



**THE
COURTYARDS
OF CROWN
POINT
FOR LEASE**

732-756 N. MAIN STREET
CROWN POINT, IN 46307

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Property Summary



OFFERING SUMMARY

Available SF: 778 - 2,663 SF

Lease Rate: \$15.00-\$19.00 Per SF
[Gross]

Building Size: 23,650 SF

PROPERTY OVERVIEW

The Courtyards is a locally well known neighborhood retail and office complex with a colonial brick design. The property consists of four buildings. Presently there are two suites in the elevator served second floor office section for lease, and one ground level office space.

Rental rate includes all CAM tax insurance. Telephone, Internet, interior janitorial services are all additional tenant expenses.

LOCATION OVERVIEW

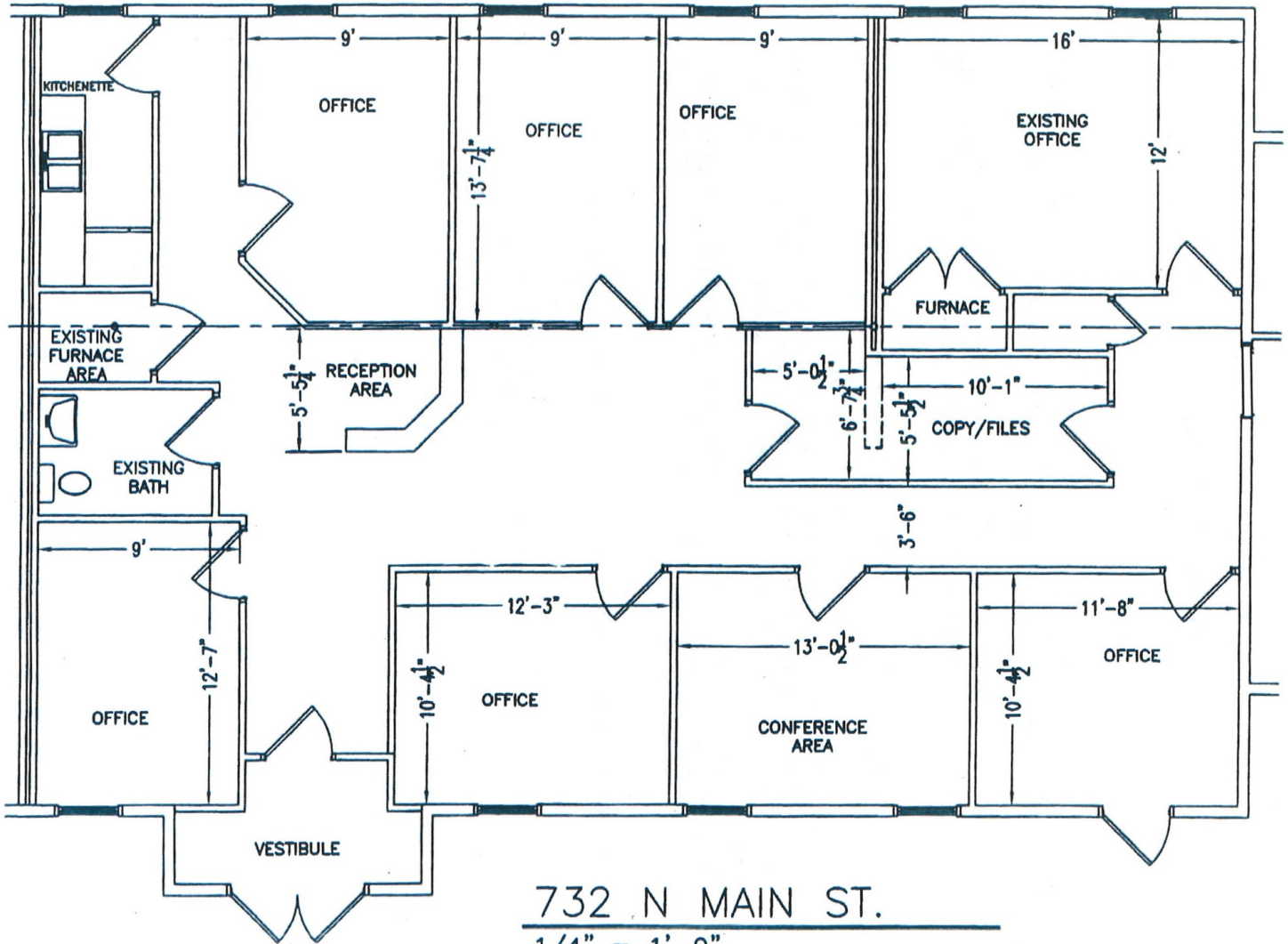
The property is located on North Main Street in Crown Point, Indiana. This commercial boulevard offers a full choice of food franchises, banking and drug store options. The property is less than one mile north of the historic Crown Point Square district.

