



THE COURTYARD PLAZA

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

OFFICE BUILDING FOR LEASE





OFFERING SUMMARY

Lease Rate:	\$750 to \$1500 per month (Gross)
Available SF:	+/- 300 SF to +/- 778 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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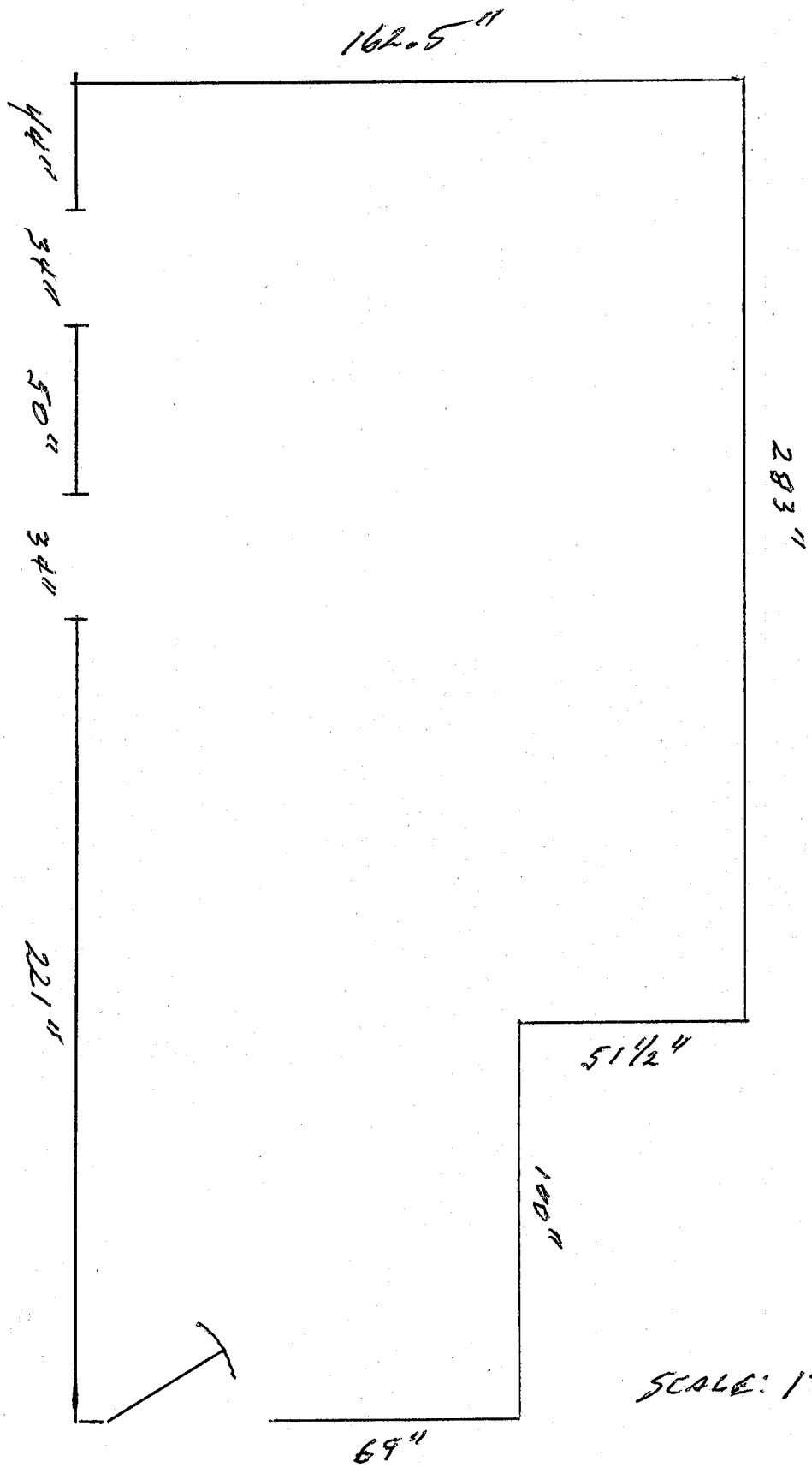
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AVAILABLE SPACES

