



THE COURTYARD PLAZA

710-802 N. MAIN STREET CROWN POINT, IN 46307

OFFICE BUILDING FOR LEASE





OFFERING SUMMARY

Lease Rate:	\$750 to \$960 per month (Gross)
Available SF:	+/- 300 SF to +/- 415 SF
Building Size	+/- 23,650 SF

PROPERTY DESCRIPTION

The Courtyard Plaza is a locally well known neighborhood retail and office complex with a colonial brick design. The property consists of four buildings with abundant parking and easy direct access.

LOCATION DESCRIPTION

The property is located on North Main Street in Crown Point, Indiana. This commercial boulevard offers a full choice of food franchises, banking and drug store options. The property is less than one mile north of the historic Crown Point Square district.

For more information, please call Michael Lunn at 219-769-0733 or by email: mlunn@ccim.net



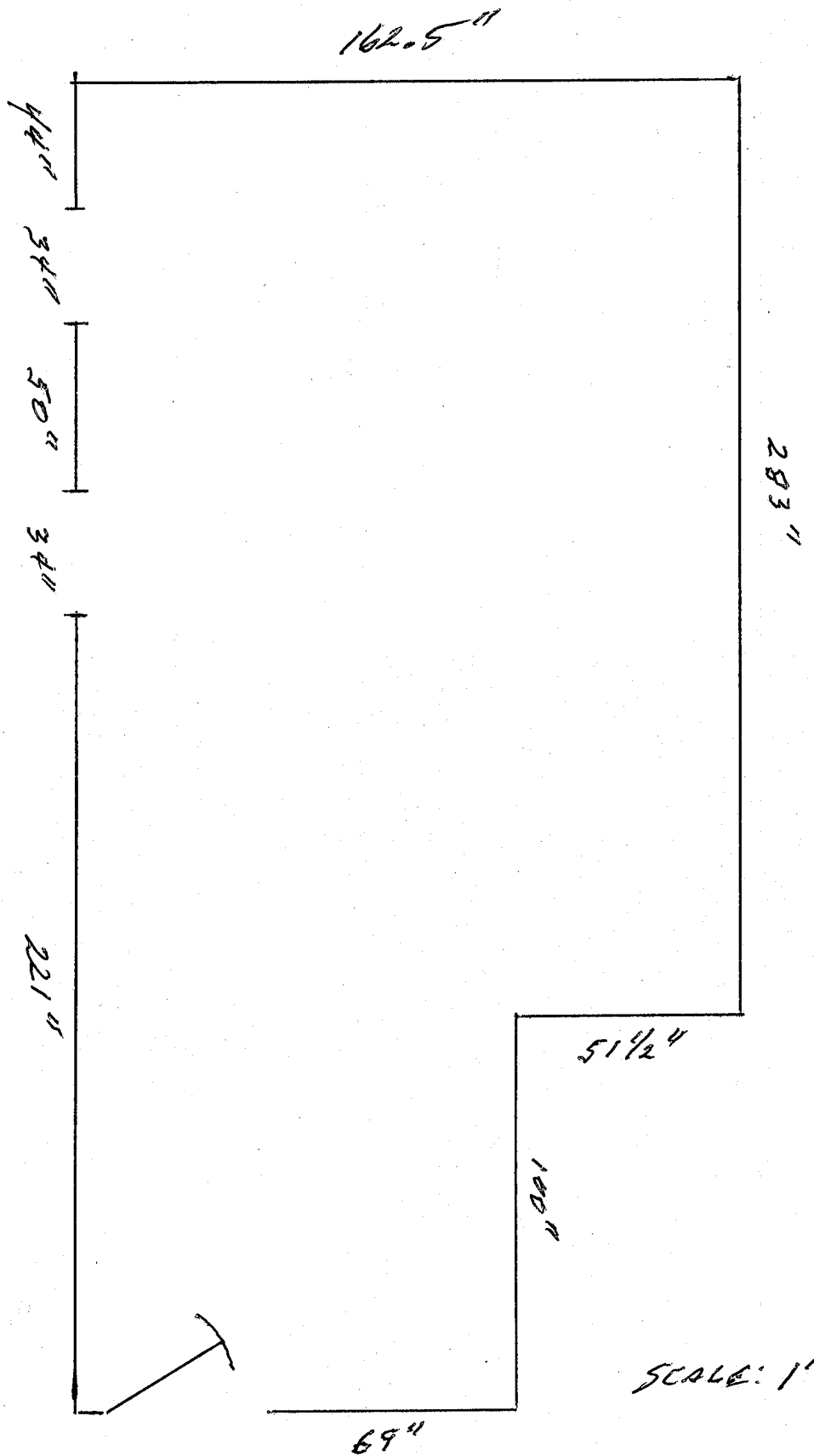
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
756-H	300 SF	Gross	\$750 per month	Available 6/1/26
756-I	415 SF	Gross	\$960 per month	Available 7/1/26



