

## CROWN POINT BROADWAY CORRIDOR!



### OFFERING SUMMARY

<b>Sale Price:</b>	\$499,000
<b>Price / SF:</b>	\$210.11
<b>Building Size:</b>	2,375 SF
<b>Annual POA:</b>	\$6,634.70
<b>Zoning:</b>	B-2
<b>2025 Pay 2026 RE Taxes:</b>	\$7,476.83
<b>Lot Size:</b>	0.08 Acres
<b>Units:</b>	1

### PROPERTY OVERVIEW

This is a 2,375 SF office condominium in the Chessington Pointe Professional Office Park! This is a great chance to invest in building #1 out of 5 in the complex. The property is a one-story brick office condo with 3 separate units. Interior features include: a waiting area with slider window, reception office, 1 private office, 6 exam rooms, procedure room, utility area, break room, storage closet and two bathrooms. All exam rooms have double drywall thickness for soundproofing. Existing washer/dryer hook up currently in place. The office is suitable for a medical office, lab drawings, infusions center or outpatient imaging.

All Current tenants in Building #1 include Prestige 2.0, ReLive and Adamczyk & France, CPA's. Nearby buildings have existing tenants APAC Centers for Pain, Surgical Center II, Allied Health, Edward James, CPA Financial, Brain/Spine Services, and others. 2025 INDOT traffic counts 14,807 cars/day. 2025 pay 2026 Taxes \$7,676.83 (\$3.23/SF). Annual POA \$6,634.70 (\$2.79/SF).