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
756-E	778 SF	Gross	\$1,500 per month	-

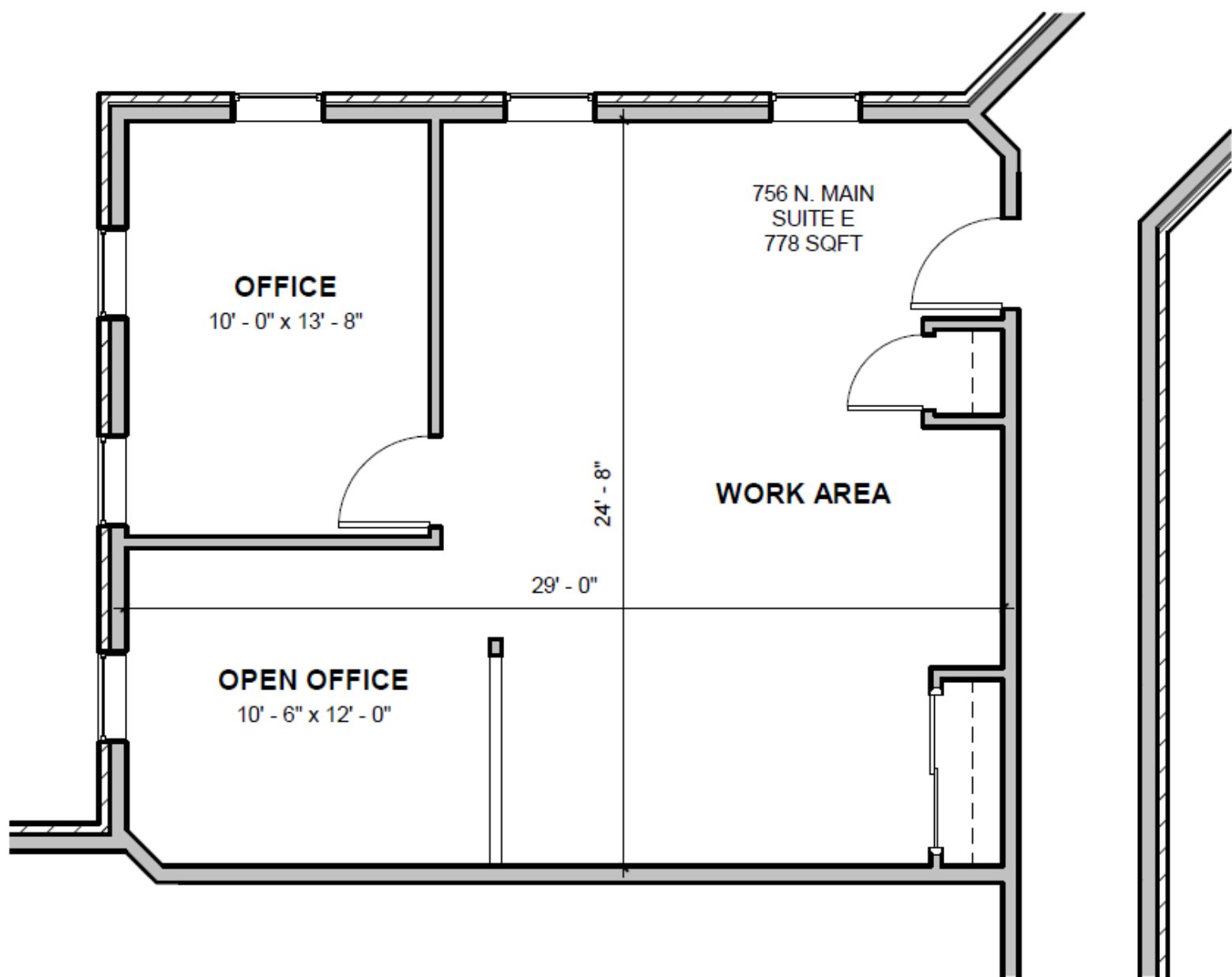


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SCALE: 1' = 1/4"

