

2910 MONROE STREET, LA PORTE, IN 46350



For more information, please contact:

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LATITUDE
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LA PORTE MEDICAL OFFICE

2910 Monroe Street, La Porte, IN 46350



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-------------------------------|
| Available SF: | 5,932 SF |
| Lease Rate: | \$16.00 SF/yr (NNN) |
| Lot Size: | 2.13 Acres |
| Year Built: | 1995 |
| Building Size: | 5,932 SF |
| Zoning: | B1 Neighborhood Commercial |

PROPERTY OVERVIEW

Former Single-Tenant Medical Office for lease in La Porte, IN. The building is a 5,932-square-foot medical office with room for expansion on a 2.13-acre lot. Prominently situated with high visibility and 31 surface parking spaces along major thoroughfare State Route 4, near IU Orthopedic Sports Medicine and within a 2-minute drive to Downtown LaPorte. Perfect set-up for a dental office, general medical, physical therapy, or dialysis user.

PROPERTY HIGHLIGHTS

- High-quality medical build-out for professional use
- Spacious interiors with potential for expansion
- Well-maintained and professionally landscaped exterior
- Ample parking for staff and visitors
- Convenient access to major transportation routes
- Customizable layouts to suit specific business requirements
- Versatile office spaces for businesses of varying sizes

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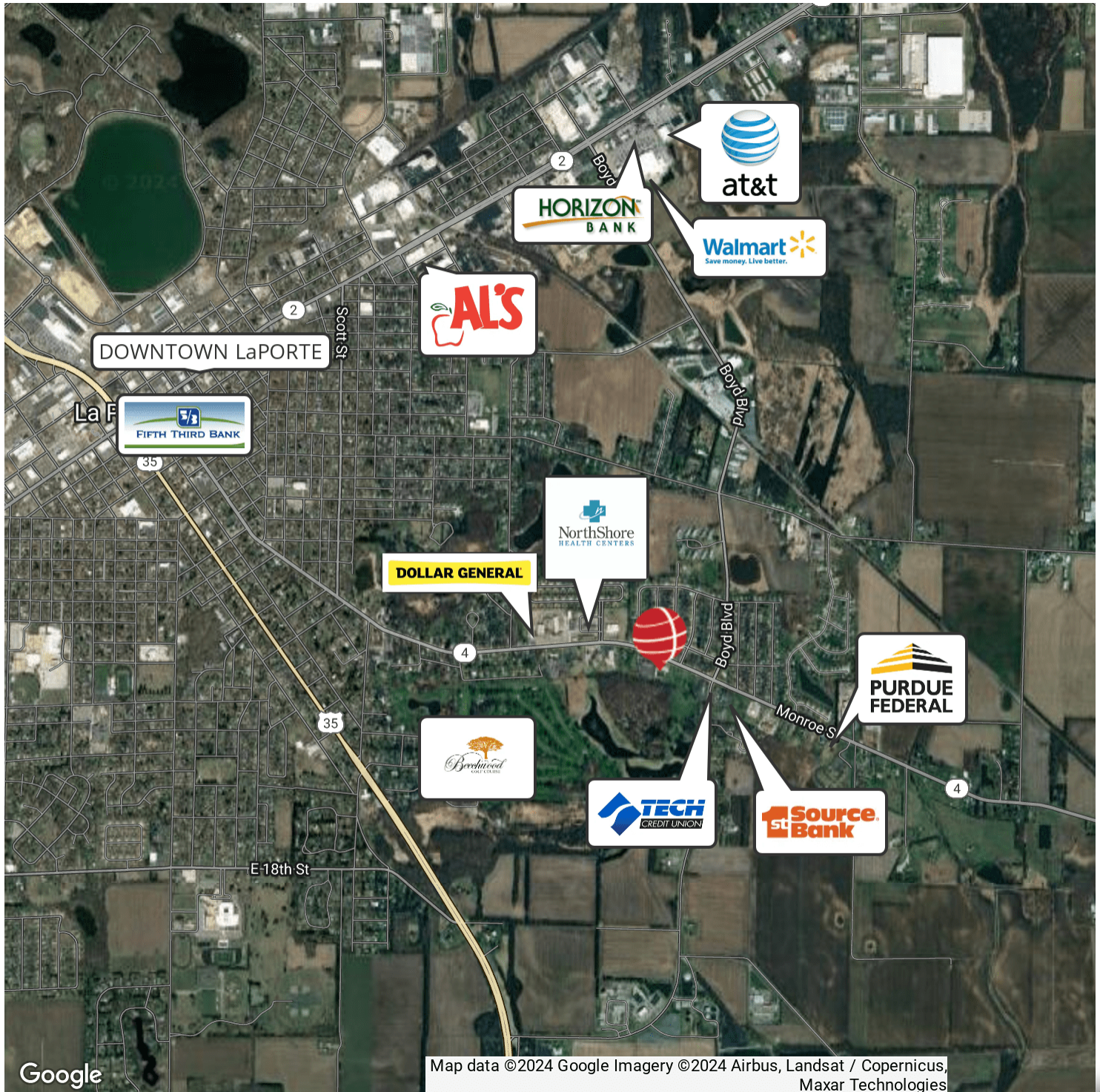
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RETAILER MAP



