

A photograph of a two-story commercial building with a brick base and white upper level. The building has a gabled roof with a dormer window. A covered entrance with white columns is visible. A blue minivan is parked in the foreground. The sky is clear and blue.

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

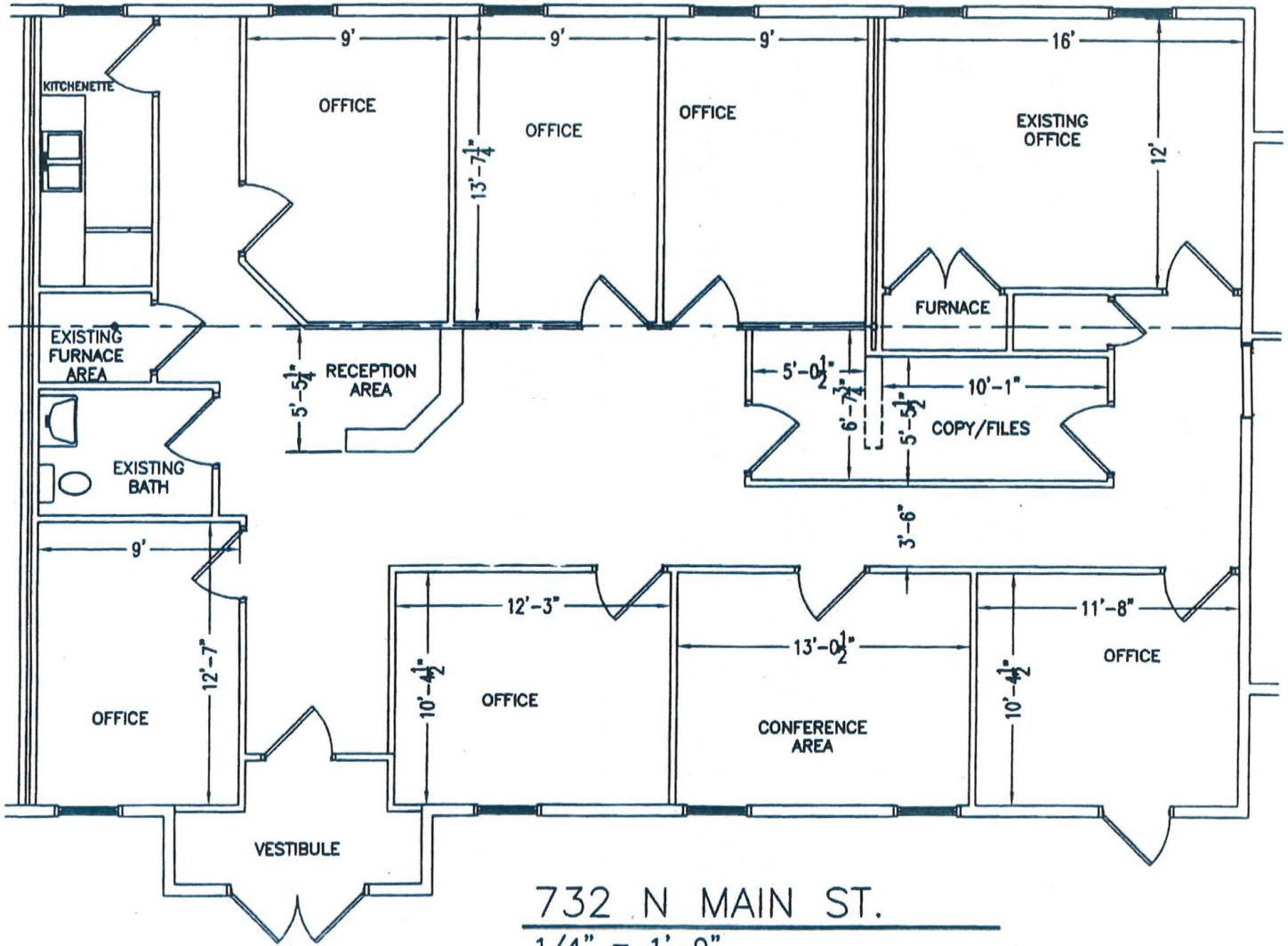
The property is located on North Main Street in Crown Point, Indiana. This commercial boulevard offers a full choice of food franchises, banking and drug store options. The property is less than one mile north of the historic Crown Point Square district.