SUITE I



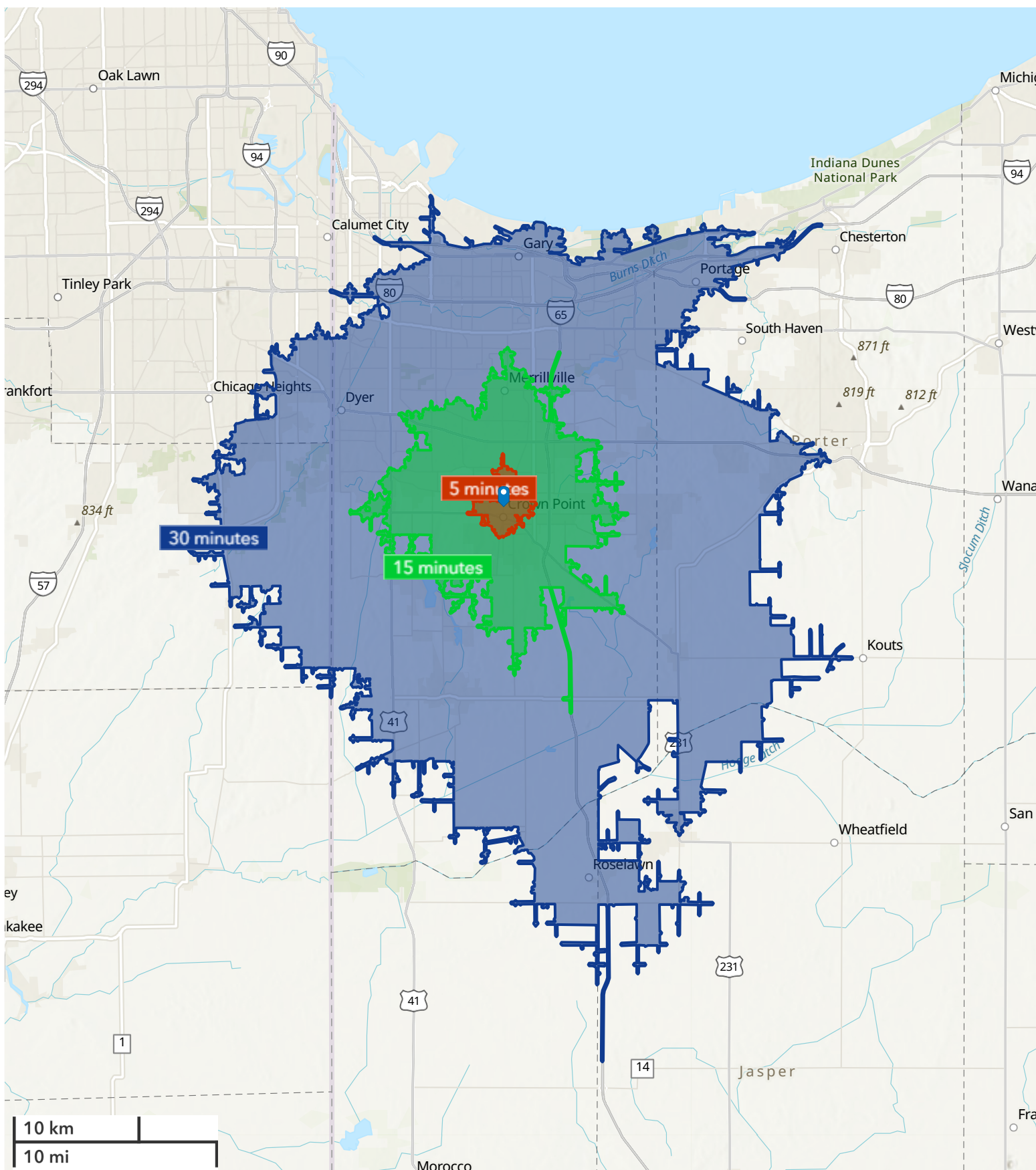
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EXTERIOR PHOTOS



