

# 111 NORTH MADISON STREET, LA PORTE, IN 46350



For more information, please contact:

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# MADISON STREET CROSSING

111 North Madison Street, La Porte, IN 46350



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 2,199 SF

**Lease Rate:** Negotiable

**Lot Size:** 0.77 Acres

**Year Built:** 2024

**Building Size:** 6993 SF

### PROPERTY HIGHLIGHTS

- Brand new retail center coming to LaPorte, IN
- Delivery estimated to be Q3 2024
- Join Anytime Fitness in their newest location!
- Drive-thru endcap available
- Directly adjacent to a Kroger anchored shopping center
- Surrounded by National Tenants



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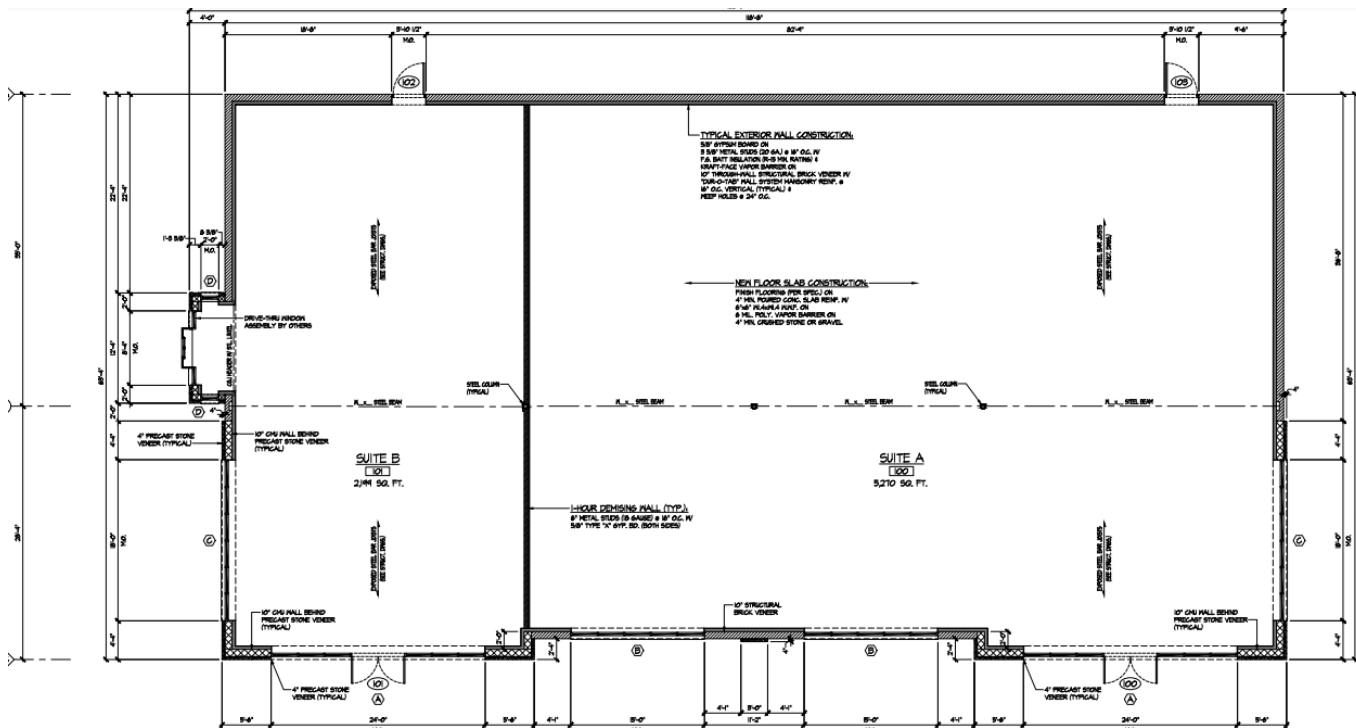
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## PROPERTY DESCRIPTION



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Brand new retail center for lease in LaPorte, IN. The subject property is located at 111 N. Madison Street directly adjacent to the Kroger anchored shopping center. Construction is set to begin in Q4 of 2023 with delivery estimated in early Q3 of 2024. Join Anytime Fitness in their newest location with a drive-thru endcap available for lease. The subject is surrounded by national tenants including Smoothie King, Dunkin, Starbucks and Aldi as immediate neighbors. Great opportunity to locate in a strong retail trade area.

