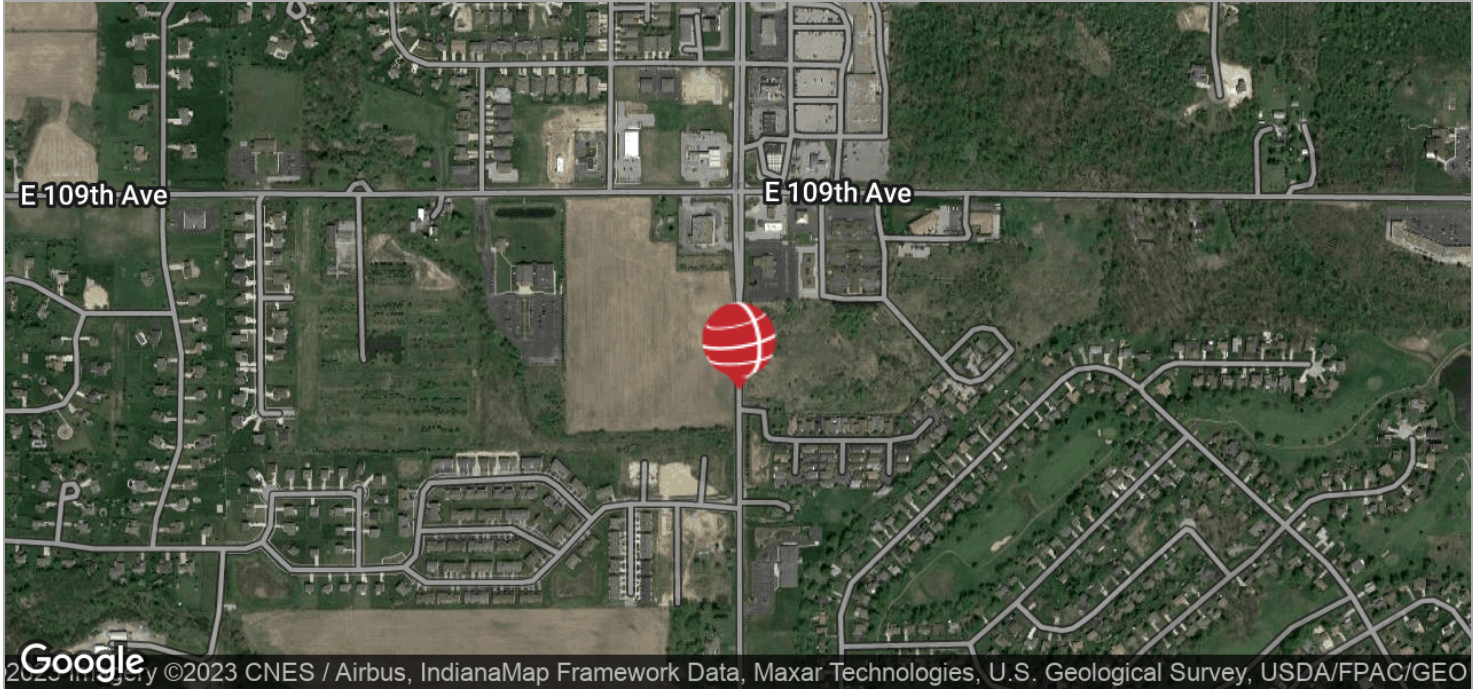
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LOCATION MAPS



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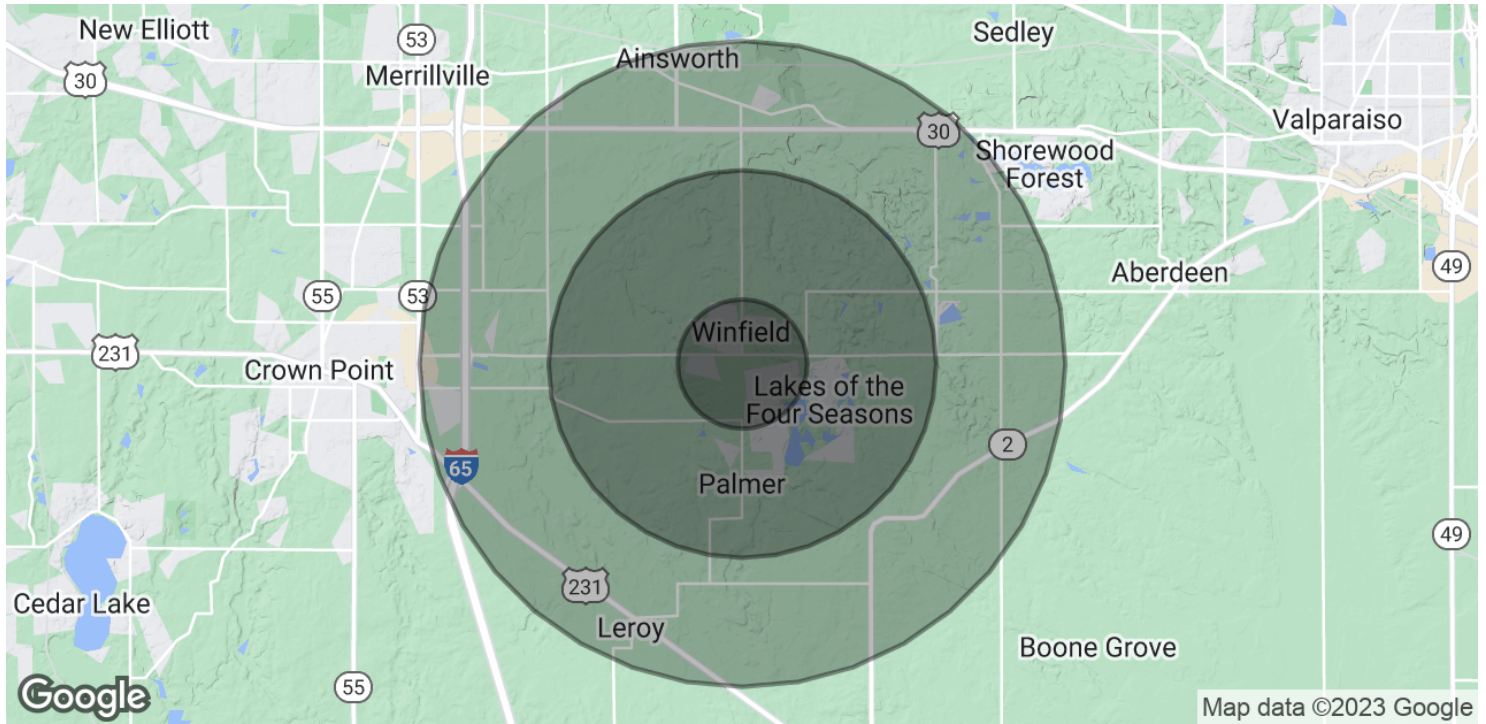
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,219	15,634	27,584
Average Age	35.7	39.7	41.5
Average Age (Male)	27.7	34.4	38.0
Average Age (Female)	38.1	40.7	41.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,383	5,440	10,198
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$107,489	\$105,972	\$104,663
Average House Value	\$250,956	\$268,972	\$250,420

* Demographic data derived from 2020 ACS - US Census

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