Available Spaces

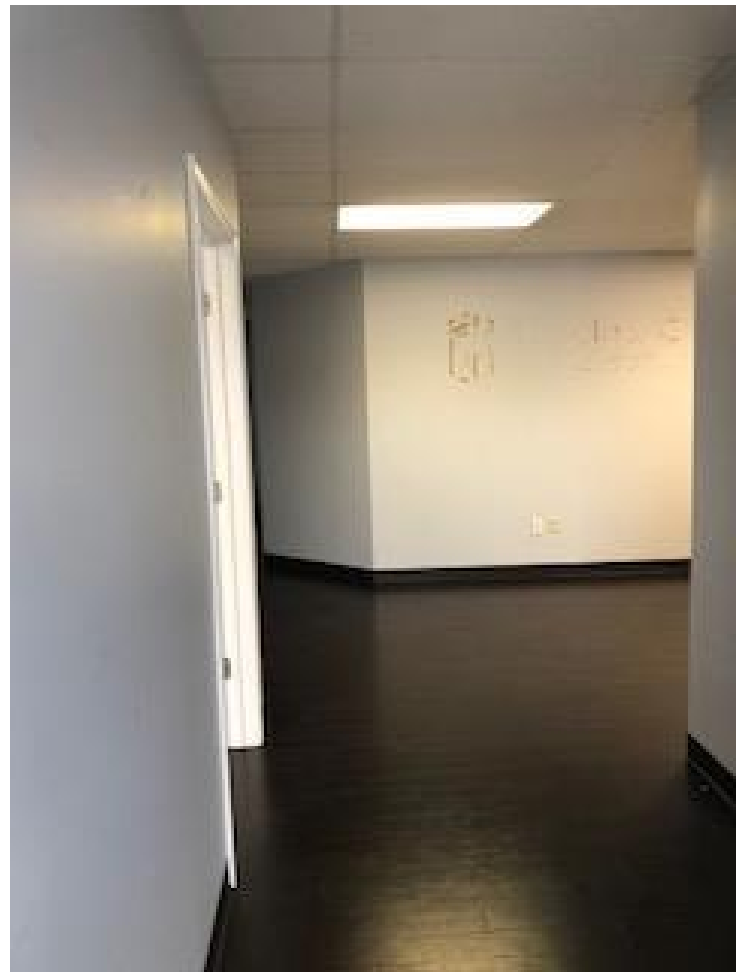
LEASE RATE:	\$15.00 - 19.00 SF/YR	TOTAL SPACE:	778 - 2,663 SF
LEASE TYPE:	Gross; NNN	LEASE TERM:	42 months

