

FOR SALE

HIGHLY VISIBLE 2 STORY OFFICE BUILDING IN NWI- WINFIELD-CROWN POINT

8080 East 109th Avenue Winfield, IN 46307



SALE PRICE

\$1,375,000

Nancy Frigo
(219) 746-4334

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COLDWELL BANKER
COMMERCIAL
REALTY

LOCATED IN THE CENTER OF TOWN OF WINFIELD COMMERCIAL DOWNTOWN AREA

Plenty of parking and easy ingress/ egress access onto 109th Avenue.



PROPERTY DESCRIPTION

Prime investment opportunity in Northwest Indiana's Winfield- Crown Point features this Exceptional Two-Story 6,208 SF office building. Ready to occupy today with your business or a investor seeking to establish a presence in the NWI Hot Market. With its spacious layout and ample parking lot perfect for tenants or customers. Zoned Commercial, City Utilities, Nearby Major Highways and Transportation available. For Sale or Lease NNN \$18sf. Don't miss the chance to secure a valuable asset in a thriving commercial hub.

PROPERTY HIGHLIGHTS

- 6,208 SF office building Each level floor space 3,104 sq. ft.
- High Quality Finishes- Flexible floor plan
- Built in 1991, Grand Two-Story Glass Foyer, 2025 Taxes \$ 17,818 yr

OFFERING SUMMARY

Sale Price:	\$1,375,000
Number of Units:	1 Two Story Building with each level having 3,104 sq.ft.
Lot Size:	0.74 Acres
Building Size:	6,208 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,778	11,055	80,807
Total Population	17,301	31,629	210,075
Average HH Income	\$138,299	\$133,666	\$103,161

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Total GLA: 2711 sq. ft | Total: 5690 sq. ft
Basement: 2934 sq. ft (Excluded areas 45 sq. ft)
1st floor: 2711 sq. ft (Excluded areas 267 sq. ft)

LOCATION DESCRIPTION

Located in the heart of Northwest Indiana-Winfield Township, Lake County Indiana. Easy access to major transportation routes between Crown Point, Winfield & Valparaiso. High Visibility & Traffic Count included for this Two Story Building with direct ingress & egress onto 109th Avenue. The vibrant local economy is complemented by numerous housing new construction demographics causing a population explosion in past 10 years in the Town of Winfield. With its strategic location and strong community amenities, the area presents an excellent opportunity for Office Building Investors, Medical Facilities, Hospitality Venues, and so much more to be located at this rare available site. City Utility Amenities, 27,000 sq. ft Parking Lot and more available today if your looking to establish a presence in this dynamic and growing market.

SITE DESCRIPTION

Commercial site .74 of a acre, with 160'ft of Road frontage on E 109th Avenue, designated asphalt paved 27,000 sq.ft parking lot which surrounds entire building, easy ingress/egress access.

EXTERIOR DESCRIPTION

Well maintained Masonary

PARKING DESCRIPTION

27,000 sq.ft Surface Parking

UTILITIES DESCRIPTION

Nipsco gas & Electricity, Lake Michigan City Water, Public Sewers

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CURRENTLY EACH LEVEL HAS PRIVATE OFFICES, CONFERENCE ROOMS, OPEN SPACE CENTERS

