

FOR SALE — NET-LEASED RETAIL INVESTMENT

Pine Island Plaza

5124 Pine Island Ct, Crown Point, IN 46307 • Family Dollar–Anchored

Offered at \$2,900,000 | 6.76% In-Place Cap | 7.03% Year-1 Cap

Tenant identities are withheld; available to qualified prospects upon execution of a Confidentiality Agreement.



Pine Island Plaza — signaled hard corner at US-30 & Pine Island Drive

Offering Summary

Price	\$2,900,000
Cap Rate — In-Place	6.76% (NOI \$196,165)
Cap Rate — Year 1	7.03% (NOI \$203,865, reflects 9/1/2026 anchor step-up)
Price / SF	\$144 / SF (on 20,154 SF)
Building Size (GLA)	20,154 SF
Occupancy	100% leased — 8 tenants across 8 leases

Anchor Tenant	Family Dollar — corporate lease through Aug 2031 (44% of GLA)
Lease Structure	Family Dollar gross; all other tenants NNN (\$3.50/SF CAM)
Land Area	2.63 acres
Parking	70 spaces ($\approx$ 3.5 per 1,000 SF)
Year Built	1978
Zoning	C3-PUD
Location / Traffic	Hard corner, US-30 & Pine Island Dr — 43,000+ vehicles/day (INDOT)

Investment Highlights

- Family Dollar—anchored strip center at a signalized hard corner on US Route 30, one of Northwest Indiana's busiest retail corridors (43,000+ vehicles per day per INDOT).
- Corporate Family Dollar lease runs through August 2031 with a scheduled rent step-up to \$7,058.34/month effective 9/1/2026 — built-in Year-1 income growth.
- 100% leased to a diversified mix of national and local tenants; seven of eight leases are NNN with tenants reimbursing \$3.50/SF in CAM, so operating-expense exposure is limited to the anchor space.
- Staggered lease expirations from 2027 through 2031 provide durable, laddered cash flow and long weighted-average lease term.
- Strong infill location on the Crown Point/Schererville border, midway between the I-65 and US-41 corridors and surrounded by dense apartment rooftops.
- 2.63-acre site with 70 parking spaces and a monument sign with message board.

Tenancy Overview

Occupancy	100% leased
Building Size (GLA)	20,154 SF
Tenants	8 tenants across 8 leases
Anchor	Family Dollar — 8,956 SF (44% of GLA); corporate lease through 8/31/2031
Tenant Mix	National discount anchor plus restaurant, fitness, art studio, community/office, service, and beverage/retail uses
Lease Structure	Family Dollar gross; balance NNN (tenants reimburse CAM at \$3.50/SF)
Lease Expirations	Staggered from 2027 through 2031

A detailed, tenant-level rent roll (names, individual rents, CAM, and lease terms) is available to qualified prospects upon execution of the Confidentiality Agreement.

Net Operating Income

Base Rental Income (in-place)	\$233,719 / yr
CAM Reimbursements (\$3.50/SF, NNN)	\$39,193 / yr

Effective Gross Income	\$272,912 / yr
Less: Real Estate Taxes	(\$24,467)
Less: Insurance	(\$9,214)
Less: Snow Removal	(\$10,000)
Less: Landscaping	(\$6,250)
Less: Repairs & Maintenance	(\$12,000)
Less: Sign Phone / Data	(\$877)
Less: Management (4% of EGI)	(\$10,916)
Less: Replacement Reserves	(\$3,023)
Net Operating Income — In-Place	≈ \$196,165
Net Operating Income — Year 1	≈ \$203,865

CAM reimbursements (~\$39,193) exceed actual CAM/maintenance cost (~\$29,127: snow, landscaping, repairs, sign) by ~\$10,066/yr — a positive CAM margin to ownership.

Location

Pine Island Plaza sits on the hard southeast corner of US Route 30 and Pine Island Drive on the Crown Point / Schererville border in Lake County, Indiana — the heart of the Northwest Indiana / Chicago MSA retail market. The signalized intersection carries 43,000+ vehicles per day (INDOT), and the immediate trade area is anchored by national retail and dense multifamily housing, midway between the I-65 and US-41 corridors.

- City: Crown Point, Indiana 46307 (Lake County)
- Cross streets: SEC US-30 & Pine Island Drive
- Frontage: US-30 and Pine Island Drive
- Traffic count: 43,000+ vehicles per day (INDOT)
- Zoning: C3-PUD

For More Information

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