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



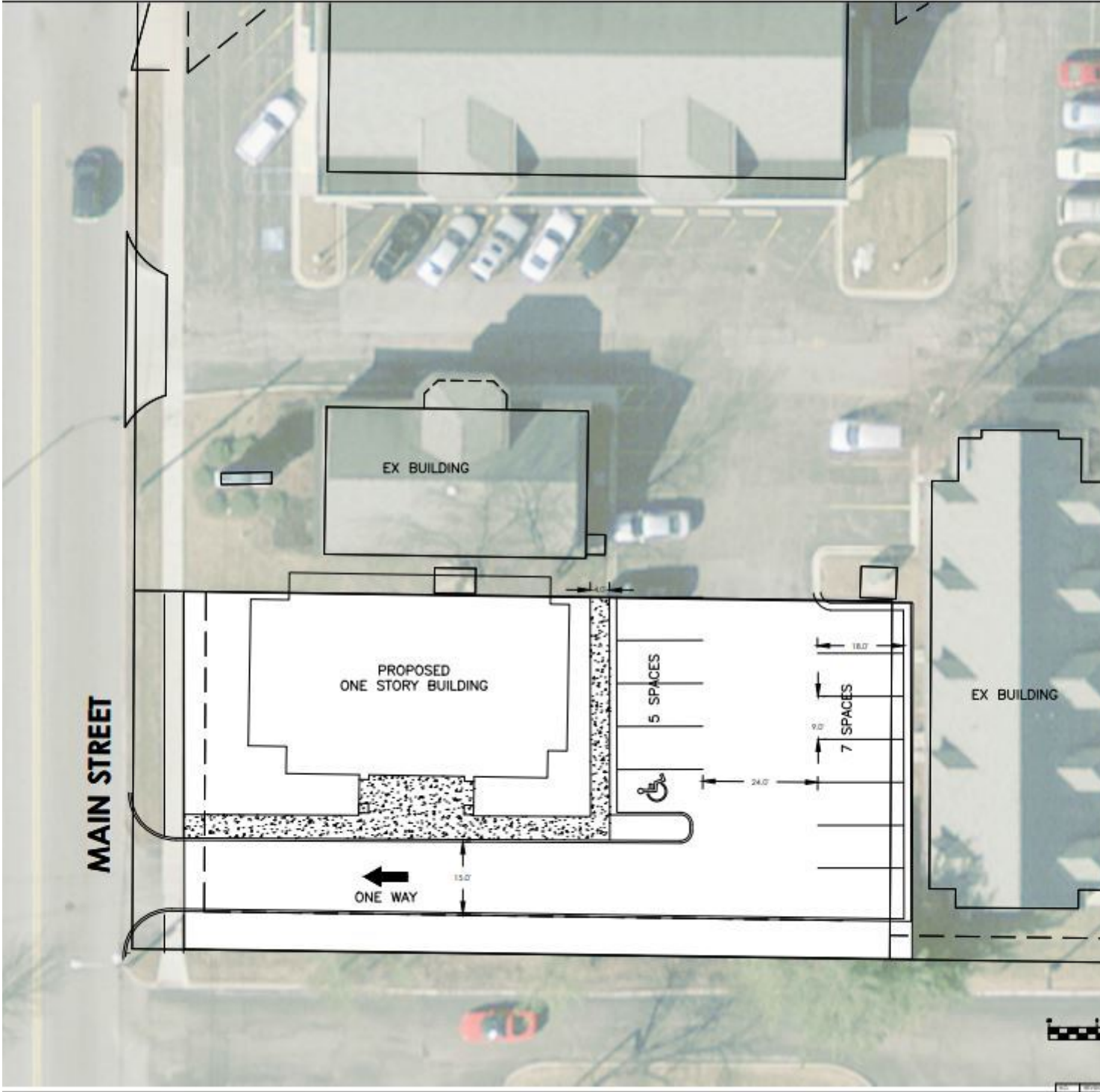
Suite 732



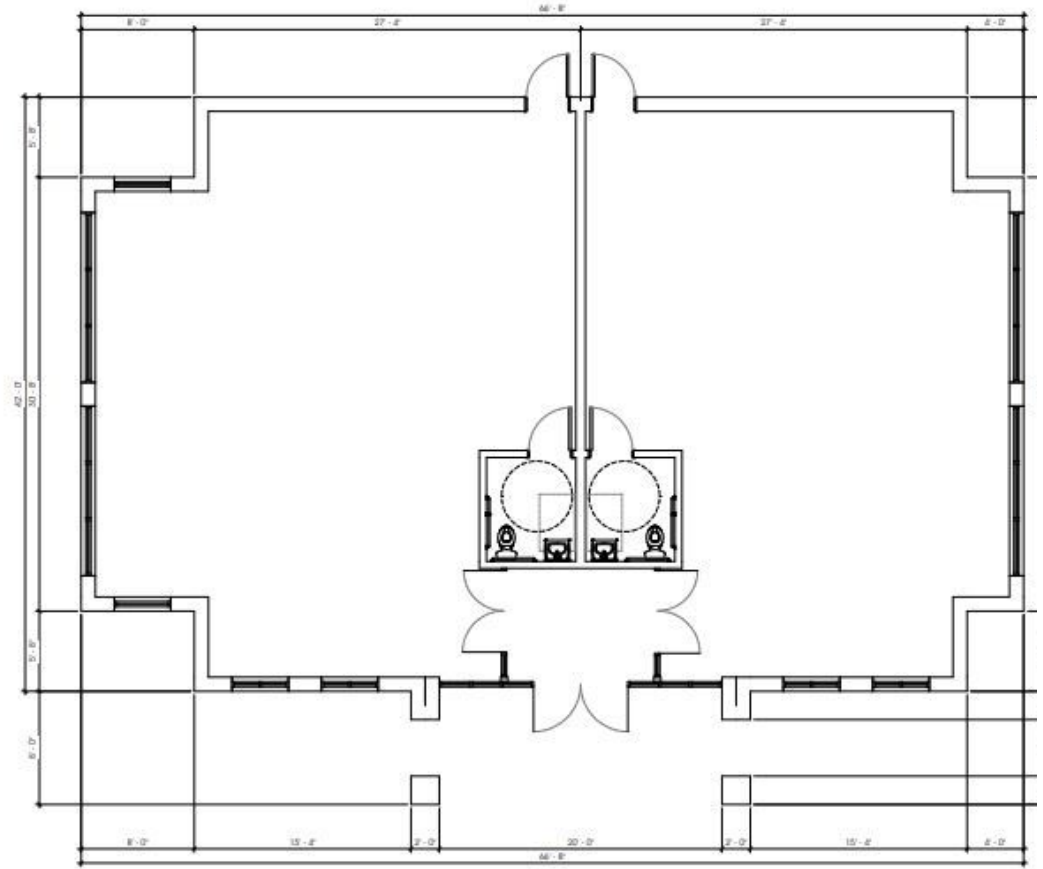
Suite 732



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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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.

