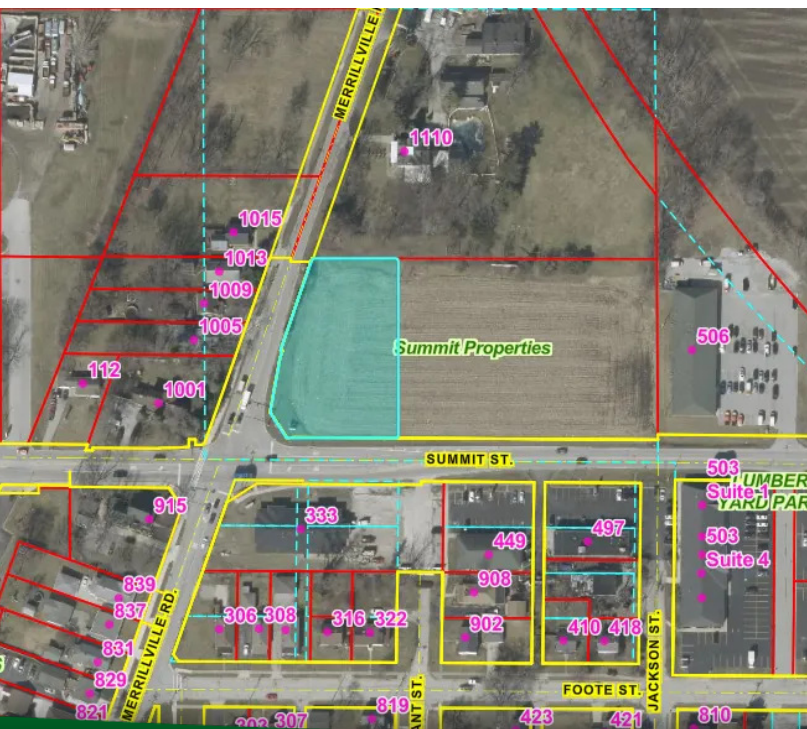


An aerial photograph of Crown Point Parkway, showing a road with a yellow highlight on the right side. The text "Crown Point Parkway" is written diagonally across the road.



BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY
Senior Broker
219.864.0200
jomalley@latitudeco.com



LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

LATITUDECO.COM

366 E SUMMIT ST & 452 E SUMMIT ST

366 E Summit Street, Crown Point, IN 46307



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$499,000 - \$699,000

Price / SF: \$8.48

Lot Size: 3.25 Acres

Zoning: R2

PROPERTY HIGHLIGHTS

- Two parcels totaling ±3.25 acres available for sale off Summit Street in Crown Point, IN
- Seller is open to selling parcels individually or together for redevelopment
- Utilities on site with strong visibility and access just one block from Main Street
- Join Anytime Fitness' newest location



BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrachak@latitudeco.com

JOHN O'MALLEY
Senior Broker
219.864.0200
jomalley@latitudeco.com

366 E SUMMIT ST & 452 E SUMMIT ST

366 E Summit Street, Crown Point, IN 46307



LAND LOTS



OF LOTS 2 | TOTAL LOT SIZE 0.97 - 2.28 ACRES | TOTAL LOT PRICE \$499,000 - \$699,000 | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available		366 E Summit Street	45-16-05-254-004.000-042	Retail	0.97 Acres	\$499,000	R2
Available		452 E Summit Street	45-16-05-254-005.000-042	Retail	2.28 Acres	\$699,000	R2

BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY
Senior Broker
219.864.0200
jomalley@latitudeco.com