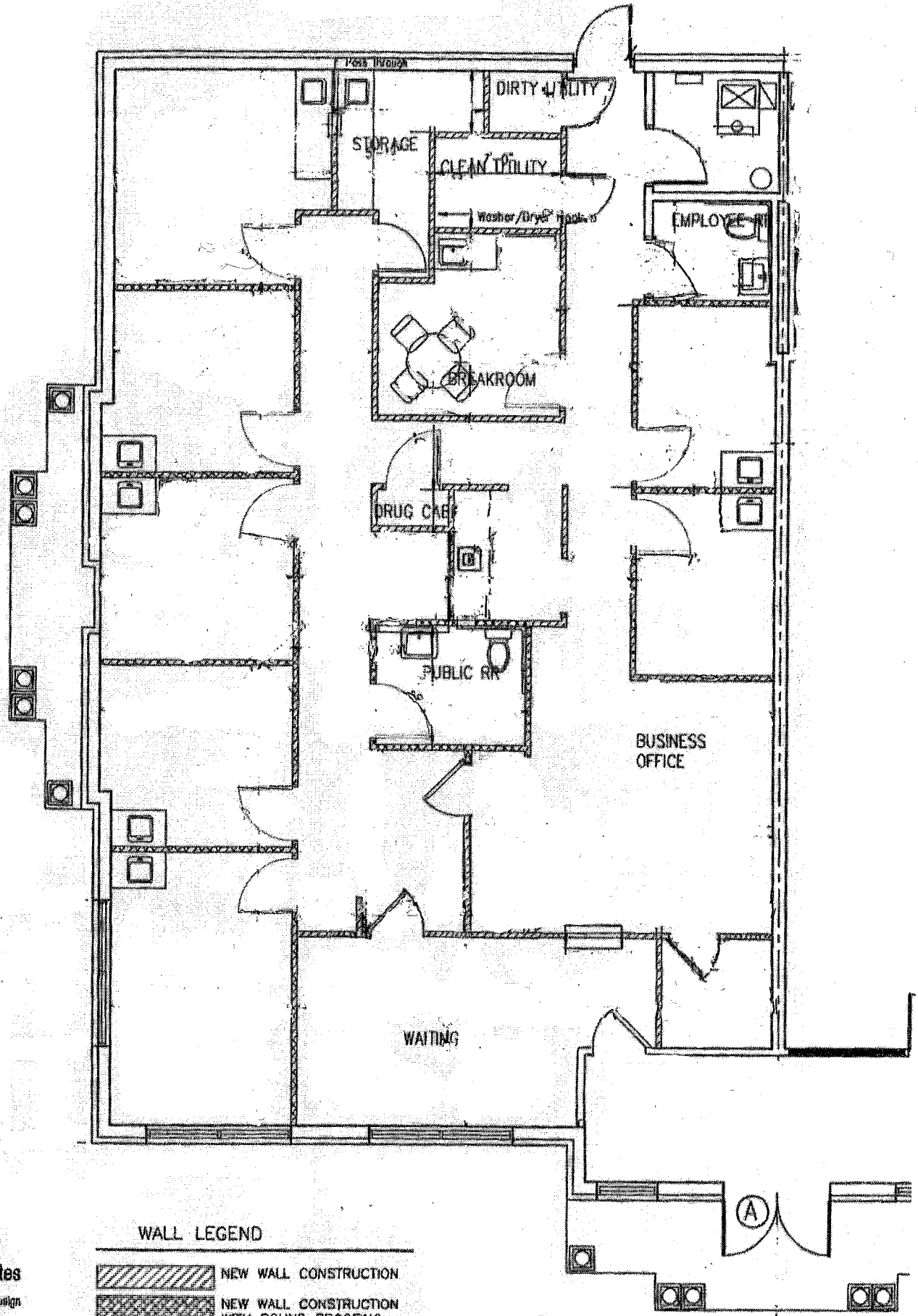
### LOCATION OVERVIEW

Located on Broadway which has become a medical corridor with Methodist Hospital, Pinnacle Hospital, Community Stroke and Rehab, Outpatient VA Services, University of Chicago, Lakeshore Bone & Joint, Northwest Cancer Centers and Franciscan Hospital all within 4 miles. Easily accessible from North and South on I-65 and Broadway and East and West by 109th and Route 30. In addition to Franciscan Hospital, plans are underway for an osteopathic medical school scheduled to start classes in 2030 .



1 ¼ miles southwest of I-65/109th Avenue interchange and 1 ¼ miles northwest of I-65/S.R. 231 interchange. Across from Caleb's Corner anchored by Gelsosomo's Pizza and near Beacon Hill Shopping Center with anchoring tenants Strack and Van Til, Starbucks, Dunkin Donuts, Taco Bell, McDonalds, Buono Beef, Rainbow Cone, Texas Road House and so much more!

For Information Contact: David Lasser, SIOR/CCIM 219.796.3935 [dlasser@commercialin-sites.com](mailto:dlasser@commercialin-sites.com)

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WALL LEGEND

-  NEW WALL CONSTRUCTION
-  NEW WALL CONSTRUCTION WITH SOUND PROOFING

Triad Design Associates  
 Interior Planning and Design  
 147 South Broad Street  
 Charlotte, North Carolina 28202  
 704.375.4200

SCALE: 1/8" = 1'-0"

