

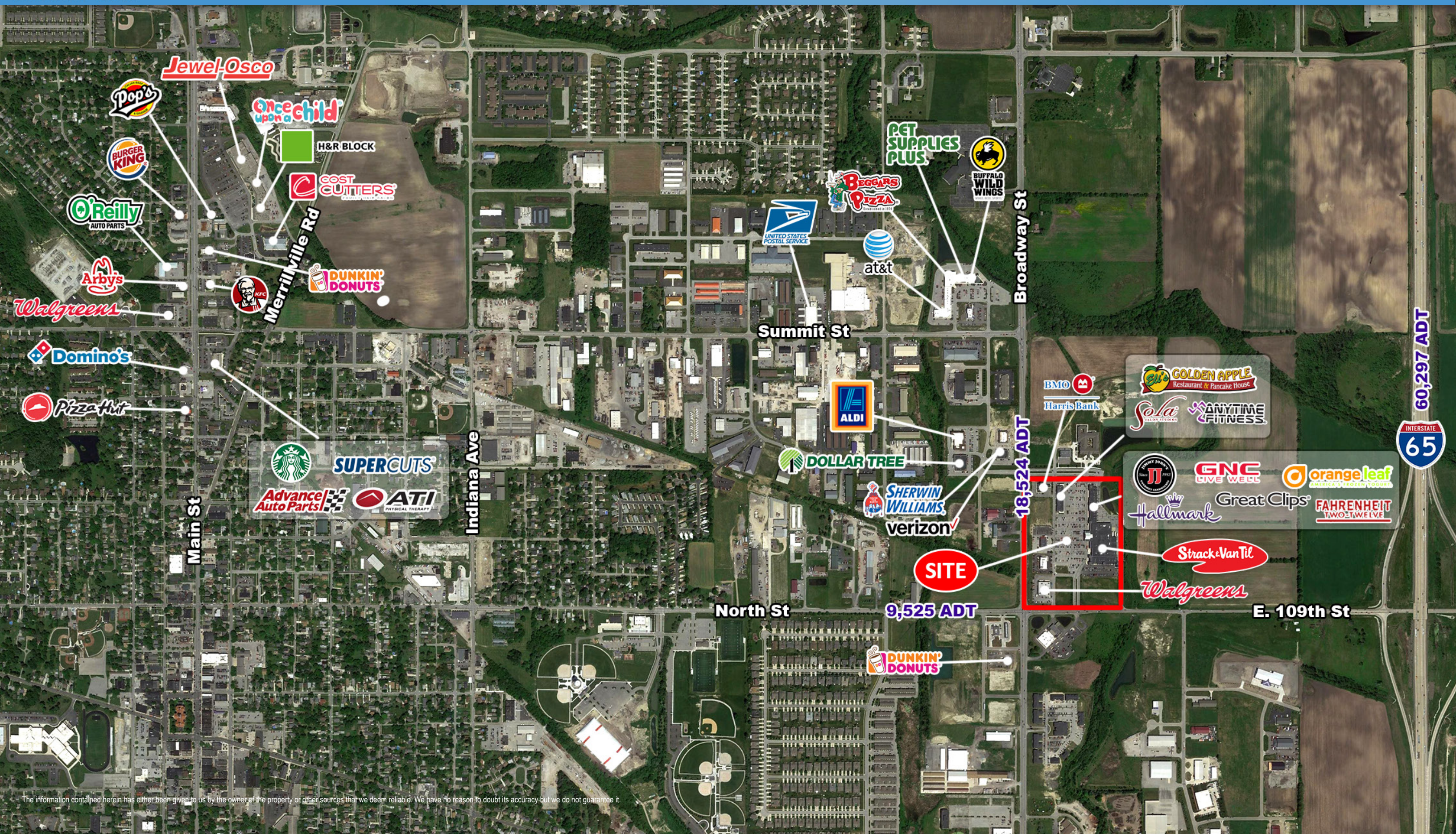


Grocery Anchored Center For Lease

Beacon Hill

NEC Broadway St & E 109th Ave
Crown Point, IN



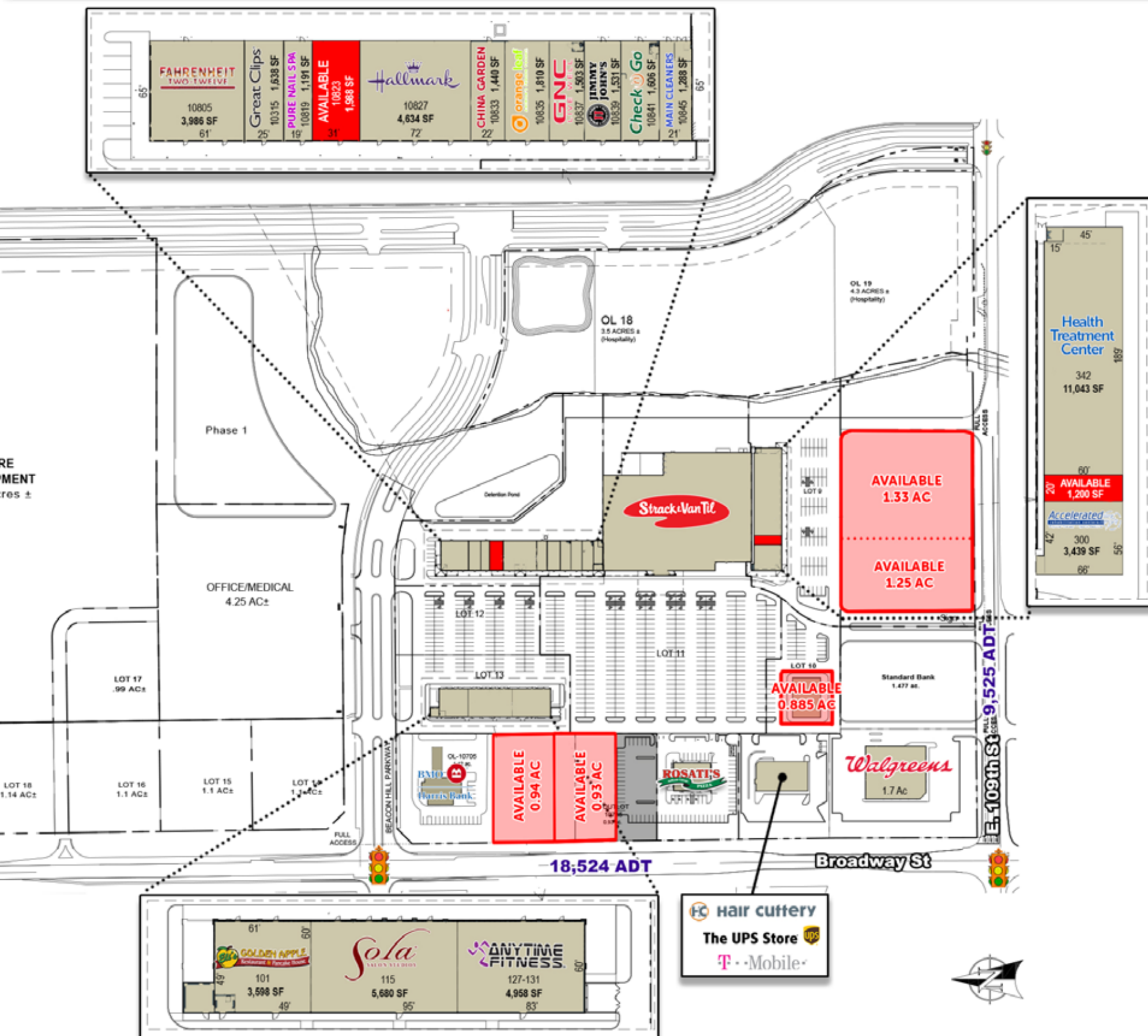


Property Highlights

Location

Beacon Hill is located at the NEC of Broadway Street (18,524 ADT) and 109th Street (9,525 ADT) in Crown Point, Indiana. Join Strack & Van Til, Accelerated Rehab, Jimmy John's and GNC. Area retailers include Aldi, Dollar Tree, Verizon and Buffalo Wild Wings.

Retail Space Available	1,200 Sq Ft & 1,988 Sq Ft	
Outlot Space Available	0.885 Ac, 0.93 Ac, 0.94 Ac, 1.25 Ac & 1.33 Ac	
Population Density	2,828 People	1 Mile Radius
	24,302 People	3 Mile Radius
	50,581 People	5 Mile Radius
Average HH Incomes	\$72,615	1 Mile Radius
	\$79,736	3 Mile Radius
	\$72,905	5 Mile Radius



Contact

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Beacon Hill

NEC Broadway St & E 109th Ave
Crown Point, IN



ARCORE Business Summary

NEC Broadway St & 109th Ave, Crown Point, IN
-87.334521 41.420972
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
Latitude: 41.420972
Longitude: -87.334521