2 Separate entrances, Free Standing Signage located adjacent to entryway on 109th. Kitchen, upper & Lower Bathrooms.



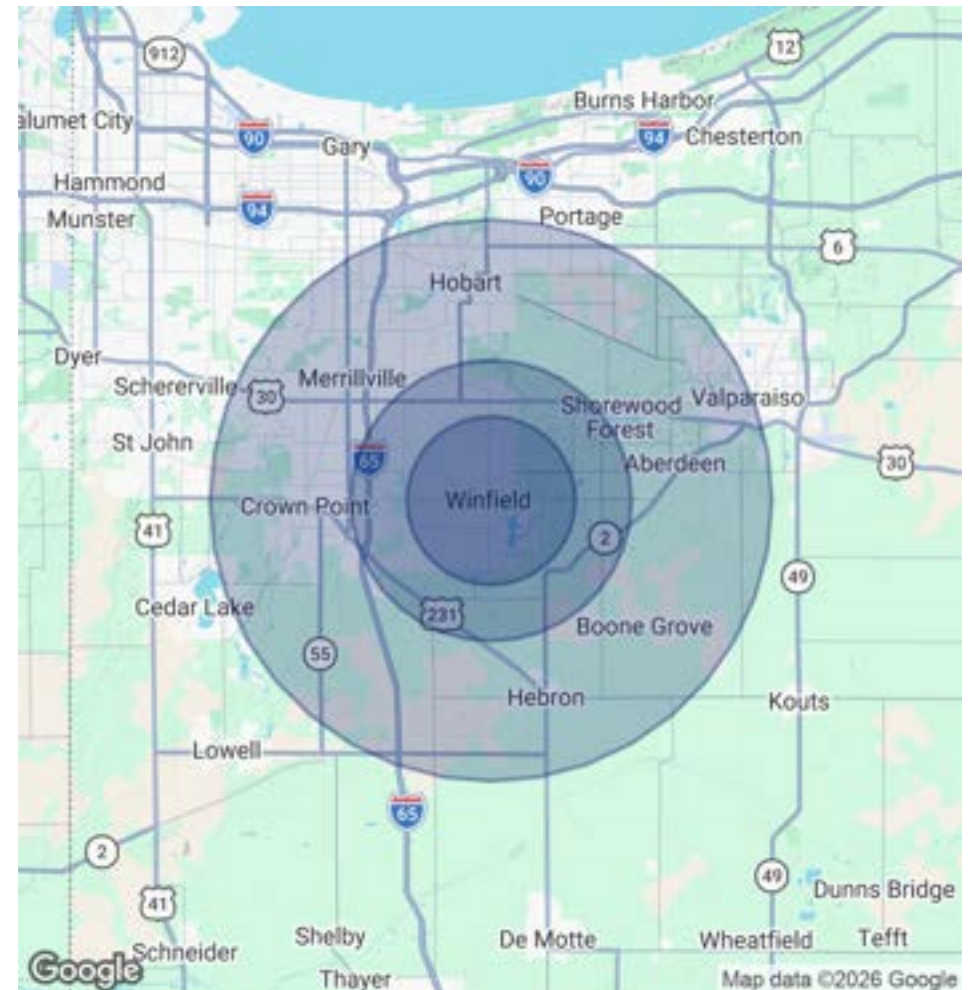
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Demographics adjacent to the property.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	17,301	31,629	210,075
Average Age	40.6	41	41.1
Average Age (Male)	37.5	38.5	39.3
Average Age (Female)	41	41.6	42.4

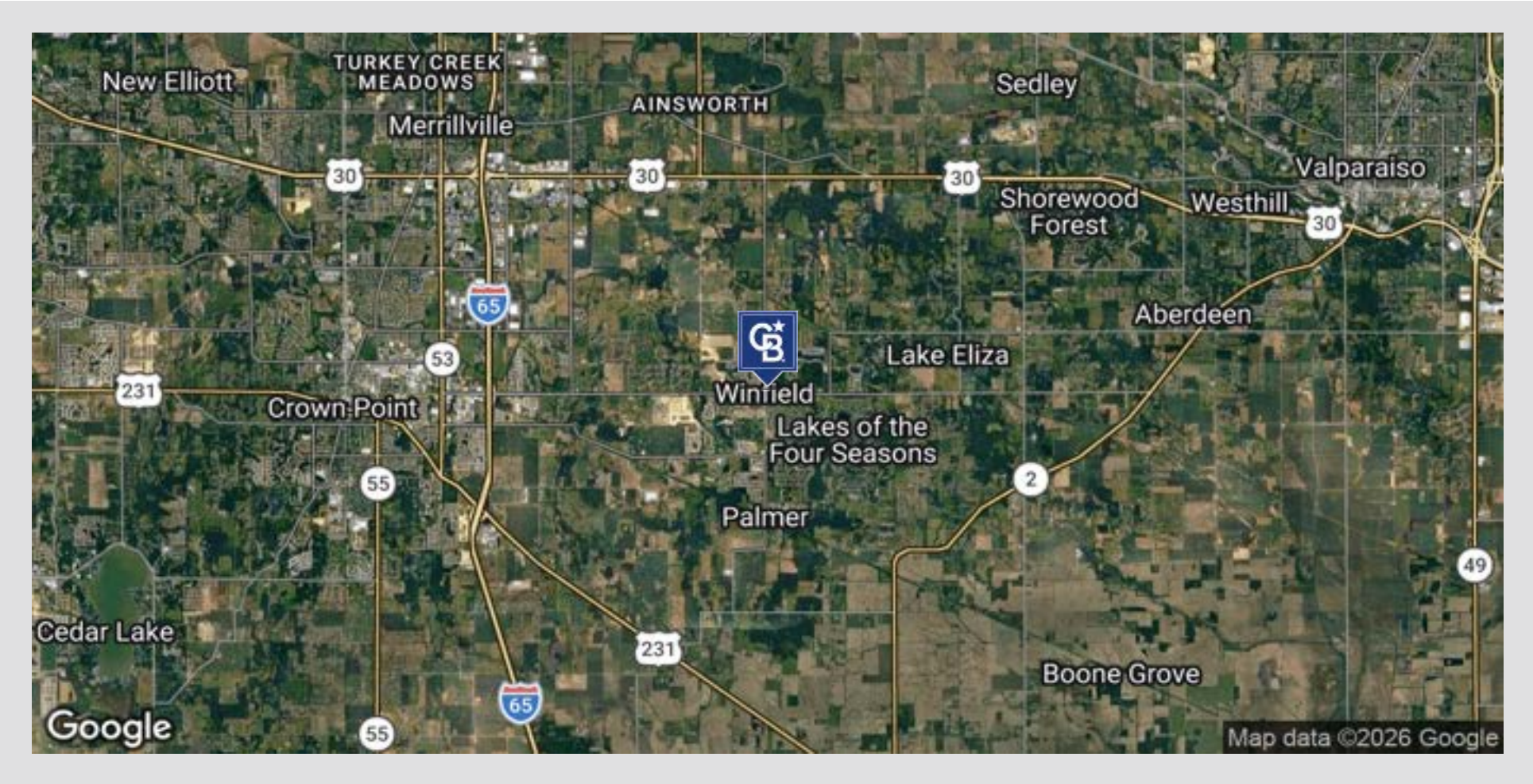
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,778	11,055	80,807
# of Persons per HH	3	2.9	2.6
Average HH Income	\$138,299	\$133,666	\$103,161
Average House Value	\$346,274	\$334,921	\$268,446