## INTERIOR OFFICE



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## AERIAL IMAGES PHOTOS



## CROWN POINT



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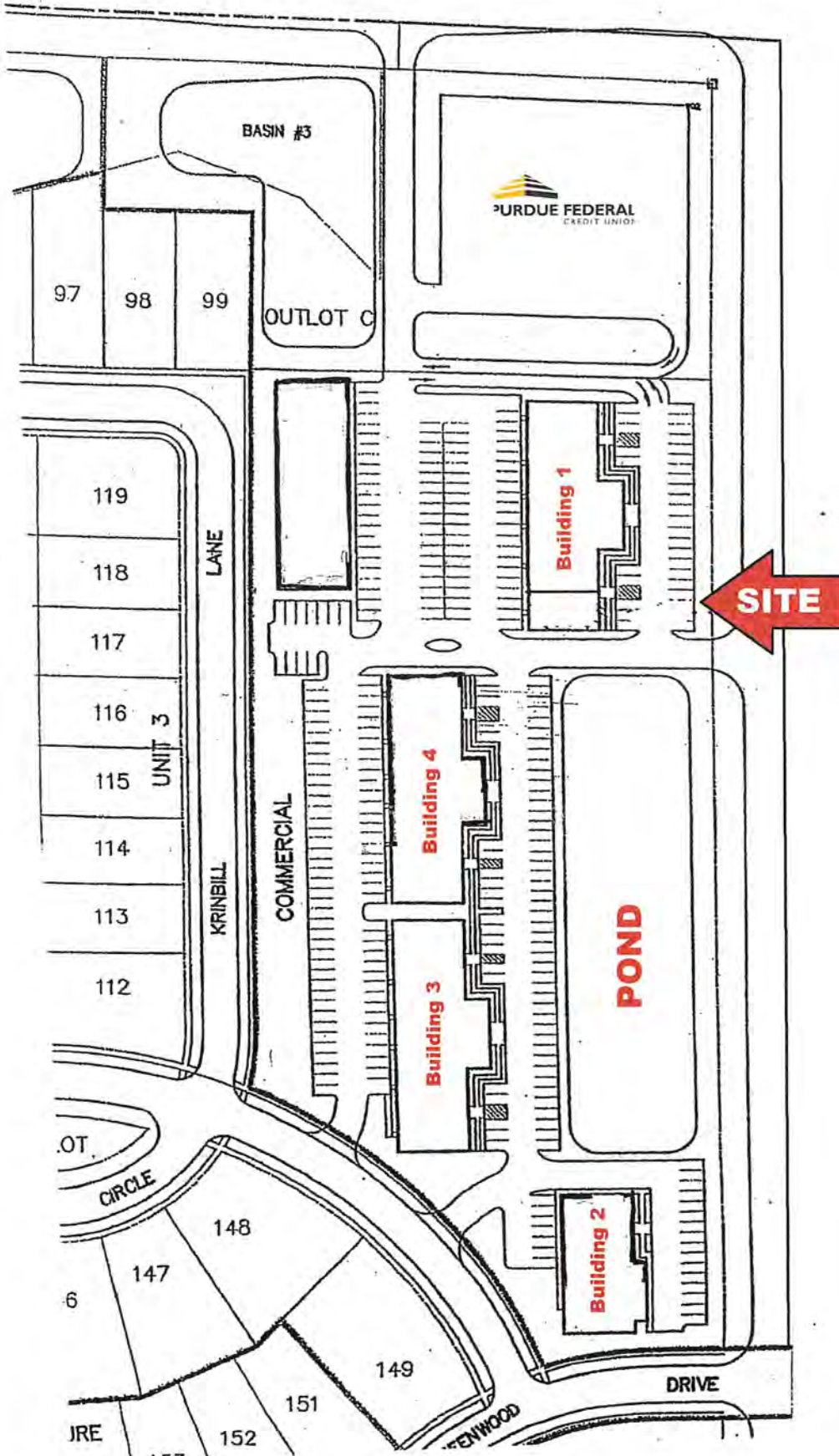
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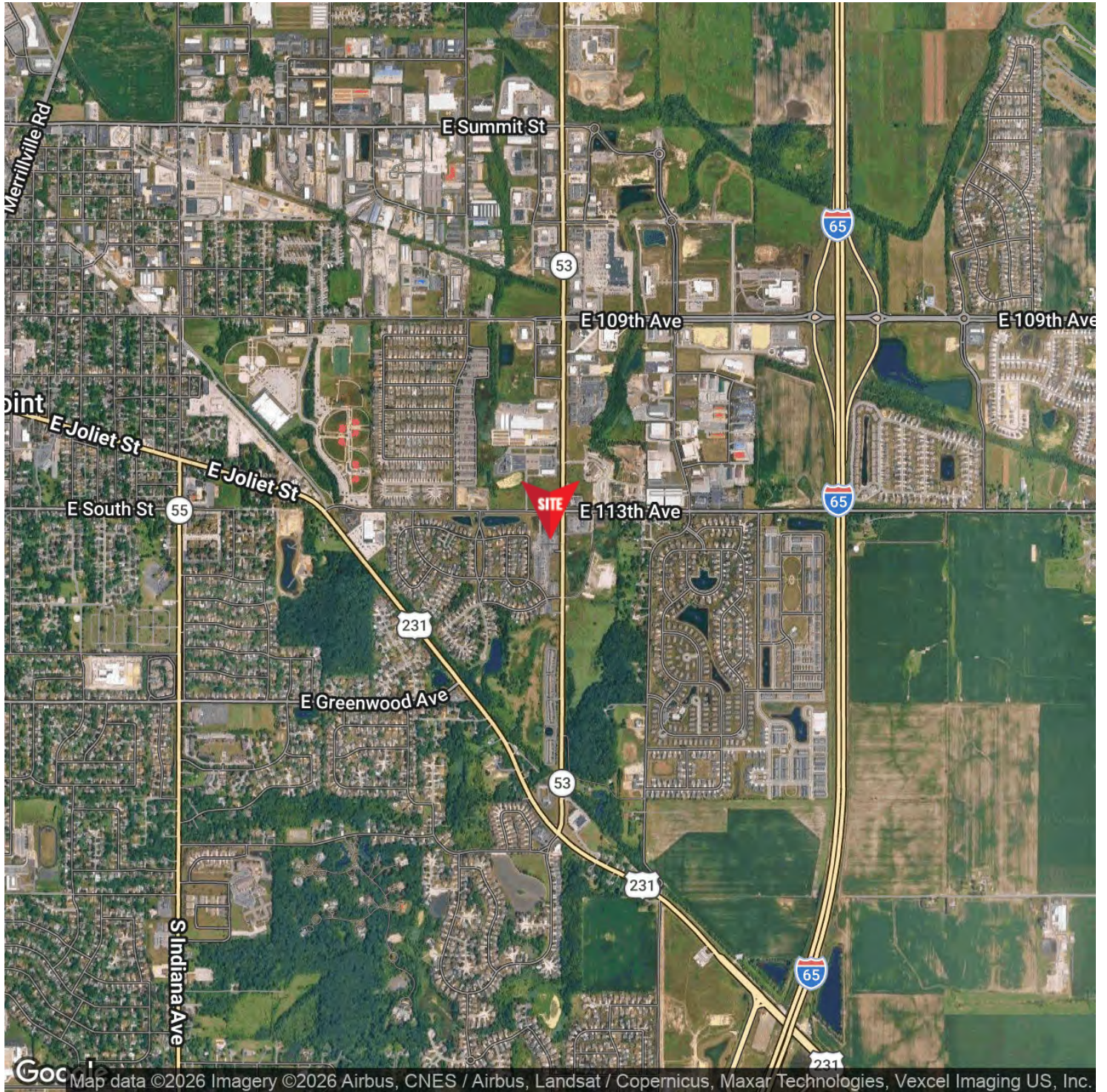
**CHESSINGTON POINTE  
CROWN POINT, INDIANA 46307**



