



200 E NORTH ST CROWN POINT, IN 46307

OFFICE BUILDING FOR LEASE





OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Available SF:	+/- 1,000 to +/- 9,475 SF
Lot Size:	+/- 1.26 Acres

PROPERTY DESCRIPTION

New to Crown Point Market! Large Format Office Space for Lease!

This commercial building consists of +/- 9,475 net rentable area on a 1.26 Acre Lot. Former school, ideal for medical or academic uses.

All Brick exterior, 11 ft. ceilings and single story

Lease rate is \$20.00 PSF (NNN)

Tenant Improvement Buildout Negotiable

Estimated CAM at \$6.60 (NNN), includes utilities

+/-44 private parking spots plus abundant street parking

LOCATION DESCRIPTION

This property is located at 200 E. North Street (109th) in Crown Point, Indiana, Lake County. This prime location offers walking distance to the Crown Point Square.

The Square is known for its vibrant downtown district, offering an eclectic mix of restaurants, boutiques, and entertainment options. The historic Courthouse Square adds a touch of charm to the area.

With convenient access to I-65 via 109th and a thriving business community, this location is ideal for businesses looking to expand or establish a presence in Crown Point.



MICHAEL LUNN, CCIM, SIOR

219.769.0733
mlunn@ccim.net

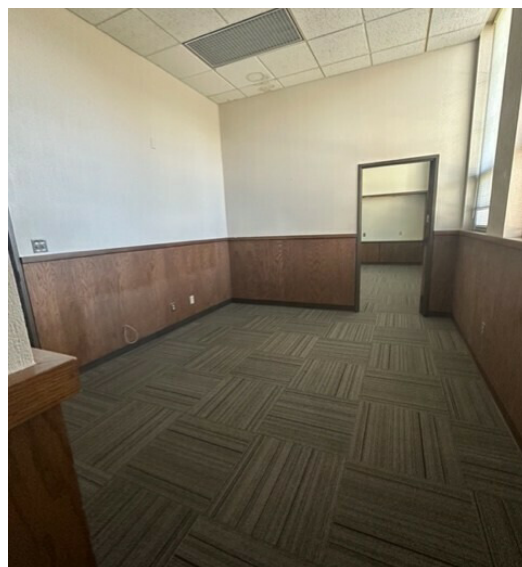
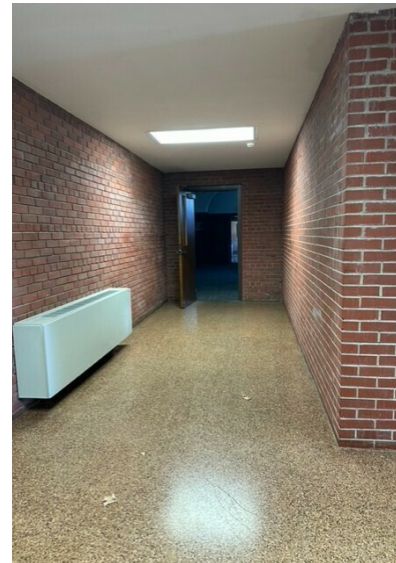
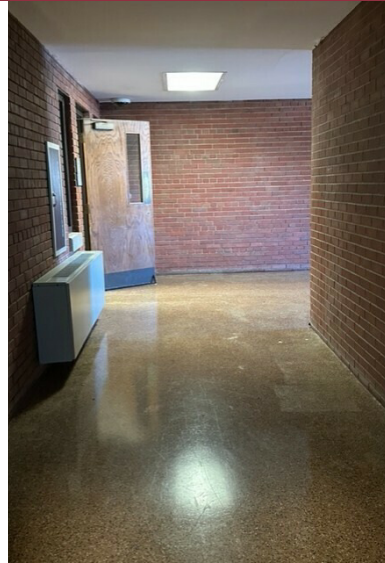


① RENTABLE FLOOR PLAN
1/8" = 1'-0"