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Drive Time Map 5 15 30 Mins



Executive Summary

800 N Main St, Crown Point, Indiana, 46307



Drive time: 5, 15, 30 minute radii

Population	5 minutes	15 minutes	30 minutes
2010 Population	14,576	98,110	486,269
2020 Population	14,614	109,078	496,530
2025 Population	14,493	113,815	501,291
2030 Population	14,416	116,223	504,908
2010-2020 Annual Rate	0.03%	1.07%	0.21%
2020-2025 Annual Rate	-0.16%	0.81%	0.18%
2025-2030 Annual Rate	-0.11%	0.42%	0.14%

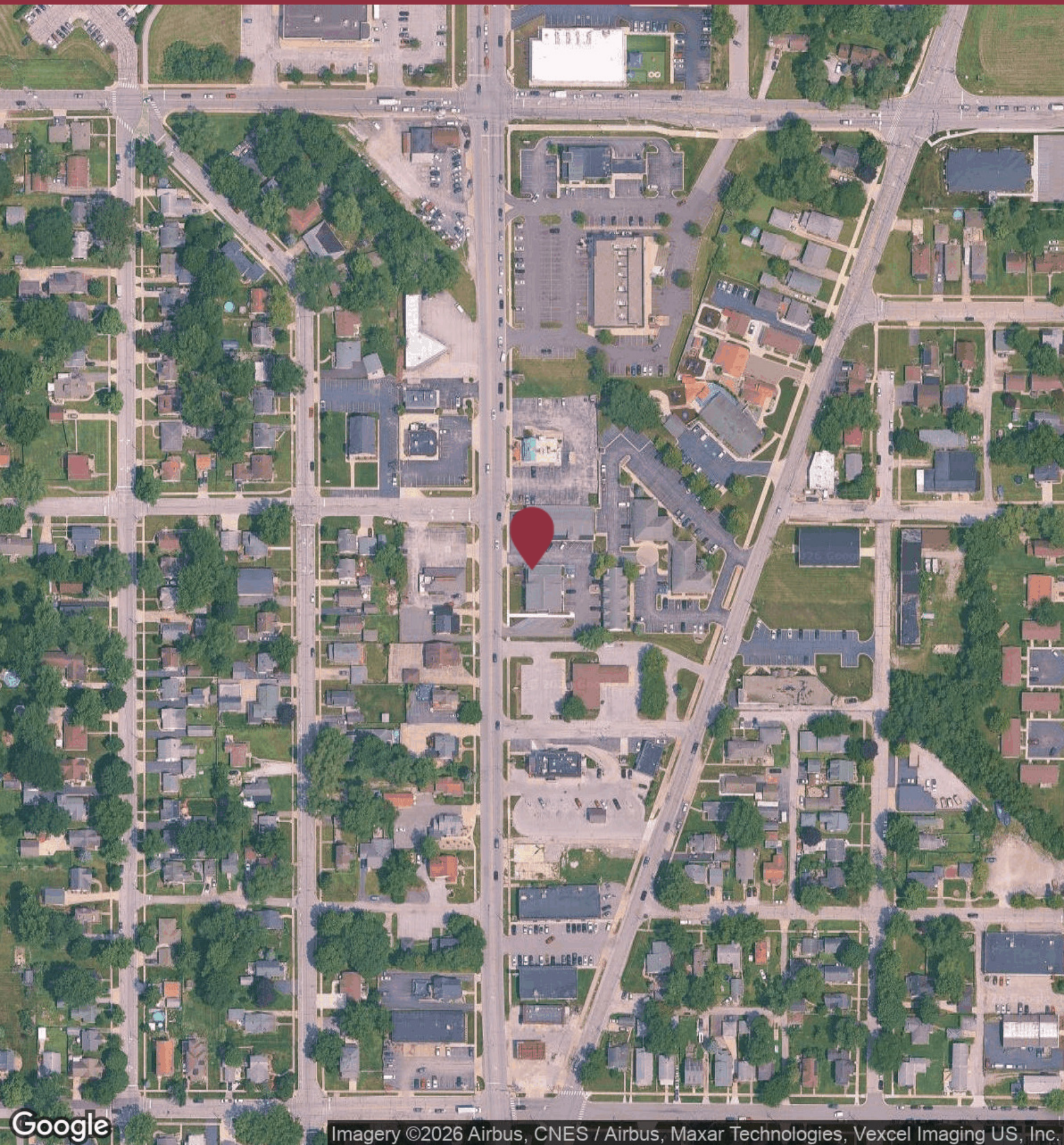
Age			
2025 Median Age	42.7	41.5	41.3
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	76.4%	64.0%	59.1%
Black Alone	8.5%	19.3%	23.8%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	2.4%	2.3%	1.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.5%	4.3%	5.3%
Two or More Races	8.7%	9.6%	9.7%
Hispanic Origin	12.5%	14.2%	15.5%
Diversity Index	53.2	65.3	69.2