366 E SUMMIT ST & 452 E SUMMIT ST

366 E Summit Street, Crown Point, IN 46307



RETAILER MAP



BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrachak@latitudeco.com

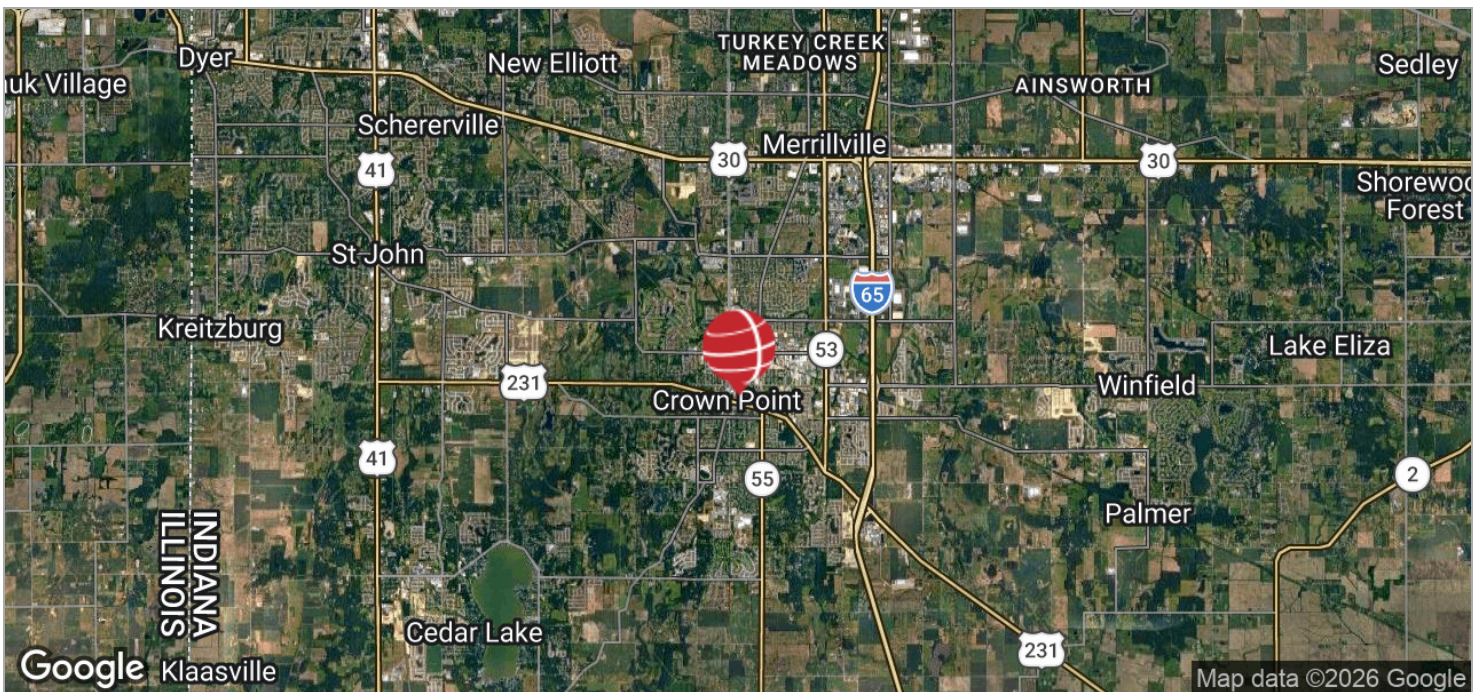
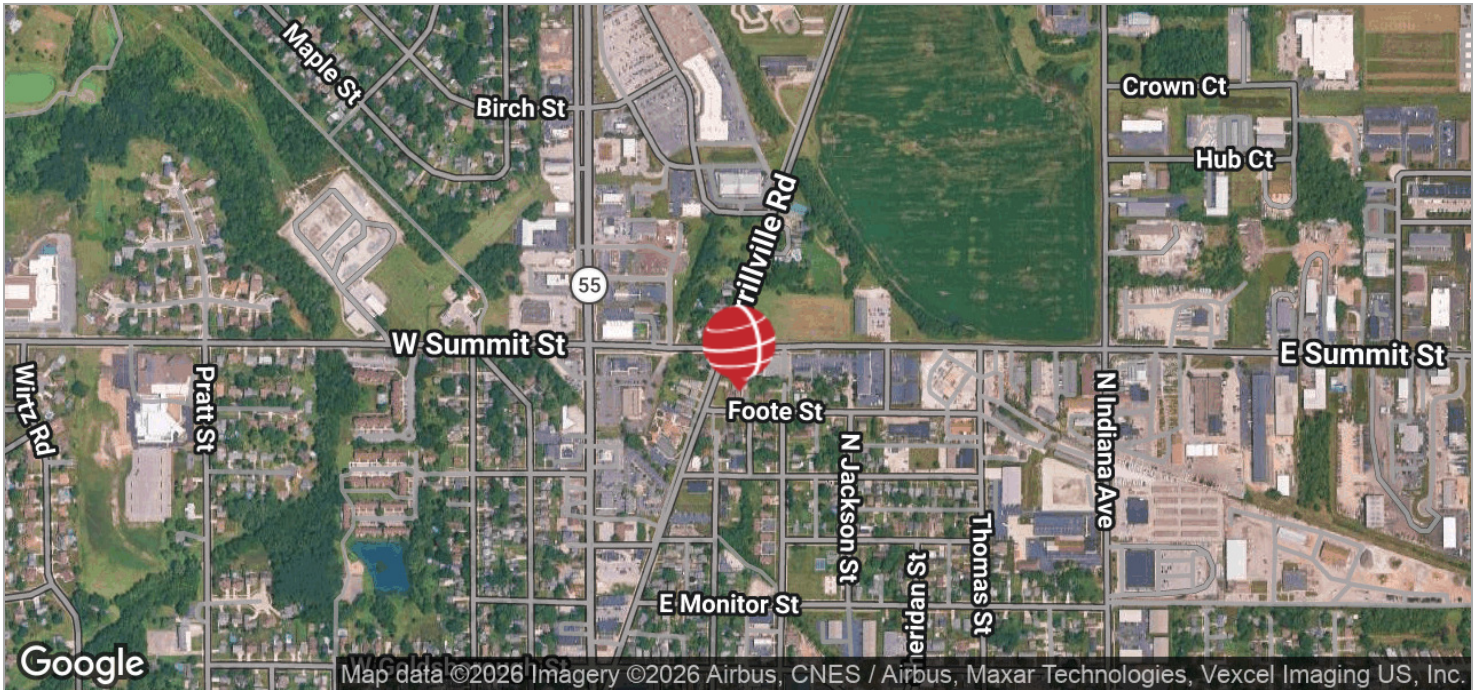
JOHN O'MALLEY
Senior Broker
219.864.0200
jomalley@latitudeco.com