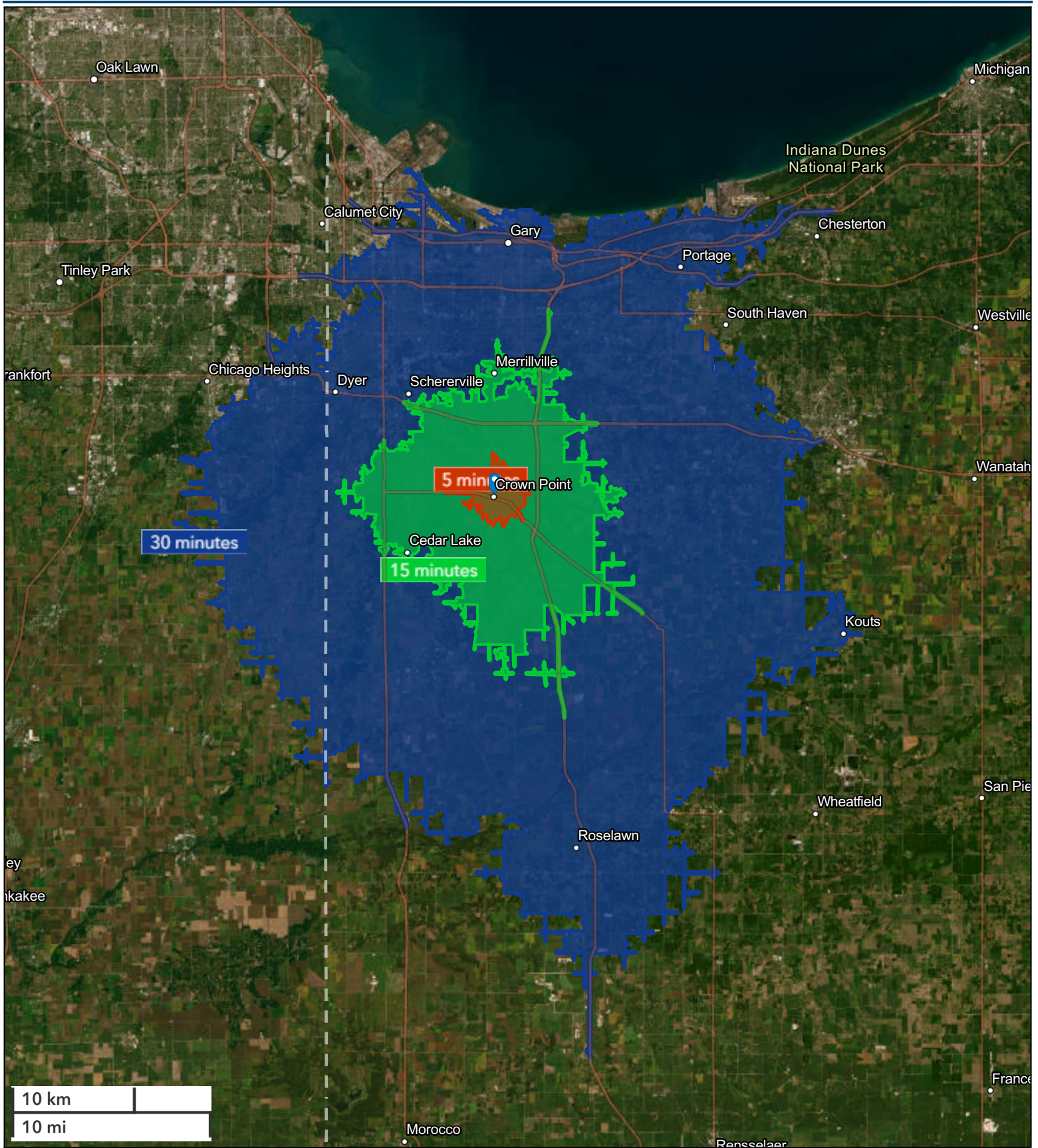


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INTERIOR



MICHAEL LUNN, CCIM, SIOR
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Executive Summary

200 N East St, Crown Point, Indiana, 46307 3
 200 N East St, Crown Point, Indiana, 46307
 Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR
 Latitude: 41.42037
 Longitude: -87.36308