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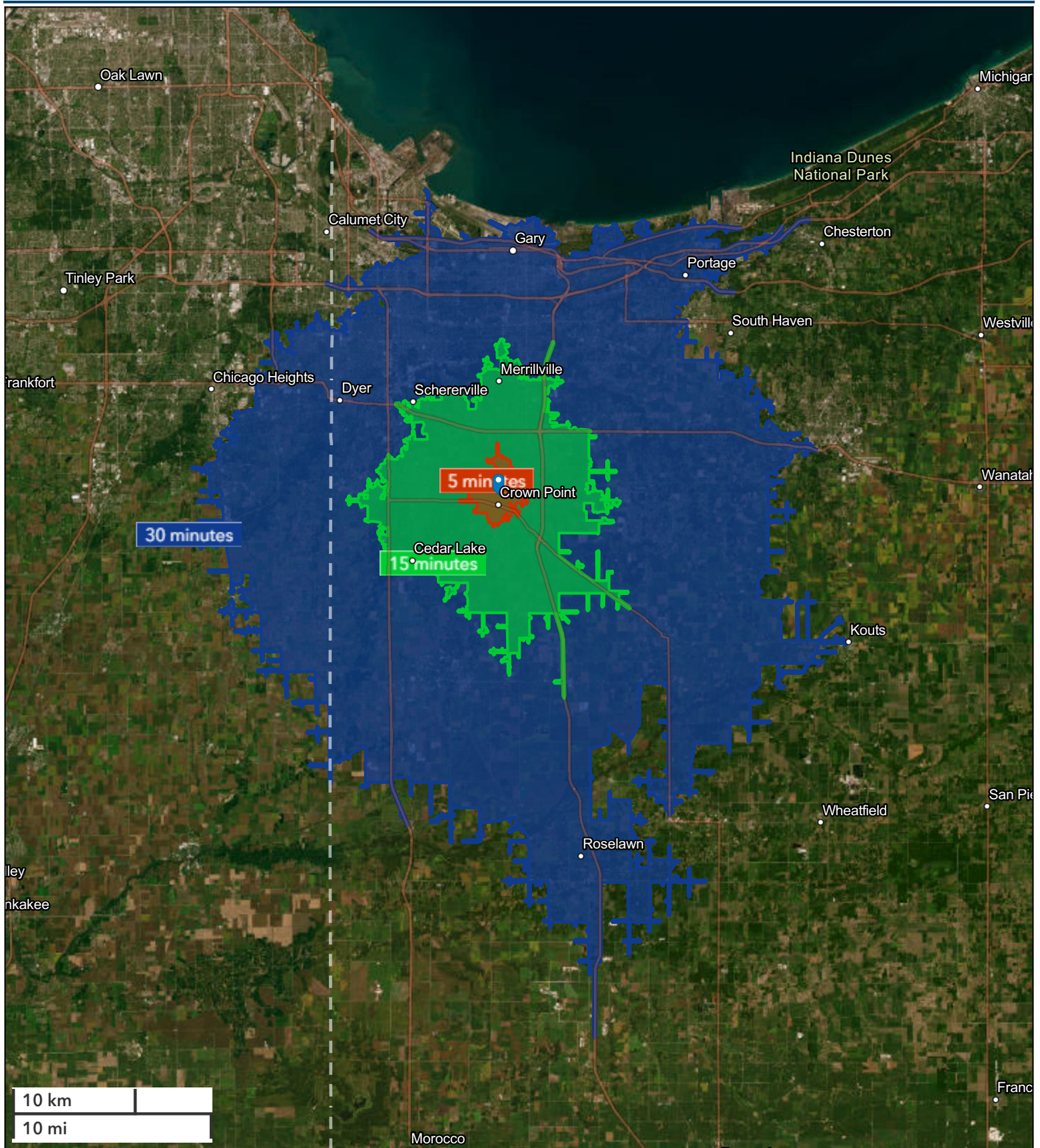