## LOCATION DESCRIPTION

LaPorte (from French 'the door') is a city in LaPorte County, Indiana, of which it is the county seat. Its population was estimated to be 21,341 in 2022. LaPorte is accessible from Chicago by the South Shore train line, which begins at Millennium Station and ends in Michigan City, Indiana, with several stops in between, including Chesterton and Hudson Lake, Indiana. Both are only a short drive from La Porte.

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## RETAILER MAP



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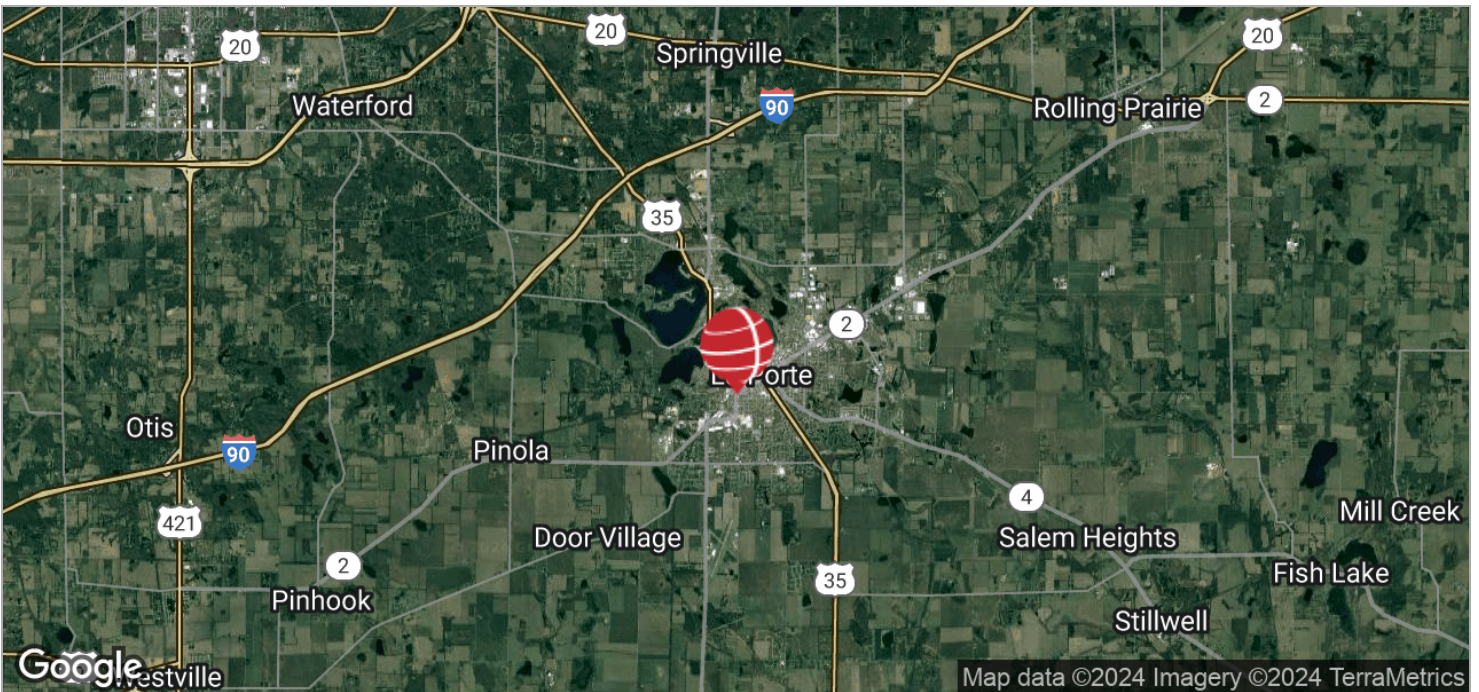