	5 minutes	15 minutes	30 minutes
Population			
2010 Population	14,507	95,757	527,629
2020 Population	15,102	107,918	538,555
2025 Population	15,020	113,926	543,087
2030 Population	14,979	117,158	546,536
2010-2020 Annual Rate	0.40%	1.20%	0.21%
2020-2025 Annual Rate	-0.10%	1.04%	0.16%
2025-2030 Annual Rate	-0.05%	0.56%	0.13%
2020 Male Population	48.3%	48.5%	48.4%
2020 Female Population	51.7%	51.5%	51.6%
2020 Median Age	41.8	40.6	40.4
2025 Male Population	49.1%	49.2%	49.1%
2025 Female Population	50.9%	50.8%	50.9%
2025 Median Age	42.3	41.5	41.2

In the identified area, the current year population is 543,087. In 2020, the Census count in the area was 538,555. The rate of change since 2020 was 0.16% annually. The five-year projection for the population in the area is 546,536 representing a change of 0.13% annually from 2025 to 2030. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 41.2, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	80.9%	67.0%	59.6%
2025 Black Alone	4.2%	16.9%	22.9%
2025 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2025 Asian Alone	2.6%	2.2%	1.6%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	3.1%	4.1%	5.6%
2025 Two or More Races	8.8%	9.5%	9.9%
2025 Hispanic Origin (Any Race)	11.6%	13.7%	16.0%

Persons of Hispanic origin represent 16.0% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.3 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	86	104	89
2010 Households	5,984	35,671	199,676
2020 Households	6,178	41,296	210,148
2025 Households	6,190	44,030	216,203
2030 Households	6,219	45,813	220,328
2010-2020 Annual Rate	0.32%	1.48%	0.51%
2020-2025 Annual Rate	0.04%	1.23%	0.54%
2025-2030 Annual Rate	0.09%	0.80%	0.38%
2025 Average Household Size	2.38	2.54	2.49

The household count in this area has changed from 210,148 in 2020 to 216,203 in the current year, a change of 0.54% annually. The five-year projection of households is 220,328, a change of 0.38% annually from the current year total. Average household size is currently 2.49, compared to 2.54 in the year 2020. The number of families in the current year is 141,478 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2025 Percent of Income for Mortgage	19.9%	20.4%	21.4%
Median Household Income			
2025 Median Household Income	\$88,785	\$94,903	\$78,336
2030 Median Household Income	\$101,696	\$108,701	\$90,496
2025-2030 Annual Rate	2.75%	2.75%	2.93%
Average Household Income			
2025 Average Household Income	\$105,886	\$117,997	\$102,350
2030 Average Household Income	\$117,816	\$132,015	\$114,145
2025-2030 Annual Rate	2.16%	2.27%	2.21%
Per Capita Income			
2025 Per Capita Income	\$44,181	\$45,941	\$40,777
2030 Per Capita Income	\$49,581	\$51,994	\$46,042
2025-2030 Annual Rate	2.33%	2.51%	2.46%
GINI Index			
2025 Gini Index	37.9	41.1	43.2

Households by Income

Current median household income is \$78,336 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$90,496 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$102,350 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$114,145 in five years, compared to \$128,612 for all U.S. households.

