

11376 BROADWAY, CROWN POINT, IN 46307



For more information, please contact:

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LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

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LEASING CROWN POINT MEDICAL OFFICE

11376 Broadway, Crown Point, IN 46307



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,400 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	0.08 Acres
Year Built:	2005
Building Size:	2400 SF
Zoning:	B-2

PROPERTY HIGHLIGHTS

- Medical office condo for lease in Crown Point
- Located on Broadway with signed available to tenants
- 2400sf of well maintained turnkey space
- Approximately 4 exam rooms, 3 private offices, a kitchen, a procedure room, and a reception area and waiting room
- Aggressive leasing rate



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PROPERTY DESCRIPTION



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Introducing an exceptional opportunity for medical professionals: a premier medical office condo for lease at 11376 Broadway, Crown Point, IN. This turnkey space spans 2400 square feet and is thoughtfully designed to offer approximately 4 exam rooms, 3 private offices, a kitchen, a procedure room, and a reception area with a waiting room. Meticulously maintained and boasting an aggressive leasing rate, this space provides an ideal setting for a thriving practice. With its prime location and signed visibility available to tenants, this is the perfect place to establish and grow a successful medical practice.

LOCATION DESCRIPTION

This property is located on the southwest corner of Broadway and 113th Street in Crown Point, Indiana. Crown Point is the county seat of Lake County. The population was 34,884 per the 2023 American Community Survey. The city was incorporated in 1868. Due to its location, Crown Point is known as the "Hub of Lake County". The city is surrounded by Merrillville to the north, Winfield to the east, Cedar Lake to the southwest, St. John to the west, and unincorporated Schererville to the northwest. Crown Point is part of the Chicago Metropolitan Area.

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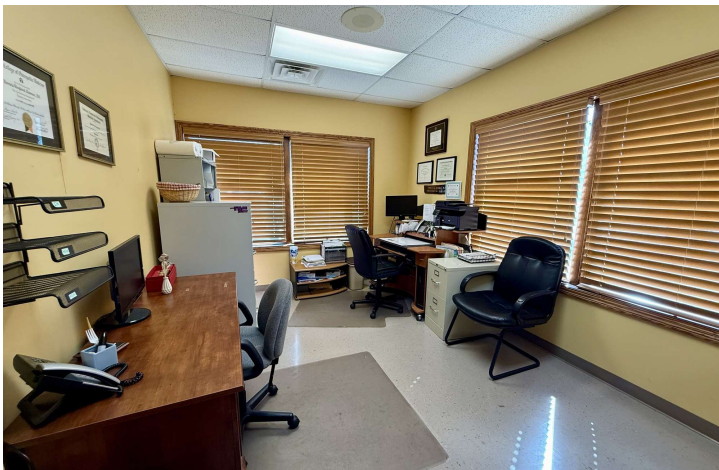
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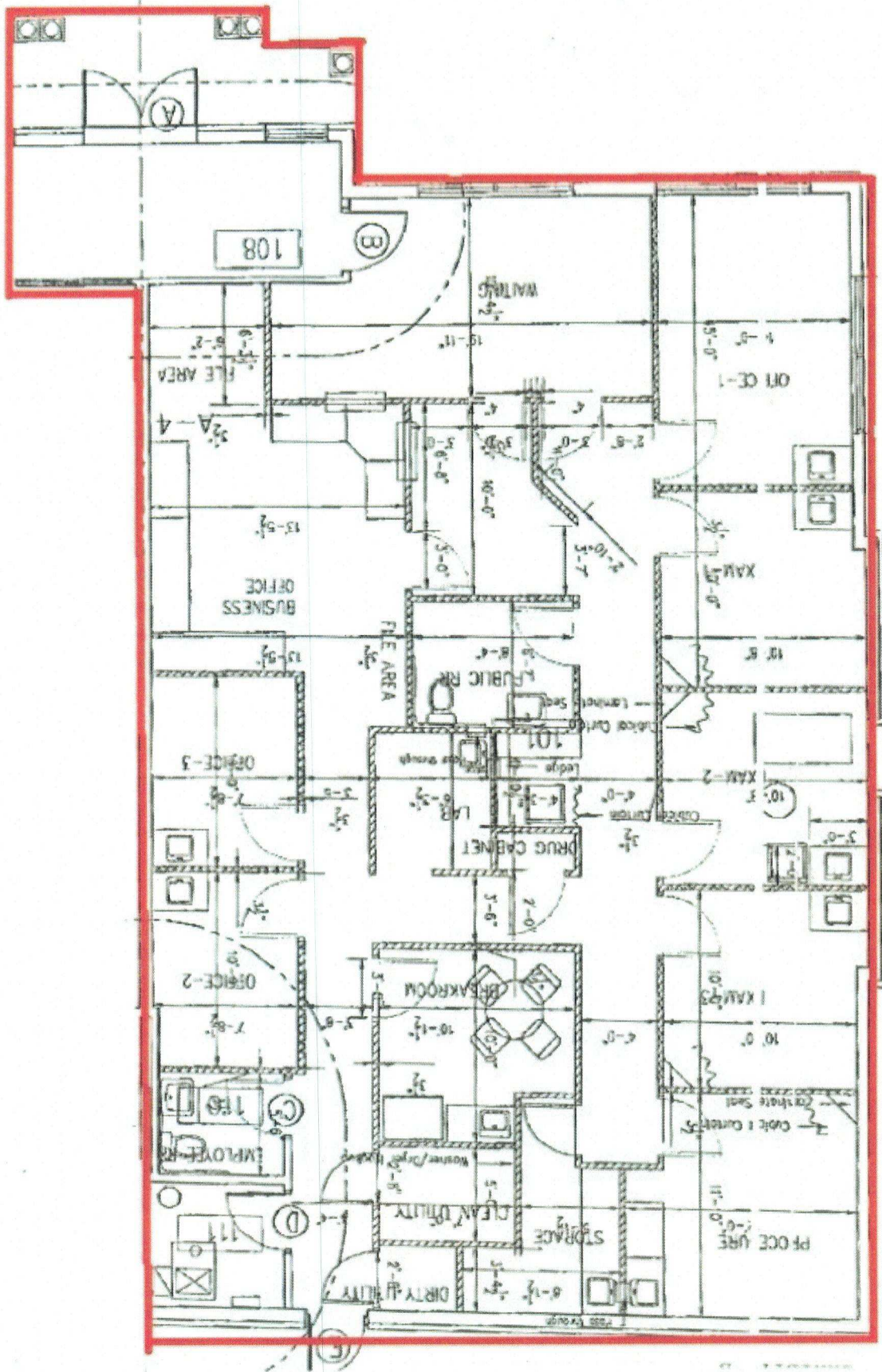


