



200 E NORTH ST CROWN POINT, IN 46307

*OFFICE BUILDING FOR LEASE*





**OFFERING SUMMARY**

|                   |                           |
|-------------------|---------------------------|
| Lease Rate:       | \$20 SF/yr (NNN)          |
| Available SF:     | +/- 1,000 to +/- 9,475 SF |
| Lot Size:         | +/- 1.26 Acres            |
| Building total SF | +/- 13,702 SF             |

**PROPERTY DESCRIPTION**

New to Crown Point Market! Large Format Office Space for Lease!

This commercial building consists of +/- 13,702 net rentable area on a 1.26 Acre Lot. Former school, ideal for medical or academic uses.

All Brick exterior, 11 ft. ceilings and single story

Lease rate is \$20.00 PSF (NNN)

Tenant Improvement Buildout Negotiable

Estimated CAM at \$6.60 (NNN), includes utilities

+/-44 private parking spots plus abundant street parking

**LOCATION DESCRIPTION**

This property is located at 200 E. North Street (109th) in Crown Point, Indiana, Lake County. This prime location offers walking distance to the Crown Point Square.

The Square is known for its vibrant downtown district, offering an eclectic mix of restaurants, boutiques, and entertainment options. The historic Courthouse Square adds a touch of charm to the area.

With convenient access to I-65 via 109th and a thriving business community, this location is ideal for businesses looking to expand or establish a presence in Crown Point.



**MICHAEL LUNN, CCIM, SIOR**

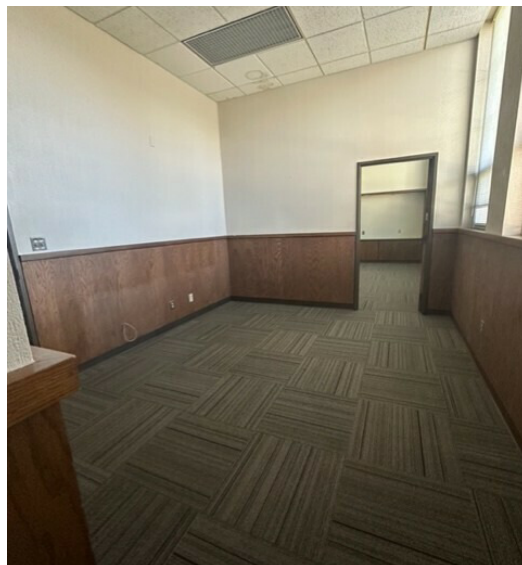
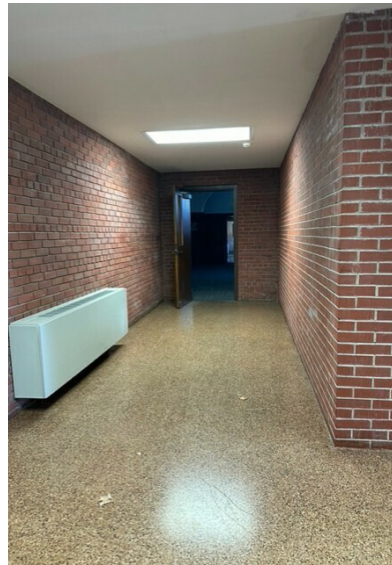
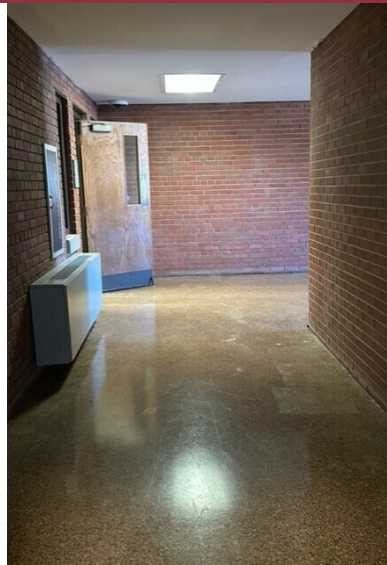
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① RENTABLE FLOOR PLAN  
1/8" = 1'-0"