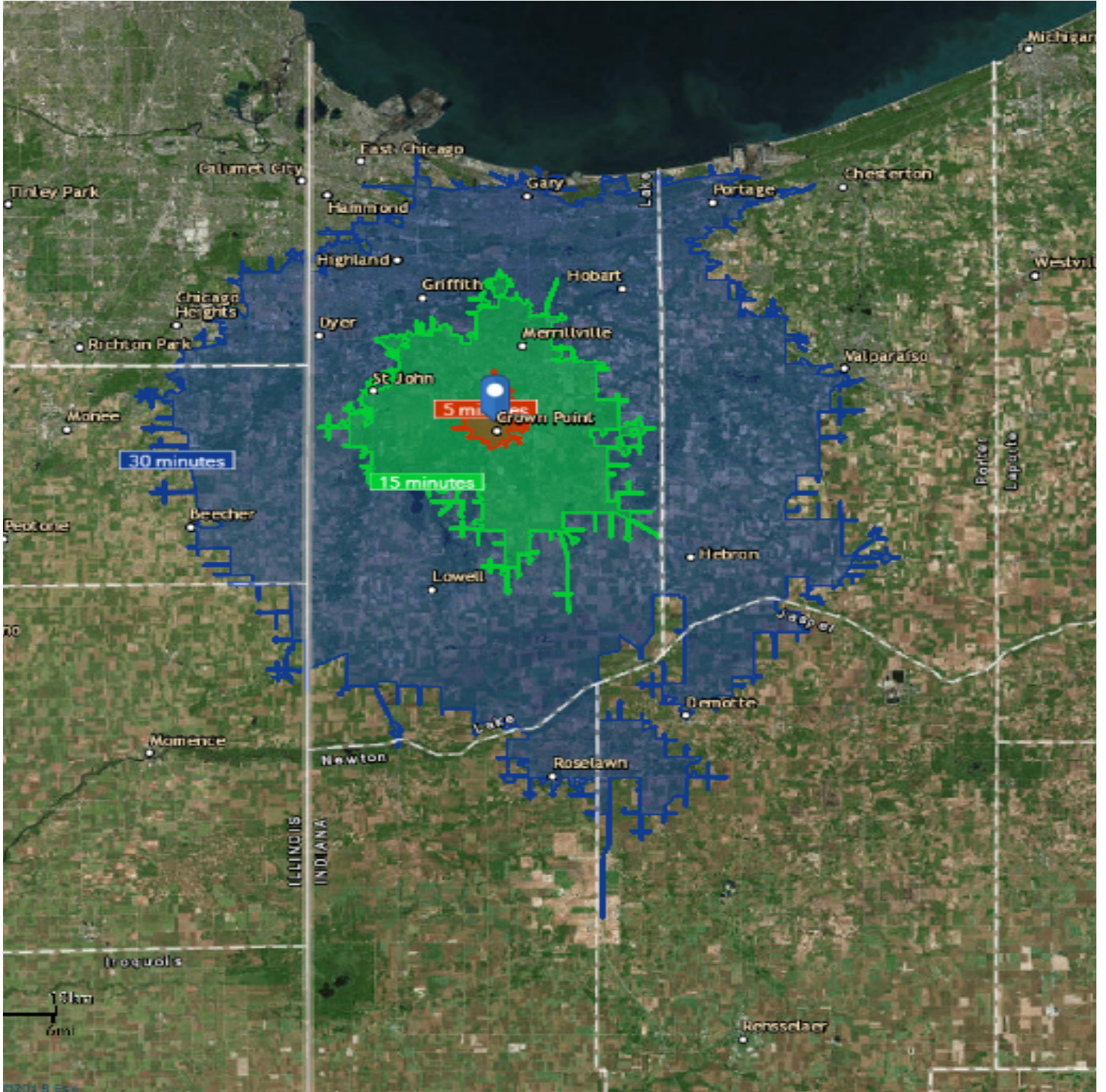


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Drive Time Map 5 15 30



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%