

Retail Property  
For Lease



# PINE LAKE SHOPPING CENTER

71 PINE LAKE AVENUE  
LA PORTE, IN 46350

## HUNTER PORTER

*Vice President of Leasing*

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## PROPERTY DESCRIPTION

Pine Lake Shopping center is located off of Pine Lake Ave. /U.S. Highway 35 (31,000 VPD) in the heart of La Porte, Indiana. It is in a main commercial corridor with a strong national tenant lineup featuring Kroger, Ollie's, Tractor Supply, Anytime Fitness, NAPA Auto Parts.

## PROPERTY HIGHLIGHTS

- Pine Lake Avenue/U.S. Highway 35 - 31,000 VPD

## OFFERING SUMMARY

|                  |                  |
|------------------|------------------|
| Lease Rate:      | Negotiable       |
| Number of Units: | 17               |
| Available SF:    | 1,520 - 4,000 SF |
| Building Size:   | 147,017 SF       |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,338    | 10,715   | 13,477   |
| Total Population  | 8,380    | 26,442   | 33,624   |
| Average HH Income | \$68,491 | \$82,261 | \$89,113 |



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## AVAILABLE SPACES

| SUITE | TENANT                          | SIZE      |
|-------|---------------------------------|-----------|
| 71B   | Tractor Supply                  | 31,094 SF |
| 71A   | Ollies Bargain Outlet           | 29,756 SF |
| 63    | Aaron's                         | 7,500 SF  |
| ■ 59  | Available                       | 4,000 SF  |
| 55    | Kroger                          | 49,527 SF |
| 53    | H&R Block                       | 2,500 SF  |
| ■ 51  | Available                       | 1,520 SF  |
| 49    | Great Wall Chinese Buffet       | 1,980 SF  |
| 47    | Great Clips                     | 1,940 SF  |
| 41    | El Cantorito Mexican Restaurant | 4,600 SF  |
| 39    | C&K Nails                       | 1,200 SF  |
| 37    | Elwood Staffing                 | 1,200 SF  |
| 35    | Mariner Finance                 | 1,200 SF  |



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| SUITE | TENANT          | SIZE     |
|-------|-----------------|----------|
| 33    | Boost Mobile    | 1,200 SF |
| 29    | Hibachi Express | 1,800 SF |
| 25    | NAPA Auto Parts | 6,000 SF |



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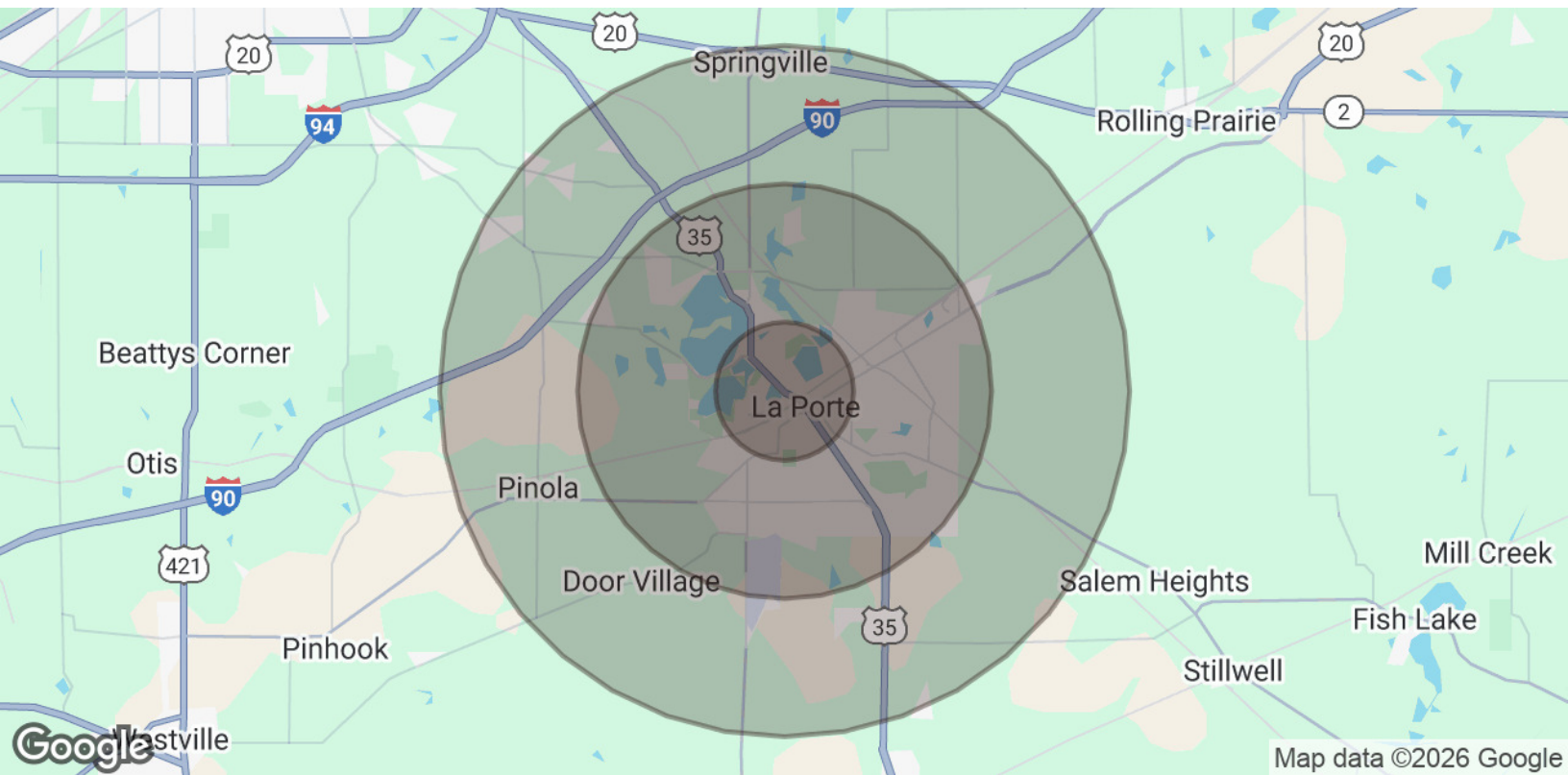
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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,380  | 26,442  | 33,624  |
| Average Age          | 38     | 41      | 41      |
| Average Age (Male)   | 37     | 39      | 40      |
| Average Age (Female) | 39     | 42      | 42      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,338     | 10,715    | 13,477    |
| # of Persons per HH | 2.5       | 2.5       | 2.5       |
| Average HH Income   | \$68,491  | \$82,261  | \$89,113  |
| Average House Value | \$185,449 | \$216,662 | \$233,911 |

\* Demographic data derived from 2020 ACS - US Census



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