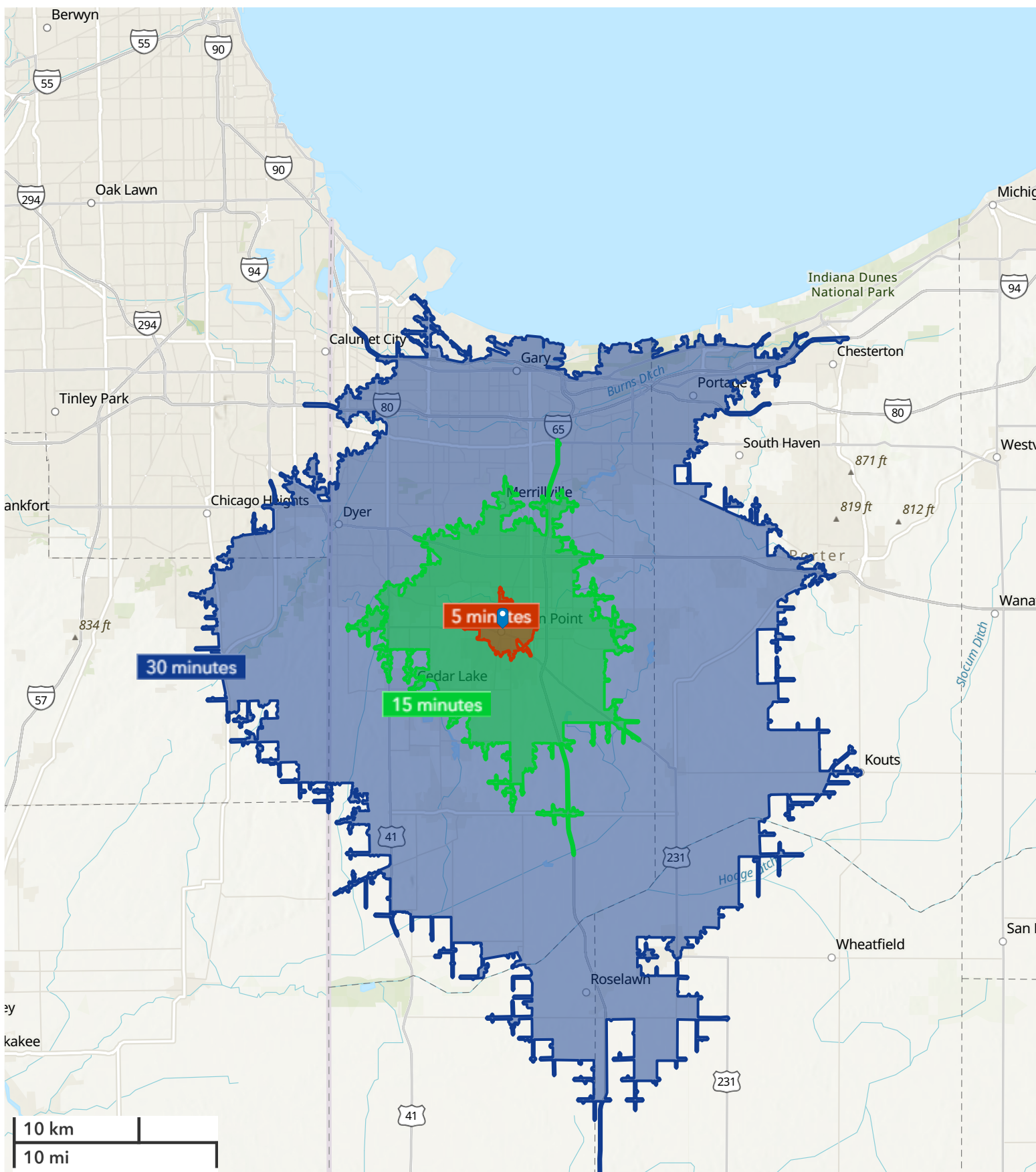


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# Drive Time May 5 15 30 Mins



# Executive Summary

200 E North St, Crown Point, Indiana, 46307 3

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Drive time: 5, 15, 30 minute radii



| Population            | 5 minutes | 15 minutes | 30 minutes |
|-----------------------|-----------|------------|------------|
| 2010 Population       | 12,531    | 89,820     | 504,556    |
| 2020 Population       | 12,984    | 100,989    | 515,088    |
| 2025 Population       | 12,867    | 106,970    | 519,821    |
| 2030 Population       | 12,848    | 109,910    | 523,264    |
| 2010-2020 Annual Rate | 0.36%     | 1.18%      | 0.21%      |
| 2020-2025 Annual Rate | -0.17%    | 1.10%      | 0.17%      |
| 2025-2030 Annual Rate | -0.03%    | 0.54%      | 0.13%      |

| Age                     | 5 minutes | 15 minutes | 30 minutes |
|-------------------------|-----------|------------|------------|
| 2025 Median Age         | 42.3      | 41.4       | 41.1       |
| U.S. median age is 39.1 |           |            |            |