SCALE: 1' = 1/4"

SUITE I



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	5 minutes	15 minutes	30 minutes
Population			
2010 Population	14,057	102,940	498,417
2020 Population	14,354	114,586	508,764
2025 Population	14,209	119,356	513,255
2030 Population	14,122	122,077	516,863
2010-2020 Annual Rate	0.21%	1.08%	0.21%
2020-2025 Annual Rate	-0.19%	0.78%	0.17%
2025-2030 Annual Rate	-0.12%	0.45%	0.14%
2020 Male Population	48.5%	48.4%	48.4%
2020 Female Population	51.5%	51.6%	51.6%
2020 Median Age	41.8	40.7	40.6
2025 Male Population	49.2%	49.1%	49.1%
2025 Female Population	50.8%	50.9%	50.9%
2025 Median Age	42.4	41.5	41.3

In the identified area, the current year population is 513,255. In 2020, the Census count in the area was 508,764. The rate of change since 2020 was 0.17% annually. The five-year projection for the population in the area is 516,863 representing a change of 0.14% 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 41.3, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	77.4%	64.6%	59.3%
2025 Black Alone	7.2%	18.9%	23.5%
2025 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2025 Asian Alone	2.4%	2.2%	1.7%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	3.5%	4.3%	5.3%
2025 Two or More Races	9.0%	9.5%	9.7%
2025 Hispanic Origin (Any Race)	12.8%	14.0%	15.5%

Persons of Hispanic origin represent 15.5% 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 69.1 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	87	103	91
2010 Households	5,899	38,554	188,281
2020 Households	6,095	44,059	198,379
2025 Households	6,105	46,433	204,152
2030 Households	6,121	48,063	208,161
2010-2020 Annual Rate	0.33%	1.34%	0.52%
2020-2025 Annual Rate	0.03%	1.00%	0.55%
2025-2030 Annual Rate	0.05%	0.69%	0.39%
2025 Average Household Size	2.30	2.52	2.49

The household count in this area has changed from 198,379 in 2020 to 204,152 in the current year, a change of 0.55% annually. The five-year projection of households is 208,161, a change of 0.39% 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 133,670 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.

Executive Summary

792 N Main St, Crown Point, Indiana, 46307
Drive time: 5, 15, 30 minute radii

Prepared by: Michael Lunn, CCIM, SIOR

Latitude: 41.42565
Longitude: -87.36386

	5 minutes	15 minutes	30 minutes
Mortgage Income			
2025 Percent of Income for Mortgage	19.7%	20.5%	21.3%
Median Household Income			
2025 Median Household Income	\$88,830	\$92,457	\$79,494
2030 Median Household Income	\$101,557	\$106,525	\$92,431
2025-2030 Annual Rate	2.71%	2.87%	3.06%
Average Household Income			
2025 Average Household Income	\$106,250	\$116,561	\$103,627
2030 Average Household Income	\$118,156	\$130,378	\$115,560
2025-2030 Annual Rate	2.15%	2.27%	2.20%
Per Capita Income			
2025 Per Capita Income	\$45,184	\$45,555	\$41,297
2030 Per Capita Income	\$50,735	\$51,569	\$46,624
2025-2030 Annual Rate	2.34%	2.51%	2.46%
GINI Index			
2025 Gini Index	38.6	41.6	43.2

Households by Income

Current median household income is \$79,494 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$92,431 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$103,627 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$115,560 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$41,297 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$46,624 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	116	111	104
2010 Total Housing Units	6,256	40,983	206,194
2010 Owner Occupied Housing Units	4,441	29,198	140,294
2010 Renter Occupied Housing Units	1,458	9,356	47,987
2010 Vacant Housing Units	357	2,429	17,913
2020 Total Housing Units	6,458	46,337	216,245
2020 Owner Occupied Housing Units	4,562	33,646	146,279
2020 Renter Occupied Housing Units	1,533	10,413	52,100
2020 Vacant Housing Units	330	2,239	17,819
2025 Total Housing Units	6,449	48,827	222,411
2025 Owner Occupied Housing Units	4,679	36,490	154,456
2025 Renter Occupied Housing Units	1,426	9,943	49,696
2025 Vacant Housing Units	344	2,394	18,259
2030 Total Housing Units	6,516	50,253	226,727
2030 Owner Occupied Housing Units	4,750	38,119	160,048
2030 Renter Occupied Housing Units	1,371	9,944	48,113
2030 Vacant Housing Units	395	2,190	18,566