2023 American Community Survey (ACS)



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EASY ACCESS FROM I65 109TH EAST EXIT & RT 30 & RANDOLPH ST.



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Aerial View



Source: INRIX (2024)

NEARBY RETAILERS

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COLDWELL BANKER
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REALTY

TOWN OF WINFIELD, PREVIOUSLY KNOWN AS CROWN POINT INDIANA



LOCATION DESCRIPTION

Winfield Township is located in Lake County, Indiana. Winfield township has a 2026 population of 15,337. Winfield township is currently growing at a rate of 3.52% annually and its population has increased by 17.9% since the most recent census, which recorded a population of 13,008 in 2020. Check out Town Of Winfield website: <https://www.winfield.in.gov/>

LOCATION DETAILS

Market	Northwest Indiana
Sub Market	Chicagoland
County	Lake
Cross Streets	109th & Randolph
Township	Winfield
Street Parking	No
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I65. US Highway Rt 30
Nearest Airport	Chicago Midway International

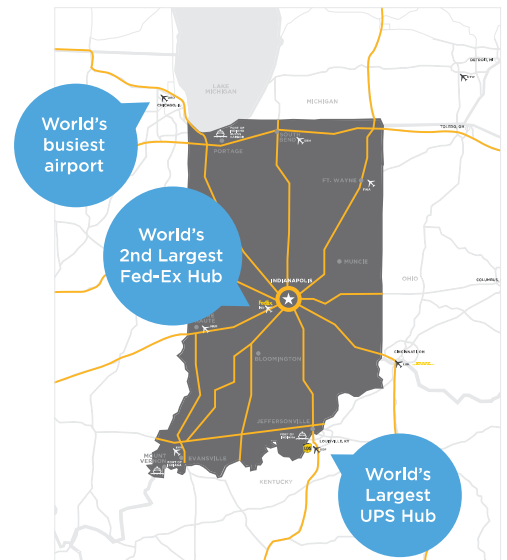
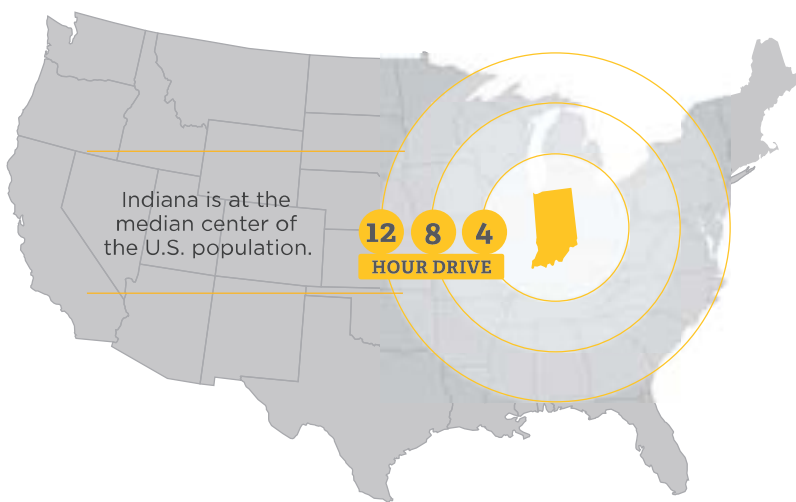
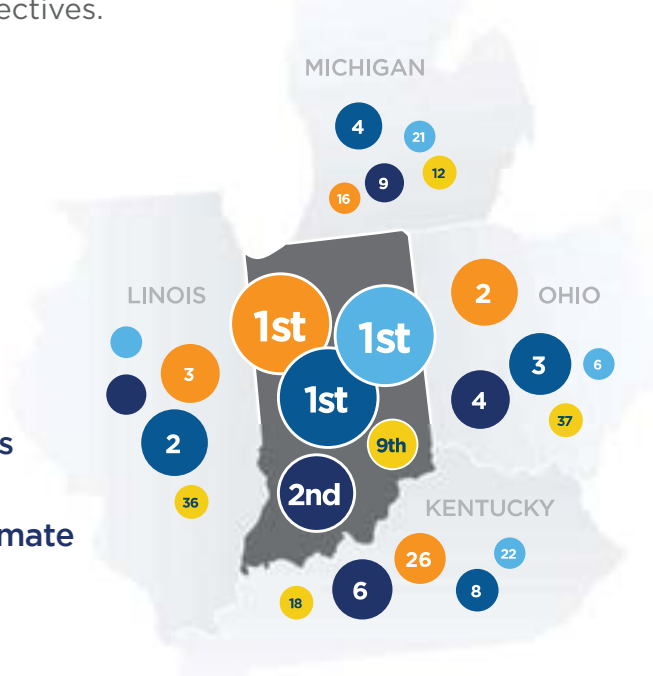
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INDIANA Business Climate

Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1** State Infrastructure
(CNBC, 2022)
- 1** Property Tax
(Tax Foundation, 2022)
- 1** Regional Workforce Development
(Site Selection Magazine, 2022)
- 2** Cost of Doing Business
(America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score
(Overall Rank, 2023)



Advantage Indiana

CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are capped at 3% in Indiana.

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Individual Income Tax Rate: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

AAA Indiana
Bond Rating

Michigan: AA+ | Ohio: AAA | Kentucky: A+ | Illinois: BBB+
(Fitch, 2022)

UNEMPLOYMENT INSURANCE RATE: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: \$238

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

WORKER'S COMPENSATION PREMIUM RATE RANK: 3rd

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 15th | OH: 12th | KY: 14th | IL: 28th

RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: YES | OH: YES | KY: NO | IL: NO

Indiana
Economic Development Corp[®]

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NANCY FRIGO

Commercial and Residential Real Estate Broker

Nancy.Frigo@cbrealty.com

Direct: (219) 746-4334 | Cell: (219) 746-4334

IN #RB14022541 // IL #475193385

PROFESSIONAL BACKGROUND

Nancy Frigo brings over 35 years of experience across virtually every facet of the real estate industry, including both commercial and residential development. Known for her deep market knowledge and client-first approach, Nancy delivers strategic guidance backed by decades of hands-on expertise. As the leader of the Nancy Frigo Team (NFT) at Coldwell Banker Commercial Realty, Nancy has built a multi-million dollar, award-winning brokerage team recognized throughout Northwest Indiana, Illinois, and the greater Chicagoland marketplace. The NFT Team stands out as a premier commercial real estate group, offering a powerful combination of professional insight, industry knowledge, and personalized service. Key team members include: Nicholas Smith – Top-producing commercial broker, & Daniel Rohaley – Highly regarded commercial real estate specialist in Indiana. Together, the team provides comprehensive expertise and collaborative support to deliver exceptional outcomes for every client.

Nancys Areas of Expertise Commercial Development (Land & Projects), Commercial Property Listing, Leasing & Sales . Investment Advisory. Site Selection & Market Positioning Residential & Mixed-Use Development . Full Service Approach to attend to Clients Needs. Nancy and the NFT Team are committed to providing a seamless experience from initial consultation to closing. Their approach combines: Strategic marketing and exposure . Strong negotiation capabilities . In-depth local market expertise . 2021,22,23,24 Coldwell Banker / CBC President Club Award Winner, 2024 Coldwell Banker Commercial Elite Award -Servicing Midwest Central Region.. gives Nancy a in-depth advantage of full service real estate options.Positioning Statement : I will serve as your trusted source for commercial real estate—specializing in development, listing, leasing, and sales throughout Northwest Indiana and the Chicagoland region. Strategic planning, problem solving, and the art of negotiation are at the top of my skill set. I always welcome the challenge of a new opportunity! I love Referrals!

Coldwell Banker Commercial Realty

833 W Lincoln Hwy Ste 340
Schererville, IN 46375
219.865.9911

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