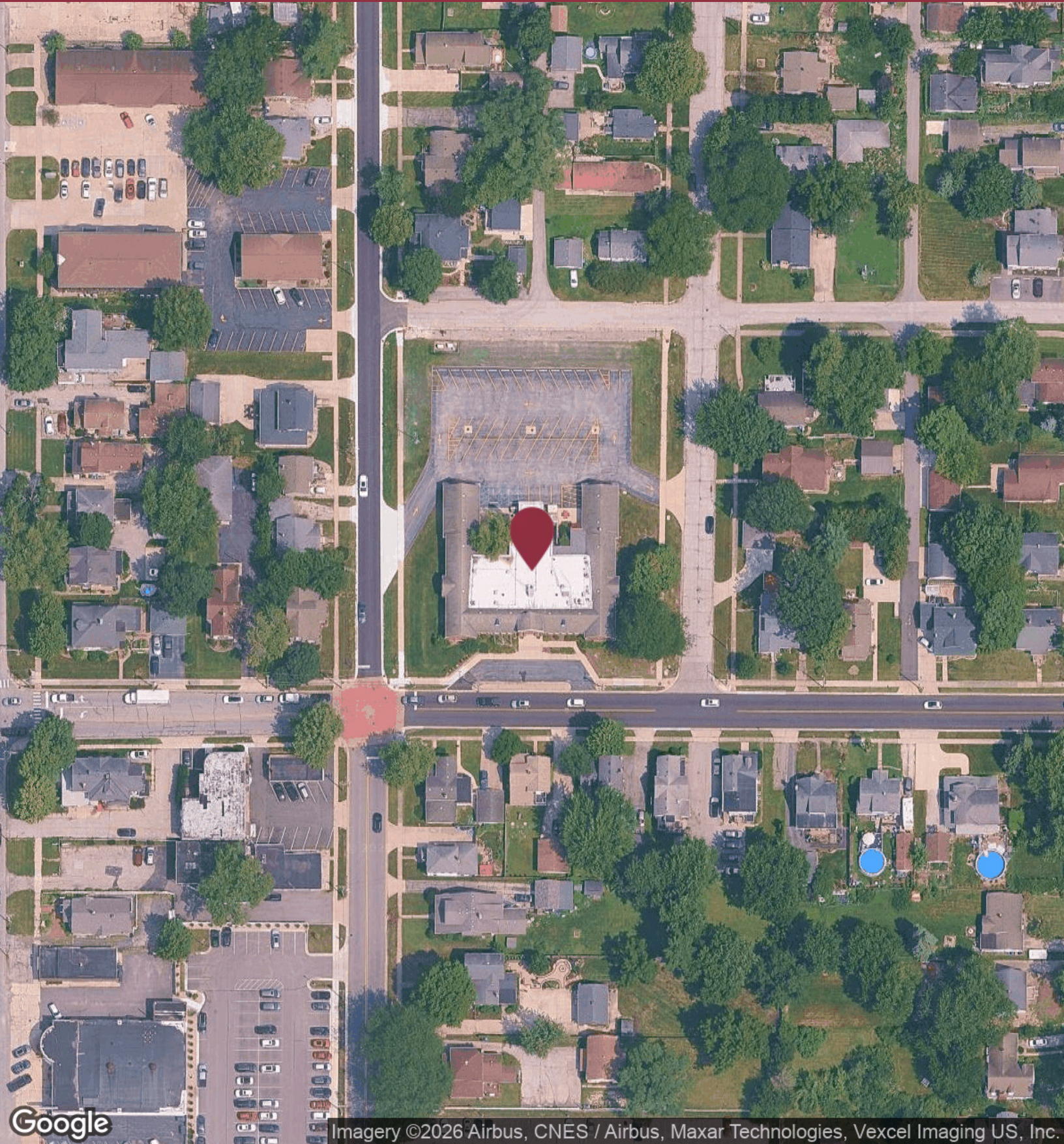
  

| Race and Ethnicity     | 5 minutes | 15 minutes | 30 minutes |
|------------------------|-----------|------------|------------|
| White Alone            | 81.7%     | 65.8%      | 59.2%      |
| Black Alone            | 3.5%      | 17.9%      | 23.2%      |
| American Indian Alone  | 0.5%      | 0.4%       | 0.5%       |
| Asian Alone            | 2.6%      | 2.3%       | 1.6%       |
| Pacific Islander Alone | 0.0%      | 0.0%       | 0.0%       |
| Some Other Race Alone  | 3.0%      | 4.2%       | 5.6%       |
| Two or More Races      | 8.7%      | 9.5%       | 9.9%       |
| Hispanic Origin        | 11.5%     | 13.9%      | 16.1%      |
| Diversity Index        | 45.9      | 63.8       | 69.6       |