ADDITIONAL PHOTOS



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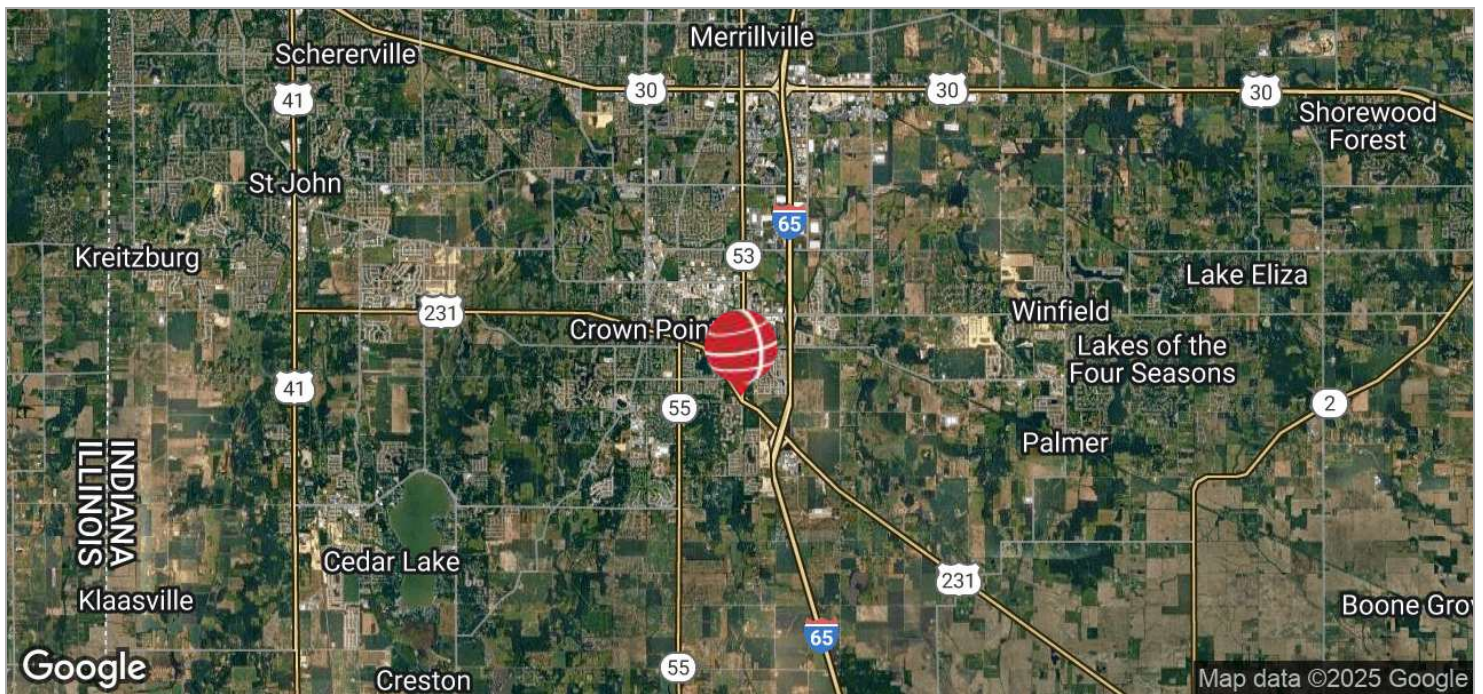
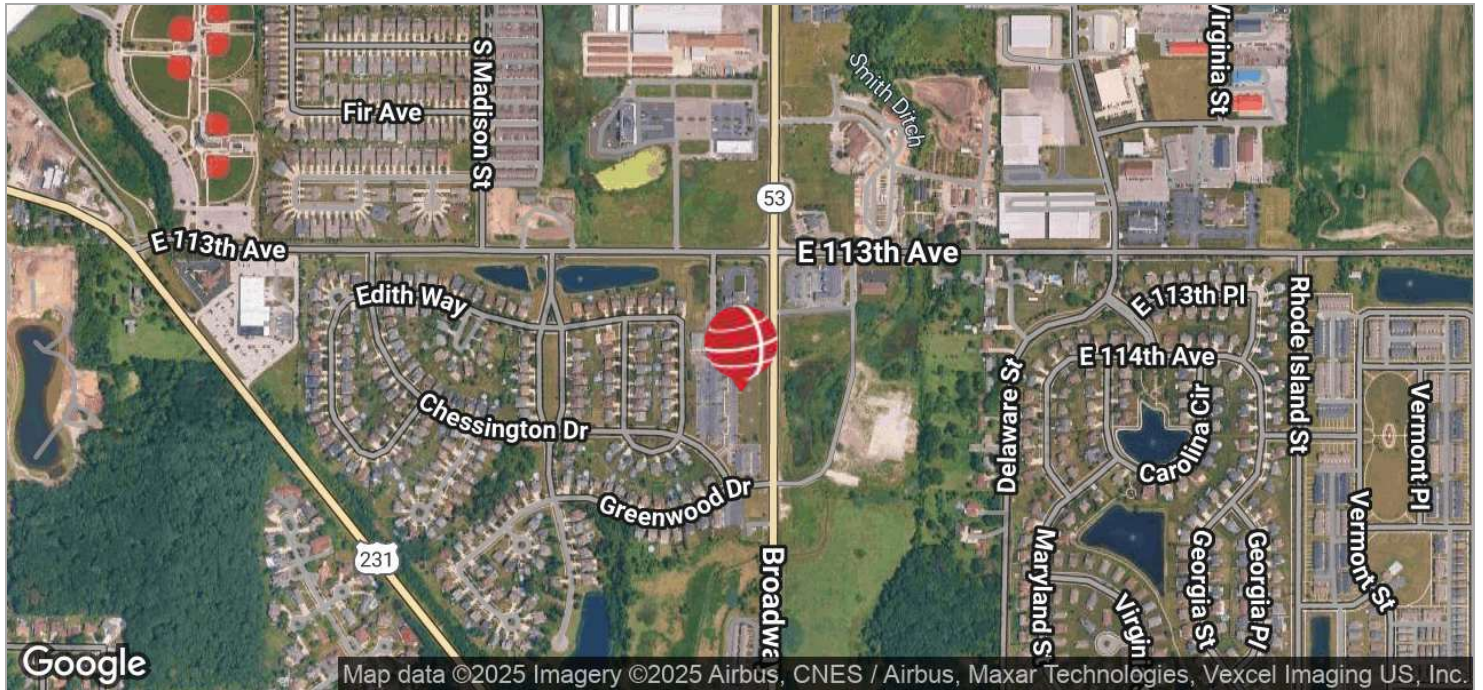