Households			
2010 Total Households	5,742	36,756	183,643
2020 Total Households	5,945	41,928	193,503
2025 Total Households	5,956	44,251	199,250
2030 Total Households	5,973	45,727	203,184
2010-2020 Annual Rate	0.35%	1.33%	0.52%
2020-2025 Annual Rate	0.04%	1.03%	0.56%
2025-2030 Annual Rate	0.06%	0.66%	0.39%
2025 Average Household Size	2.35	2.52	2.49
Wealth Index	88	102	91

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	5 minutes	15 minutes	30 minutes
2025 Percent of Income for Mortgage	19.9%	20.6%	21.3%
Median Household Income			
2025 Median Household Income	\$88,167	\$92,063	\$79,477
2030 Median Household Income	\$101,168	\$105,954	\$92,529
2025-2030 Annual Rate	2.79%	2.85%	3.09%
Average Household Income			
2025 Average Household Income	\$105,819	\$116,083	\$103,800
2030 Average Household Income	\$117,748	\$129,624	\$115,778
Per Capita Income			
2025 Per Capita Income	\$44,044	\$45,334	\$41,371
2030 Per Capita Income	\$49,444	\$51,220	\$46,713
2025-2030 Annual Rate	2.34%	2.47%	2.46%
Income Equality			
2025 Gini Index	38.9	41.6	43.3
Socioeconomic Status			
2025 Socioeconomic Status Index	53.6	53.7	49.0
Housing Unit Summary			
Housing Affordability Index	115	111	104
2010 Total Housing Units	6,092	39,116	201,292
2010 Owner Occupied Hus (%)	75.3%	75.5%	74.3%
2010 Renter Occupied Hus (%)	24.7%	24.5%	25.7%
2010 Vacant Housing Units (%)	5.8%	6.0%	8.8%
2020 Housing Units	6,300	44,159	211,114
2020 Owner Occupied HUs (%)	75.0%	76.0%	73.5%
2020 Renter Occupied HUs (%)	25.0%	23.9%	26.4%
Vacant Housing Units	5.3%	4.9%	8.3%
2025 Housing Units	6,293	46,596	217,263
Owner Occupied Housing Units	76.8%	78.3%	75.5%
Renter Occupied Housing Units	23.2%	21.7%	24.5%
Vacant Housing Units	5.4%	5.0%	8.3%
2030 Total Housing Units	6,360	47,887	221,488
2030 Owner Occupied Housing Units	4,640	36,127	155,893
2030 Renter Occupied Housing Units	1,333	9,599	47,291
2030 Vacant Housing Units	387	2,160	18,304



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