Available Spaces

| | | | |
|--------------------|-----------------------|---------------------|----------------|
| LEASE RATE: | \$15.00 - 19.00 SF/YR | TOTAL SPACE: | 778 - 2,663 SF |
| LEASE TYPE: | Gross; NNN | LEASE TERM: | 42 months |

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE | TERM | COMMENTS |
|--------------------|-----------------|-------------------|------------|----------|------------|--|
| 732 | Office Building | \$19.00 SF/YR | Gross | 1,980 SF | 42 months | Available Immediately 6 MONTHS FREE RENT! |
| 756 - E | Office Building | \$1,135 per month | Gross | 778 SF | Negotiable | Utilities included |
| 710 N. Main Street | Office Building | \$15.00 SF/YR | NNN | 2,663 SF | Negotiable | NEW Construction!! Estimated NNN Expenses are \$4.50 PSF |

Suite 732



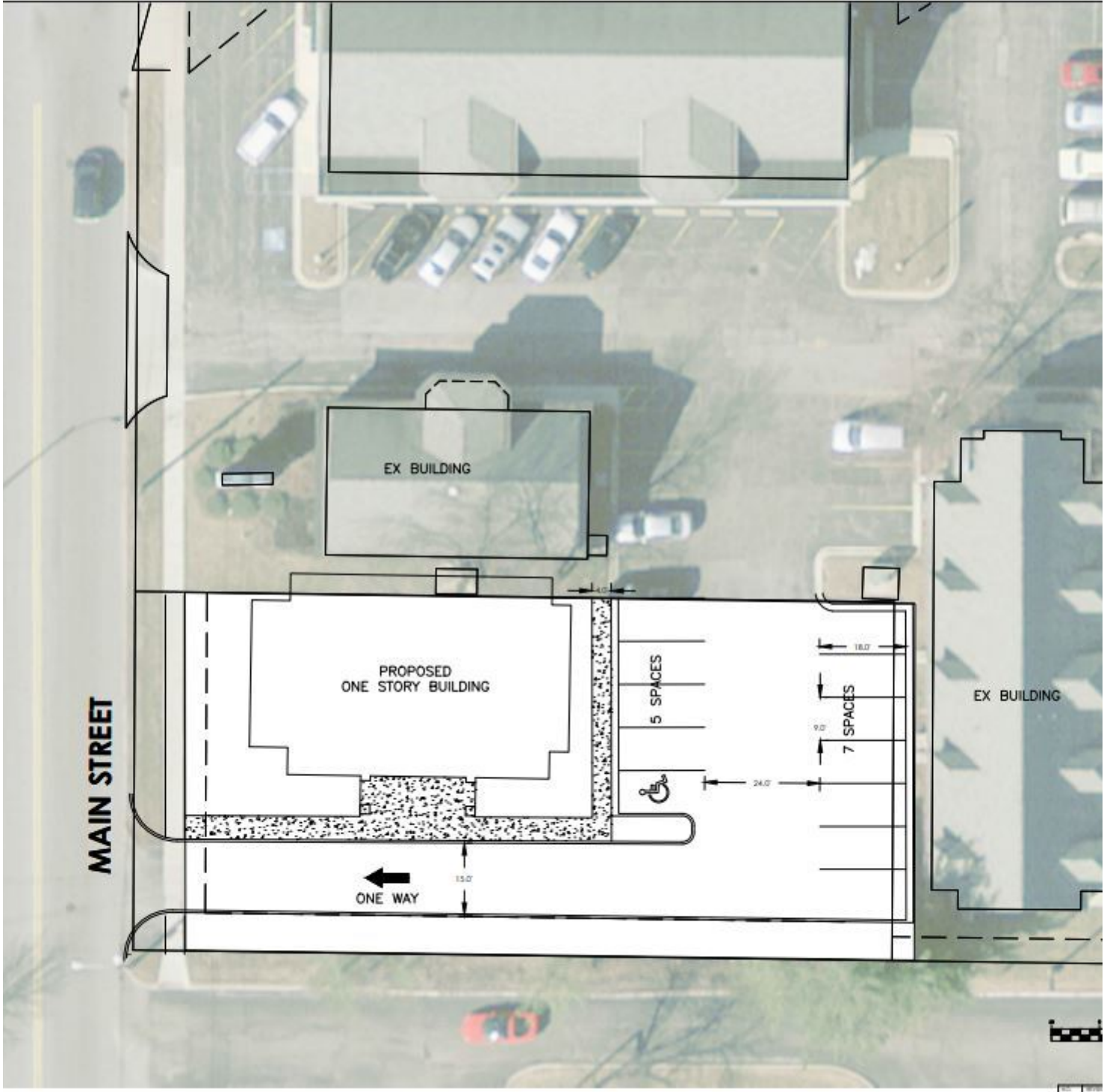
Suite 732



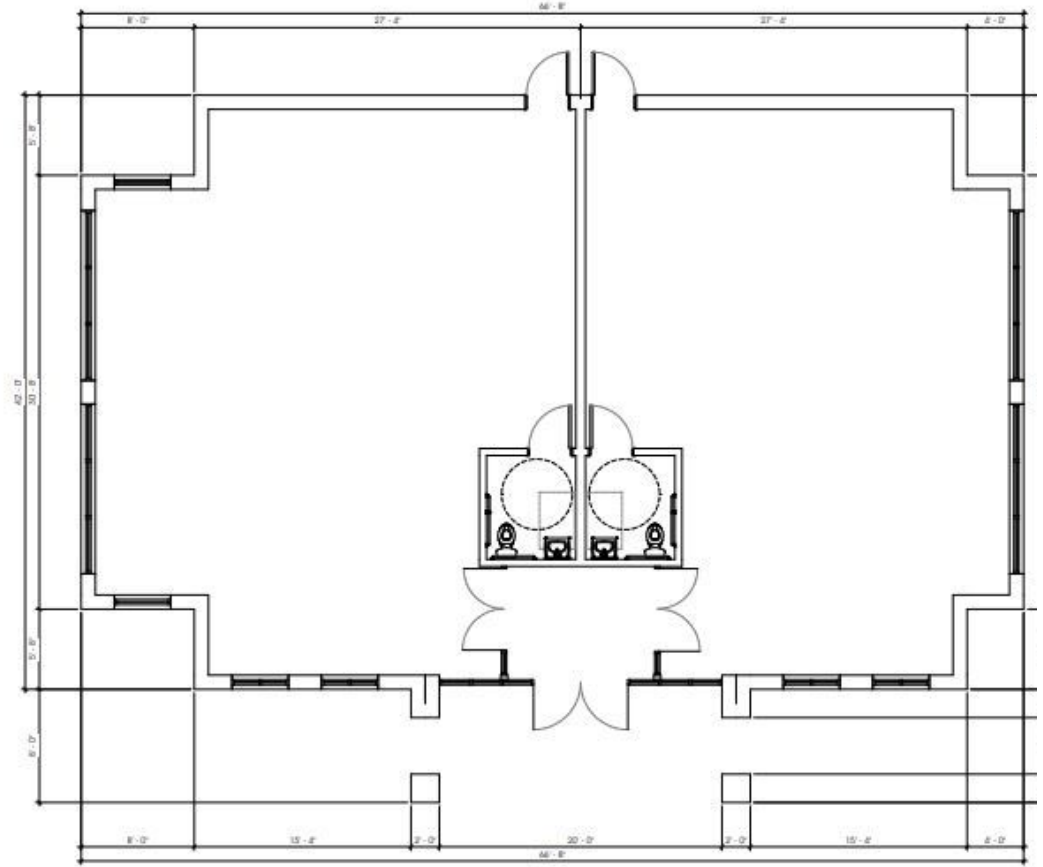
Suite 732



Build To Suit Concept



Build To Suite Concept



CONCEPT C FLOOR PLAN
SCALE: 1/4" = 1'-0"