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LOCATION MAPS



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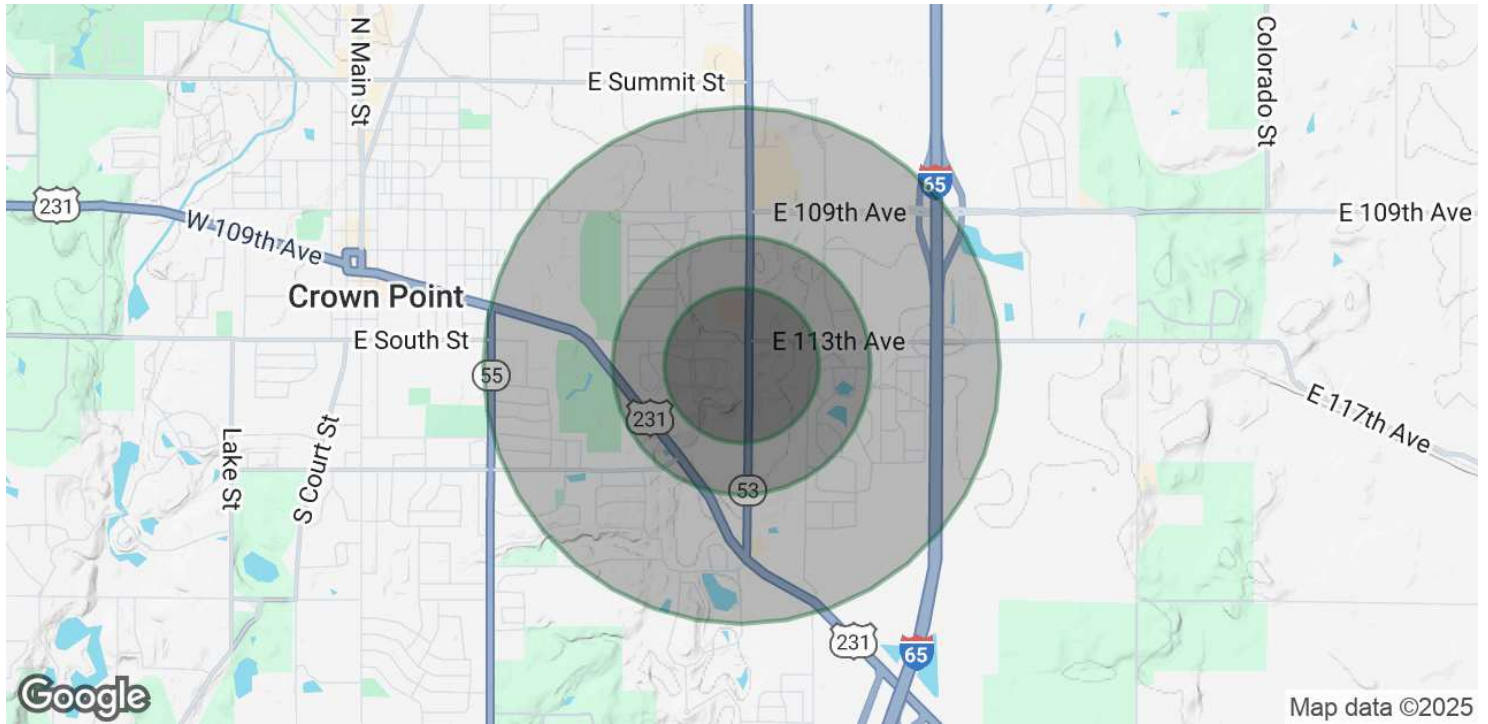
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	376	1,731	6,499
Average Age	39	41	41
Average Age (Male)	36	38	39
Average Age (Female)	40	43	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	141	711	2,607
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$131,699	\$118,636	\$111,636
Average House Value	\$324,496	\$303,913	\$313,197

Demographics data derived from AlphaMap

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