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## LOCATION MAPS



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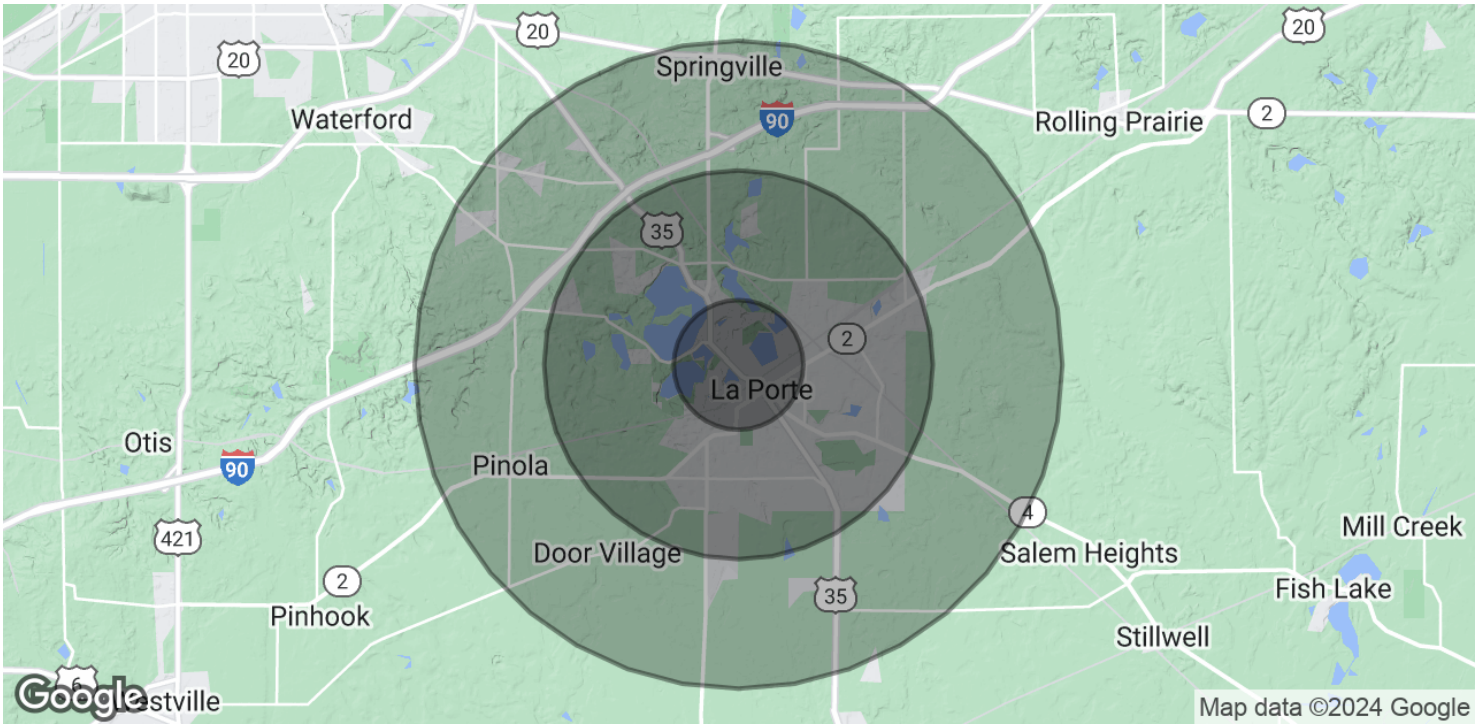


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,976	22,662	32,576
Average Age	33.9	39.9	41.2
Average Age (Male)	32.2	36.7	38.7
Average Age (Female)	37.8	42.1	43.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,975	10,830	15,070
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$41,720	\$54,553	\$61,619
Average House Value	\$93,302	\$133,168	\$149,340

*\* Demographic data derived from 2020 ACS - US Census*

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