Build To Suite Concept





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SVN | Parke Group

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

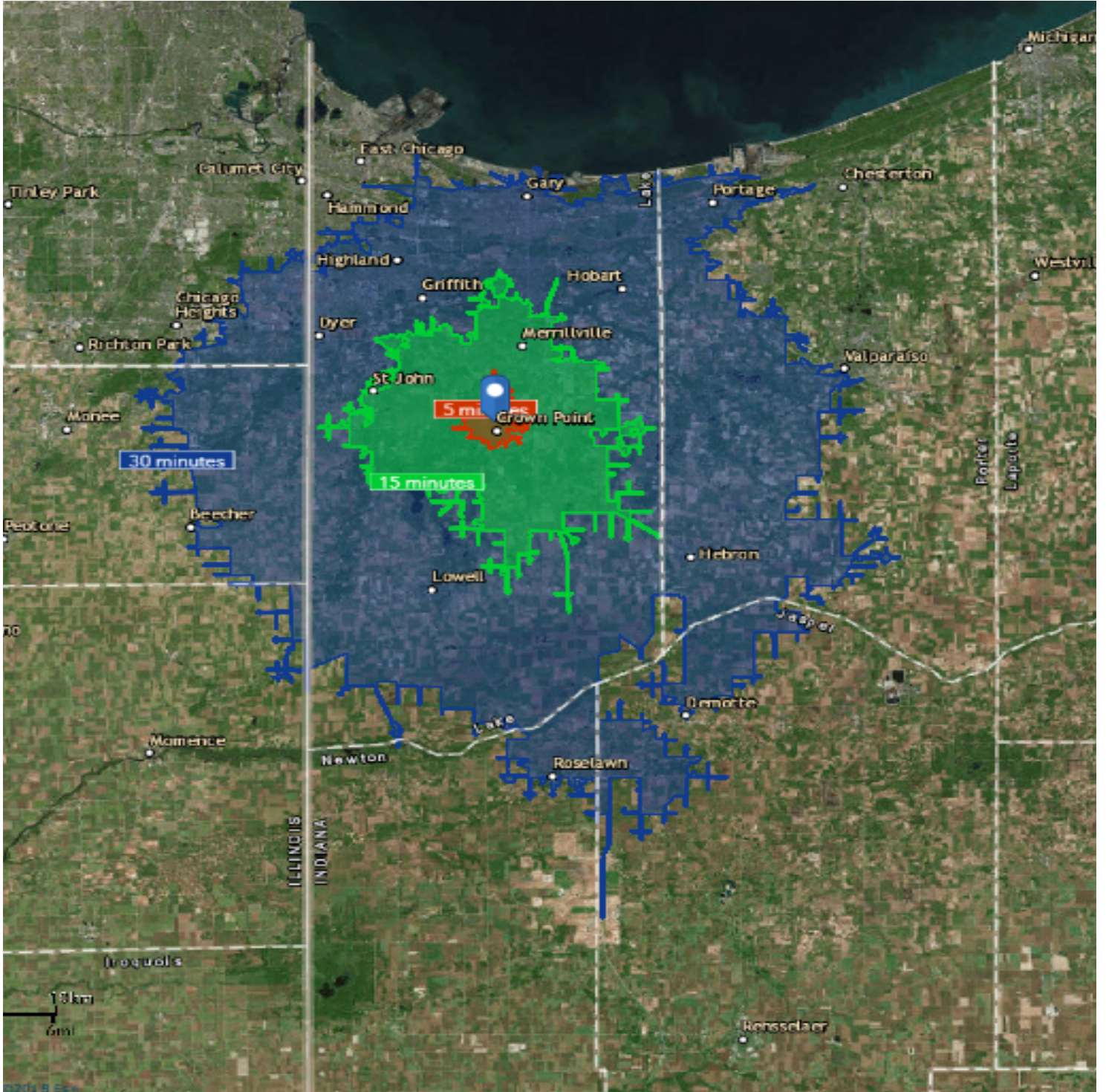


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Drive Time Map 5 15 30



Demographic And Income Comparison Profile

| | 5 minutes | 15 minutes | 30 minutes |
|--------------------------------------|-----------|------------|------------|
| Census 2010 Summary | | | |
| Population | 12,829 | 105,730 | 498,468 |
| Households | 5,468 | 39,820 | 188,623 |
| Families | 3,566 | 27,757 | 131,678 |
| Average Household Size | 2.22 | 2.57 | 2.61 |
| Owner Occupied Housing Units | 4,216 | 30,268 | 141,058 |
| Renter Occupied Housing Units | 1,252 | 9,552 | 47,565 |
| Median Age | 39.3 | 37.9 | 38.7 |
| 2018 Summary | | | |
| Population | 12,811 | 112,233 | 502,708 |
| Households | 5,510 | 42,432 | 191,056 |
| Families | 3,532 | 29,192 | 131,649 |
| Average Household Size | 2.20 | 2.57 | 2.60 |
| Owner Occupied Housing Units | 4,287 | 32,759 | 144,200 |
| Renter Occupied Housing Units | 1,223 | 9,672 | 46,856 |
| Median Age | 40.9 | 39.4 | 40.4 |
| Median Household Income | \$62,487 | \$68,016 | \$59,315 |
| Average Household Income | \$83,923 | \$84,941 | \$76,682 |
| 2023 Summary | | | |
| Population | 12,712 | 114,252 | 503,813 |
| Households | 5,480 | 43,252 | 191,718 |
| Families | 3,488 | 29,615 | 131,440 |
| Average Household Size | 2.19 | 2.56 | 2.60 |
| Owner Occupied Housing Units | 4,331 | 33,853 | 146,620 |
| Renter Occupied Housing Units | 1,150 | 9,399 | 45,098 |
| Median Age | 42.0 | 40.2 | 41.2 |
| Median Household Income | \$74,004 | \$79,291 | \$68,996 |
| Average Household Income | \$99,159 | \$99,203 | \$89,067 |
| Trends: 2018-2023 Annual Rate | | | |
| Population | -0.16% | 0.36% | 0.04% |
| Households | -0.11% | 0.38% | 0.07% |
| Families | -0.25% | 0.29% | -0.03% |
| Owner Households | 0.20% | 0.66% | 0.33% |
| Median Household Income | 3.44% | 3.12% | 3.07% |