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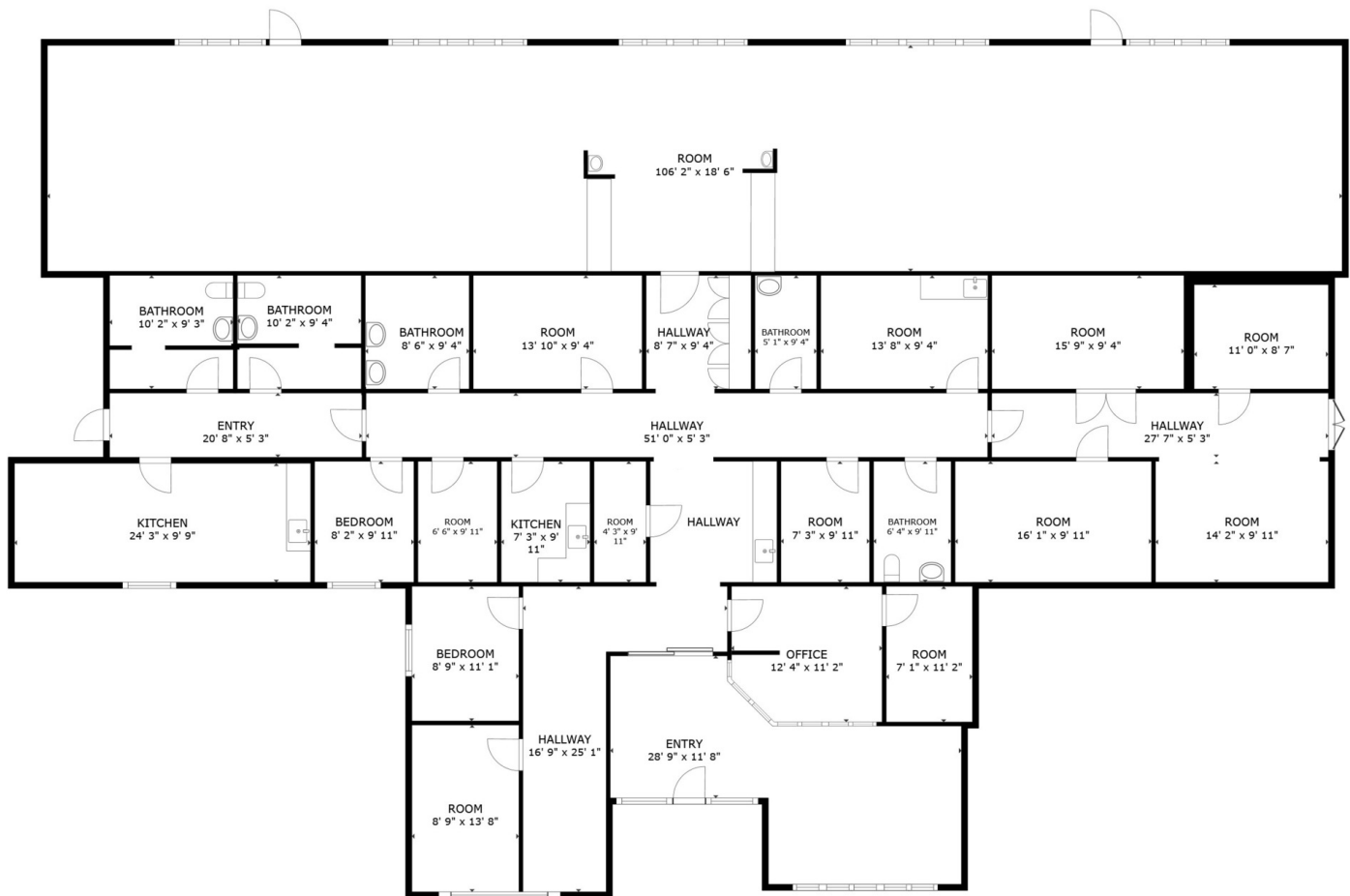
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FLOOR PLAN