| Households                  | 5 minutes | 15 minutes | 30 minutes |
|-----------------------------|-----------|------------|------------|
| 2010 Total Households       | 5,336     | 33,570     | 191,062    |
| 2020 Total Households       | 5,484     | 38,744     | 201,122    |
| 2025 Total Households       | 5,482     | 41,426     | 206,987    |
| 2030 Total Households       | 5,511     | 43,065     | 210,960    |
| 2010-2020 Annual Rate       | 0.27%     | 1.44%      | 0.51%      |
| 2020-2025 Annual Rate       | -0.01%    | 1.28%      | 0.55%      |
| 2025-2030 Annual Rate       | 0.11%     | 0.78%      | 0.38%      |
| 2025 Average Household Size | 2.31      | 2.53       | 2.49       |
| Wealth Index                | 82        | 102        | 89         |

| <b>Mortgage Income</b>              | <b>5 minutes</b> | <b>15 minutes</b> | <b>30 minutes</b> |
|-------------------------------------|------------------|-------------------|-------------------|
| 2025 Percent of Income for Mortgage | 20.3%            | 20.5%             | 21.5%             |
| <b>Median Household Income</b>      |                  |                   |                   |
| 2025 Median Household Income        | \$86,270         | \$93,781          | \$78,160          |
| 2030 Median Household Income        | \$99,092         | \$107,557         | \$90,292          |
| 2025-2030 Annual Rate               | 2.81%            | 2.78%             | 2.93%             |
| <b>Average Household Income</b>     |                  |                   |                   |
| 2025 Average Household Income       | \$103,013        | \$116,829         | \$102,355         |
| 2030 Average Household Income       | \$114,550        | \$130,583         | \$114,193         |
| <b>Per Capita Income</b>            |                  |                   |                   |
| 2025 Per Capita Income              | \$43,617         | \$45,533          | \$40,804          |
| 2030 Per Capita Income              | \$48,903         | \$51,468          | \$46,084          |
| 2025-2030 Annual Rate               | 2.31%            | 2.48%             | 2.46%             |
| <b>Income Equality</b>              |                  |                   |                   |
| 2025 Gini Index                     | 37.7             | 41.1              | 43.3              |
| <b>Socioeconomic Status</b>         |                  |                   |                   |
| 2025 Socioeconomic Status Index     | 55.3             | 53.9              | 48.8              |
| <b>Housing Unit Summary</b>         |                  |                   |                   |
| Housing Affordability Index         | 113              | 111               | 104               |
| 2010 Total Housing Units            | 5,641            | 35,652            | 209,358           |
| 2010 Owner Occupied Hus (%)         | 75.8%            | 75.6%             | 73.8%             |
| 2010 Renter Occupied Hus (%)        | 24.2%            | 24.4%             | 26.2%             |
| 2010 Vacant Housing Units (%)       | 5.4%             | 5.8%              | 8.7%              |
| 2020 Housing Units                  | 5,774            | 40,716            | 219,339           |
| 2020 Owner Occupied HUs (%)         | 75.9%            | 76.4%             | 73.0%             |
| 2020 Renter Occupied HUs (%)        | 24.1%            | 23.6%             | 27.0%             |
| Vacant Housing Units                | 4.8%             | 4.8%              | 8.3%              |
| 2025 Housing Units                  | 5,754            | 43,540            | 225,558           |
| Owner Occupied Housing Units        | 77.6%            | 78.8%             | 75.0%             |
| Renter Occupied Housing Units       | 22.4%            | 21.1%             | 25.0%             |
| Vacant Housing Units                | 4.7%             | 4.9%              | 8.2%              |
| 2030 Total Housing Units            | 5,828            | 44,931            | 229,889           |
| 2030 Owner Occupied Housing Units   | 4,328            | 34,251            | 160,799           |
| 2030 Renter Occupied Housing Units  | 1,183            | 8,814             | 50,161            |
| 2030 Vacant Housing Units           | 317              | 1,866             | 18,929            |



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