366 E SUMMIT ST & 452 E SUMMIT ST

366 E Summit Street, Crown Point, IN 46307



LOCATION MAPS



BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY

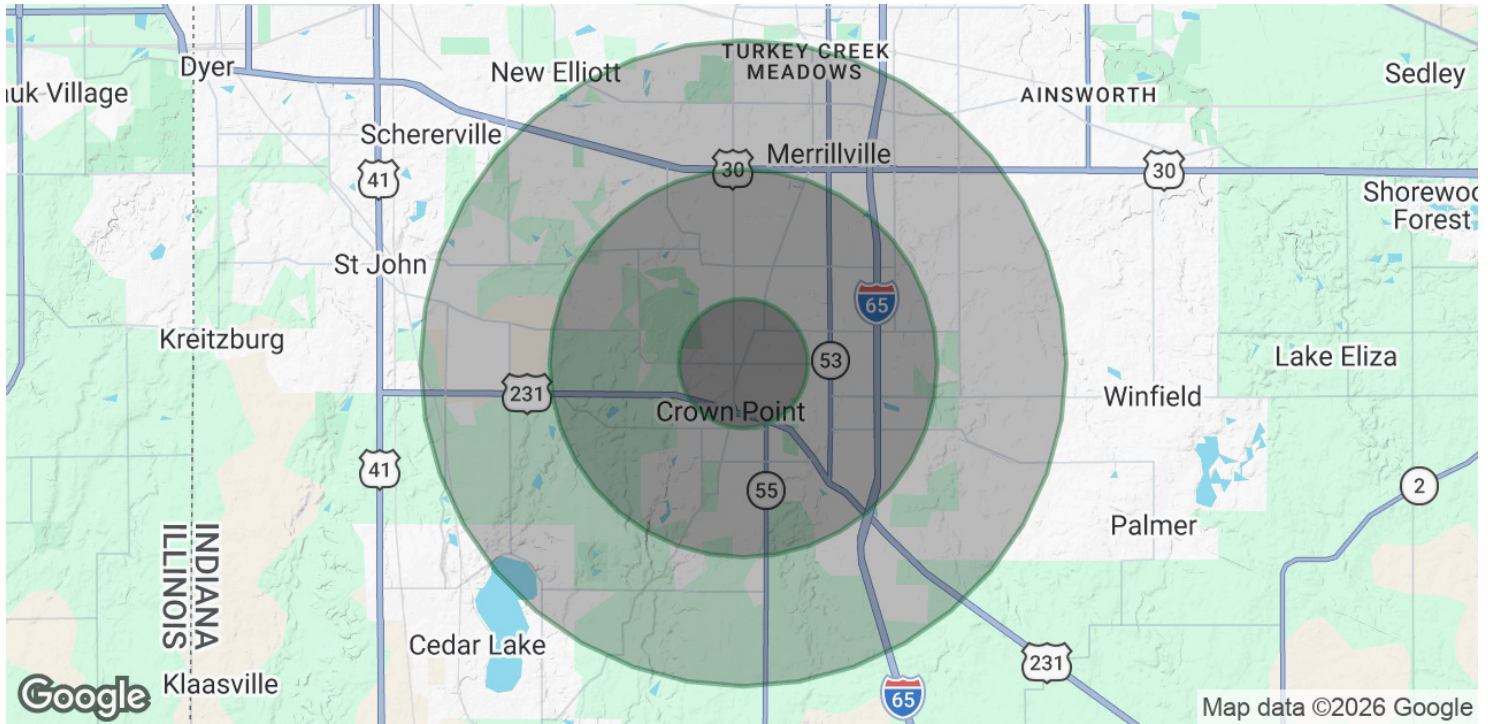
Senior Broker
219.864.0200
jomalley@latitudeco.com

366 E SUMMIT ST & 452 E SUMMIT ST

366 E Summit Street, Crown Point, IN 46307



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,087	44,525	94,341
Average Age	43	42	41
Average Age (Male)	41	40	40
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,355	17,556	36,484
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$97,965	\$110,793	\$108,235
Average House Value	\$288,252	\$315,600	\$315,281

2020 American Community Survey (ACS)

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY

Senior Broker
219.864.0200
jomalley@latitudeco.com