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ADDITIONAL PHOTOS



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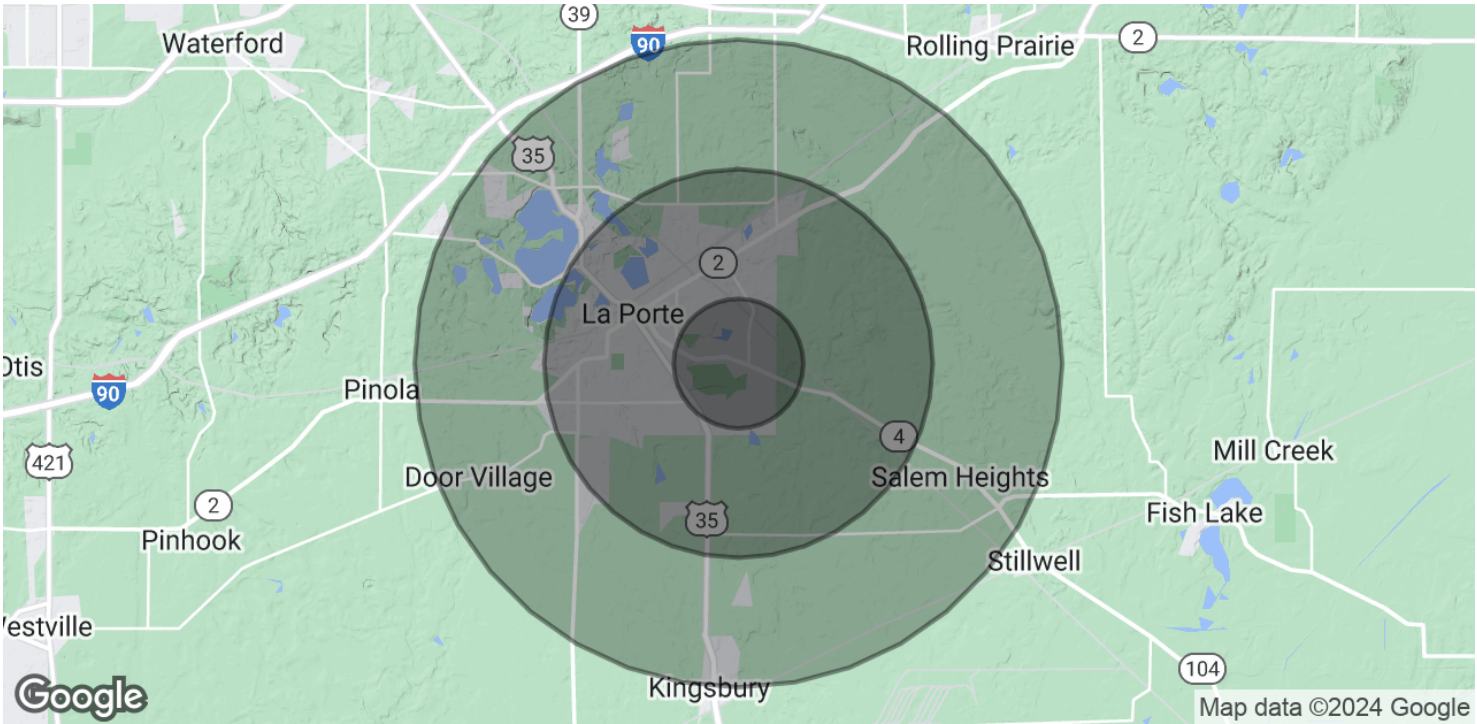
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,145 | 21,433 | 29,243 |
| Average Age | 45.7 | 38.6 | 40.1 |
| Average Age (Male) | 34.9 | 34.6 | 37.2 |
| Average Age (Female) | 46.6 | 41.1 | 42.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,144 | 10,044 | 13,460 |
| # of Persons per HH | 1.9 | 2.1 | 2.2 |
| Average HH Income | \$54,146 | \$50,905 | \$59,233 |
| Average House Value | \$130,506 | \$119,685 | \$140,287 |

2020 American Community Survey (ACS)

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