	1 mile	3 miles	5 miles
Data for all businesses in area			
Total Businesses:	351	2,410	4,734
Total Employees:	2,527	22,616	41,906
Total Residential Population:	2,828	32,704	66,854
Employee/Residential Population Ratio:	0.89	0.69	0.63
2013 Civilian Population 16+ in Labor Force			
Civilian Employed	92.9%	94.0%	91.7%
Civilian Unemployed	7.1%	6.0%	8.3%
2013 Employed Population 16+ by Industry			
Total	1,247	15,750	31,721
Agriculture/Mining	0.2%	0.2%	0.2%
Construction	4.3%	3.6%	4.0%
Manufacturing	19.2%	17.1%	16.2%
Wholesale Trade	3.2%	2.7%	2.4%
Retail Trade	9.1%	9.2%	10.5%
Transportation/Utilities	5.9%	5.9%	6.7%
Information	1.0%	1.1%	1.1%
Finance/Insurance/Real Estate	4.4%	4.8%	4.6%
Services	48.4%	50.8%	50.0%
Public Administration	4.3%	4.6%	4.3%
2013 Population 25+ by Educational Attainment			
Total	2,040	23,357	45,962
Less than 9th Grade	2.1%	2.6%	2.8%
9th - 12th Grade, No Diploma	6.4%	5.0%	5.8%
High School Graduate	40.8%	33.8%	34.5%
Some College, No Degree	17.0%	19.8%	21.2%
Associate Degree	8.6%	8.8%	8.8%
Bachelor's Degree	17.0%	20.1%	18.0%
Graduate/Professional Degree	8.1%	9.9%	8.9%
2013 Households by Income			
Household Income Base	1,250	12,603	25,522
<\$15,000	14.1%	8.7%	9.9%
\$15,000 - \$24,999	8.8%	9.0%	10.1%
\$25,000 - \$34,999	12.2%	11.1%	11.1%
\$35,000 - \$49,999	11.8%	12.4%	12.6%
\$50,000 - \$74,999	17.3%	19.8%	20.1%
\$75,000 - \$99,999	16.2%	15.3%	15.8%
\$100,000 - \$149,999	12.6%	14.9%	14.0%
\$150,000 - \$199,999	3.2%	4.9%	3.6%
\$200,000+	3.8%	4.1%	2.8%
Average Household Income	\$72,615	\$79,736	\$72,905
Housing Unit Summary			
2010 Housing Units	1,296	12,967	26,506
Owner Occupied Housing Units	73.0%	73.8%	68.1%
Renter Occupied Housing Units	22.9%	20.7%	25.9%
Vacant Housing Units	4.1%	5.4%	5.9%
2013 Housing Units	1,309	13,213	27,036
Owner Occupied Housing Units	71.0%	73.2%	67.1%
Renter Occupied Housing Units	24.4%	22.1%	27.3%
Vacant Housing Units	4.5%	4.6%	5.6%
2018 Housing Units	1,317	13,331	27,364
Owner Occupied Housing Units	70.8%	74.0%	67.5%
Renter Occupied Housing Units	24.3%	22.0%	27.1%
Vacant Housing Units	4.9%	4.0%	5.4%
Median Age			
2010	40.3	40.6	38.2
2013	41.0	41.2	38.8
2018	41.7	41.8	39.4

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2013 and 2018

April 26, 2016



ARCORE Site Summary

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-87.334521 41.420972
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
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Longitude: -87.334521

	1 mile	3 miles	5 miles
Population			
2000 Population	2,061	24,302	50,581
2010 Population	2,809	31,861	65,509
2013 Population	2,828	32,704	66,854
2018 Population	2,844	33,192	67,757
2000-2010 Annual Rate	3.14%	2.75%	2.62%
2010-2013 Annual Rate	0.21%	0.81%	0.63%
2013-2018 Annual Rate	0.11%	0.30%	0.27%
2013 Male Population	47.0%	49.5%	49.0%
2013 Female Population	53.0%	50.5%	51.0%
2013 Median Age	41.0	41.2	38.8
Race and Ethnicity			
2013 White Alone	92.2%	86.2%	77.5%
2013 Black Alone	1.7%	7.8%	14.7%
2013 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2013 Asian Alone	2.0%	1.9%	1.9%
2013 Pacific Islander Alone	0.1%	0.0%	0.0%
2013 Other Race	2.0%	2.1%	3.3%
2013 Two or More Races	1.8%	1.8%	2.4%
2013 Hispanic Origin (Any Race)	8.2%	8.5%	10.9%
Households			
2000 Households	857	9,246	18,760
2010 Households	1,243	12,263	24,939
2013 Total Households	1,250	12,603	25,522
2018 Total Households	1,252	12,803	25,891
2000-2010 Annual Rate	3.79%	2.86%	2.89%
2010-2013 Annual Rate	0.17%	0.85%	0.71%
2013-2018 Annual Rate	0.03%	0.32%	0.29%
2013 Average Household Size	2.24	2.45	2.51
Median Household Income			
2013 Median Household Income	\$53,128	\$58,786	\$55,766
2018 Median Household Income	\$69,559	\$76,822	\$73,090
2013-2018 Annual Rate	5.54%	5.50%	5.56%
Average Household Income			
2013 Average Household Income	\$72,615	\$79,736	\$72,905
2018 Average Household Income	\$87,620	\$95,330	\$86,303
2013-2018 Annual Rate	3.83%	3.64%	3.43%
Per Capita Income			
2013 Per Capita Income	\$32,822	\$31,712	\$28,655
2018 Per Capita Income	\$39,573	\$37,740	\$33,817
2013-2018 Annual Rate	3.81%	3.54%	3.37%
2010 Population by Relationship and Household Type			
Total	2,809	31,861	65,509
In Households	98.9%	94.1%	95.9%
In Family Households	78.2%	79.2%	80.9%
Householder	26.5%	25.8%	25.6%
Spouse	20.0%	20.5%	19.4%
Child	27.7%	28.9%	31.1%
Other relative	2.6%	2.7%	3.1%
Nonrelative	1.5%	1.3%	1.7%
In Nonfamily Households	20.7%	14.9%	15.0%
In Group Quarters	1.1%	5.9%	4.1%
Institutionalized Population	1.1%	5.8%	3.4%
Noninstitutionalized Population	0.0%	0.1%	0.7%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2013 and 2018

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