**North**



## LOCATION MAP



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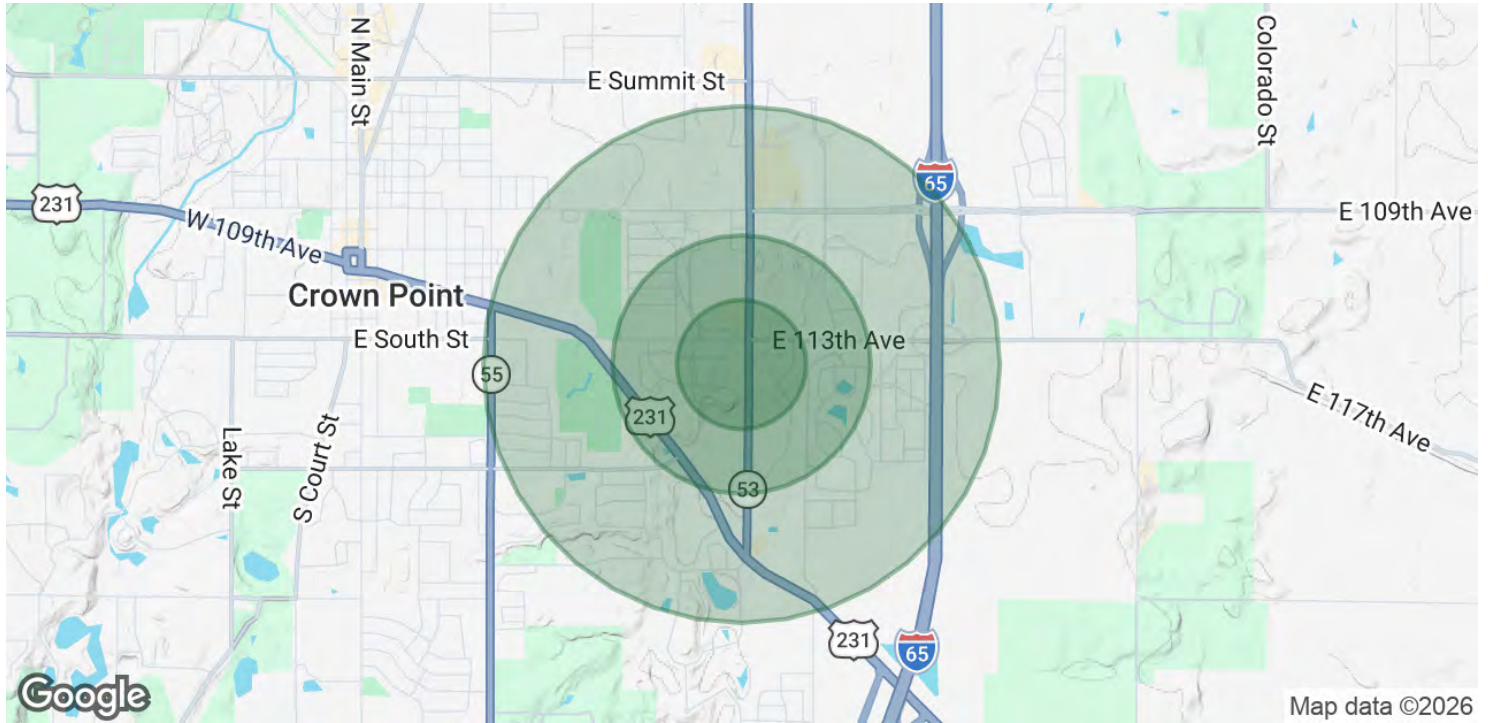
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	241	1,093	5,285
Average Age	44.0	44.8	41.7
Average Age (Male)	40.2	40.9	39.1
Average Age (Female)	46.9	47.8	43.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	98	455	2,096
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$107,116	\$103,302	\$104,229
Average House Value	\$273,340	\$267,537	\$282,609

2023 American Community Survey (ACS)