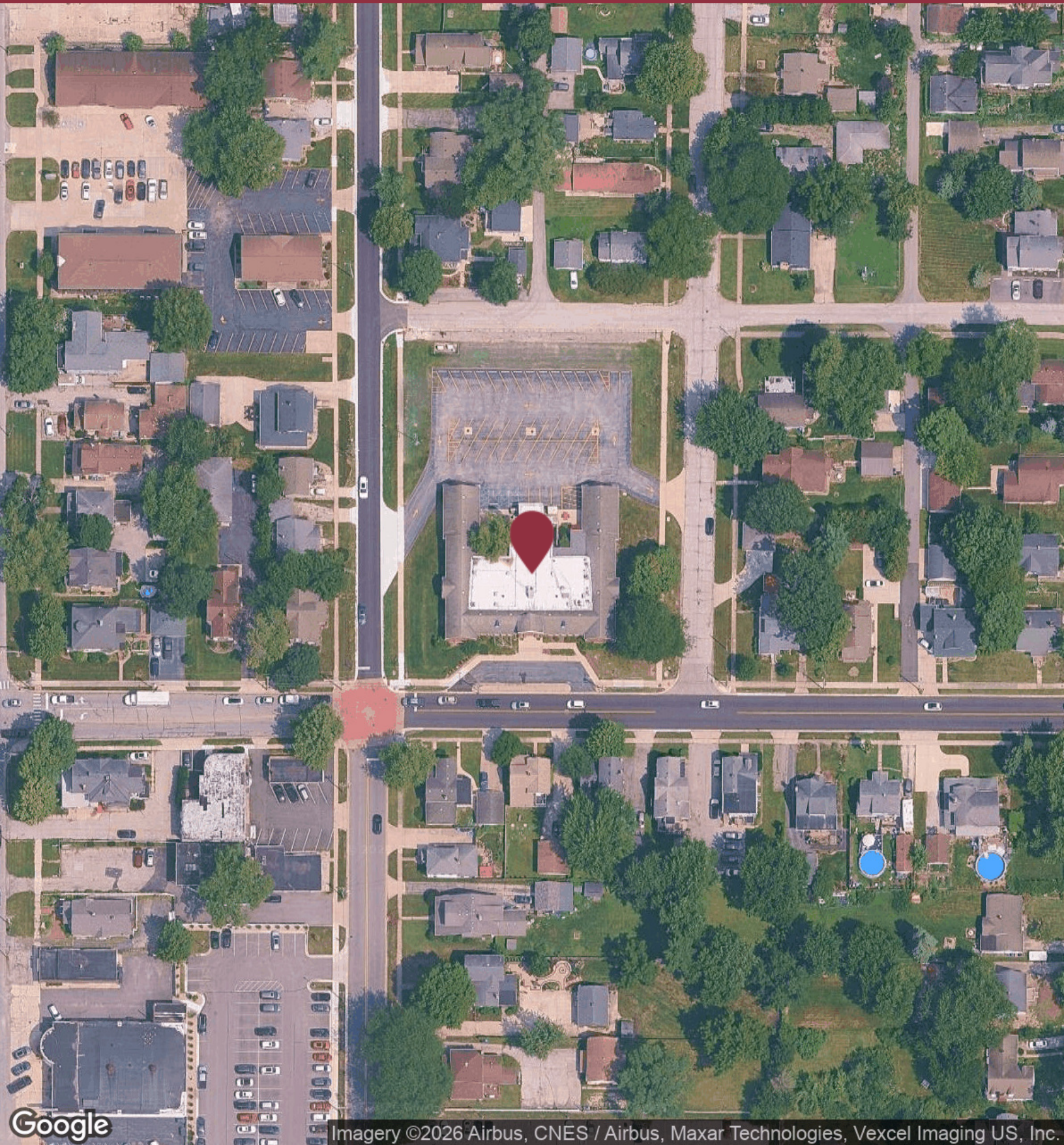
Current per capita income is \$40,777 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$46,042 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	115	112	104
2010 Total Housing Units	6,328	37,851	218,540
2010 Owner Occupied Housing Units	4,570	27,166	147,983
2010 Renter Occupied Housing Units	1,414	8,505	51,693
2010 Vacant Housing Units	344	2,180	18,864
2020 Total Housing Units	6,510	43,370	228,901
2020 Owner Occupied Housing Units	4,733	31,830	154,088
2020 Renter Occupied Housing Units	1,445	9,466	56,060
2020 Vacant Housing Units	298	2,073	18,702
2025 Total Housing Units	6,499	46,243	235,278
2025 Owner Occupied Housing Units	4,841	34,972	162,688
2025 Renter Occupied Housing Units	1,349	9,058	53,515
2025 Vacant Housing Units	309	2,213	19,075
2030 Total Housing Units	6,578	47,776	239,792
2030 Owner Occupied Housing Units	4,924	36,715	168,535
2030 Renter Occupied Housing Units	1,295	9,097	51,793
2030 Vacant Housing Units	359	1,963	19,464
Socioeconomic Status Index			
2025 Socioeconomic Status Index	55.8	54.3	49.0

Currently, 69.1% of the 235,278 housing units in the area are owner occupied; 22.7%, renter occupied; and 8.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 228,901 housing units in the area and 8.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.52%. Median home value in the area is \$267,920, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.88% annually to \$324,045.

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