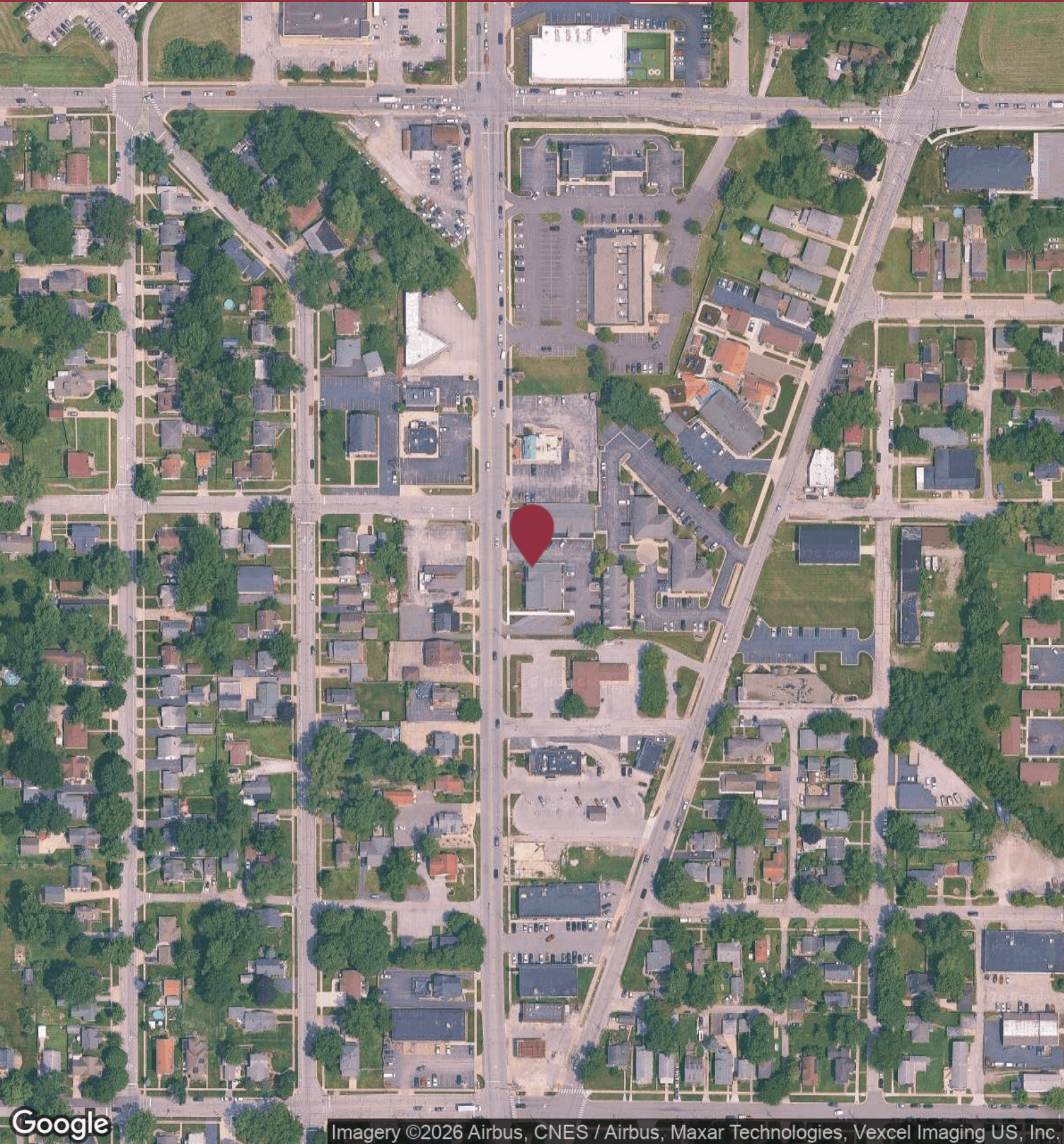
Socioeconomic Status Index

2025 Socioeconomic Status Index	54.1	53.8	49.0
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Currently, 69.4% of the 222,411 housing units in the area are owner occupied; 22.3%, renter occupied; and 8.2% 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 216,245 housing units in the area and 8.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.54%. Median home value in the area is \$270,349, 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 \$327,047.

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