



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

AVAILABLE AC

1.2

SALE PRICE

PLEASE CONTACT BROKER

## PROPERTY HIGHLIGHTS

- 1.2 AC commercial lot available
- Highly visible outlot
- Easily shared access w/ CVS
- Surrounded by amenities & situated on main thoroughfares

FOR SALE

## CVS OUTLOT- CROWN POINT

2266 N. Main St.,  
Crown Point, IN  
46307



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# CVS OUTLOT-CROWN POINT

2266 N. Main St., Crown Point, IN 46307

**FOR SALE**



## PROPERTY DESCRIPTION

This highly visible outlot offers easily shared access with CVS, making it a strategic choice for retail development or land investment. Nestled in a dense area surrounded by a wide array of amenities, this property presents an enticing prospect for a Land/Retail Pad investor seeking a strategic location with high visibility & accessibility. This lot sits across the street from various Lake County government buildings.

## LOCATION DESCRIPTION

The Crown Point, IN, area boasts a variety of dining options, local shops, & community buildings, providing an appealing environment for tenants, residents, & visitors. With its prime location & proximity to key points of interest, this property presents an exciting opportunity for a Land/Retail-Pad investor to be part of this thriving community. Situated on the north side of Crown Point & less than a mile to I-65.

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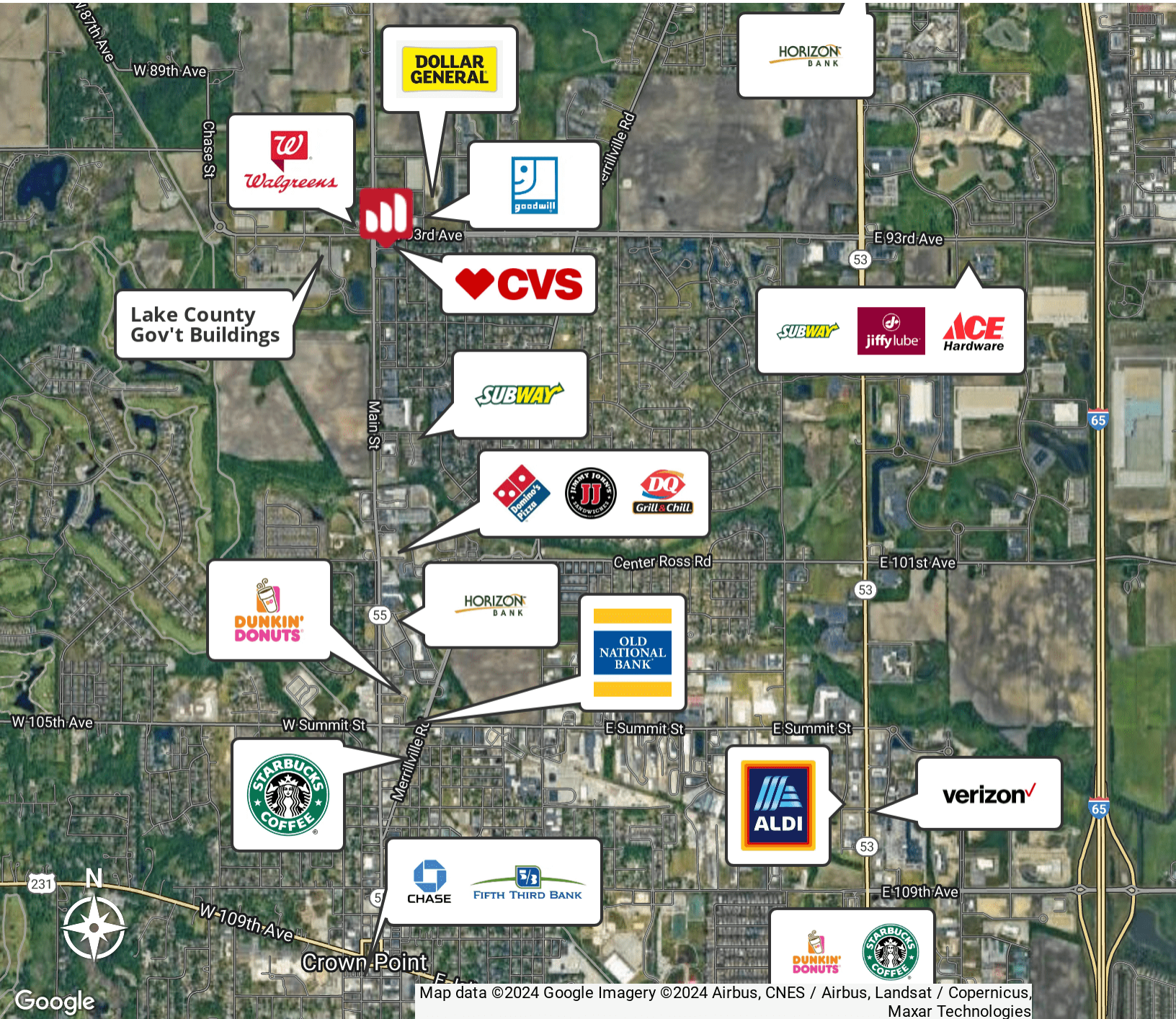
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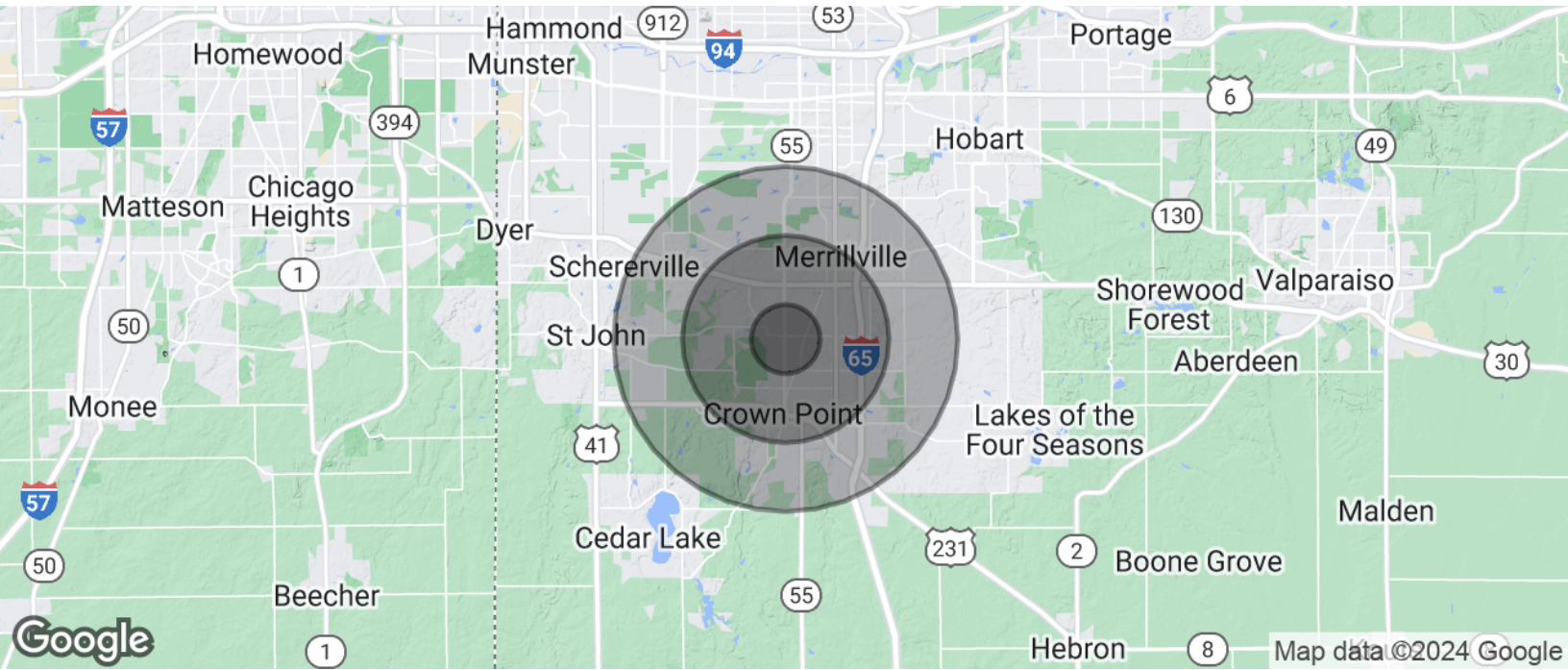
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,161	49,281	104,990
Average Age	44	42	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,695	20,264	40,666
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$102,494	\$95,867	\$107,521
Average House Value	\$252,211	\$277,724	\$306,205

Demographics data derived from AlphaMap