Prime Retail Opportunity in The Heart of La Porte

A High Visibility 1,983 SF Retail Building on a 0.40-Acre Lot

111 E. LINCOLNWAY | LA PORTE, IN 46350

NAI Cressy
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Building:
1,983 SF

Land:
0.4 AC

Zoning:
B-2

Built:
1981

Traffic Count:
Approximately 17,500 vehicles/day

List Price:
$300,000

Property Overview

Discover exceptional visibility and steady traffic flow at this well-positioned 1,983 SF retail space along SR-2/E Lincolnway, offering nearly 17,500 cars passing daily. Built in 1981 and situated on a generous 0.40-acre lot, this property provides both functionality and flexibility for a wide range of commercial uses. Located just steps from Downtown La Porte, the site benefits from strong local activity and convenient access to major nearby markets only 21 miles from Valparaiso and 20 miles from South Bend. The property sits within the B-2 General Commercial District, allowing for a variety of retail, service, and customer-facing business opportunities. Whether you're expanding, relocating, or launching a new concept, this highly visible corridor offers the exposure and accessibility your business needs to thrive. Property Highlights: Excellent visibility along SR-2 -High traffic counts: ~17,500 vehicles/day -Close proximity to Downtown La Porte -21 miles to Valparaiso | 20 miles to South Bend -1,983 SF retail building -0.40-acre lot -Zoned B-2: General Commercial.

VIEW LISTING ONLINE



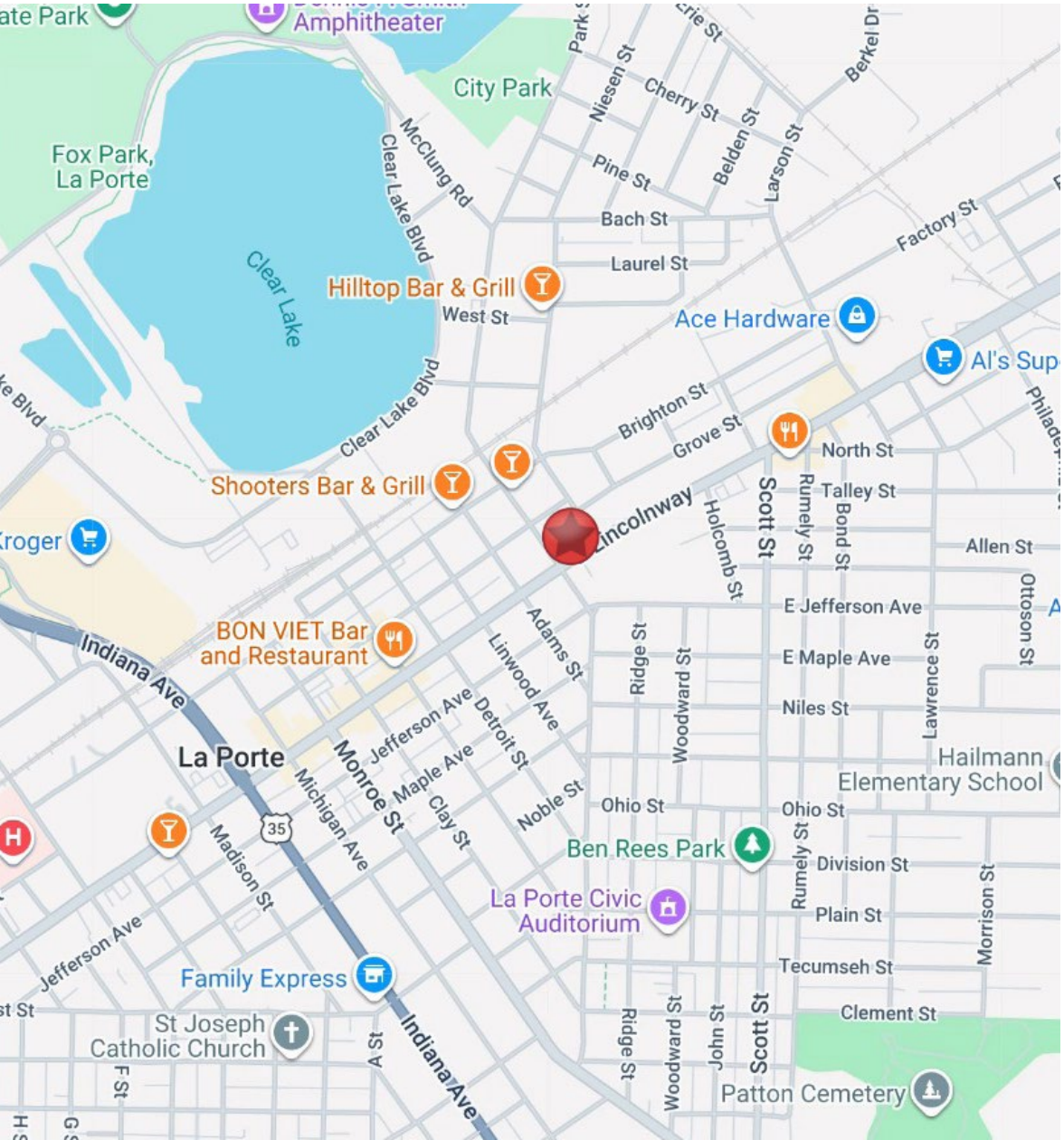
Property Photos



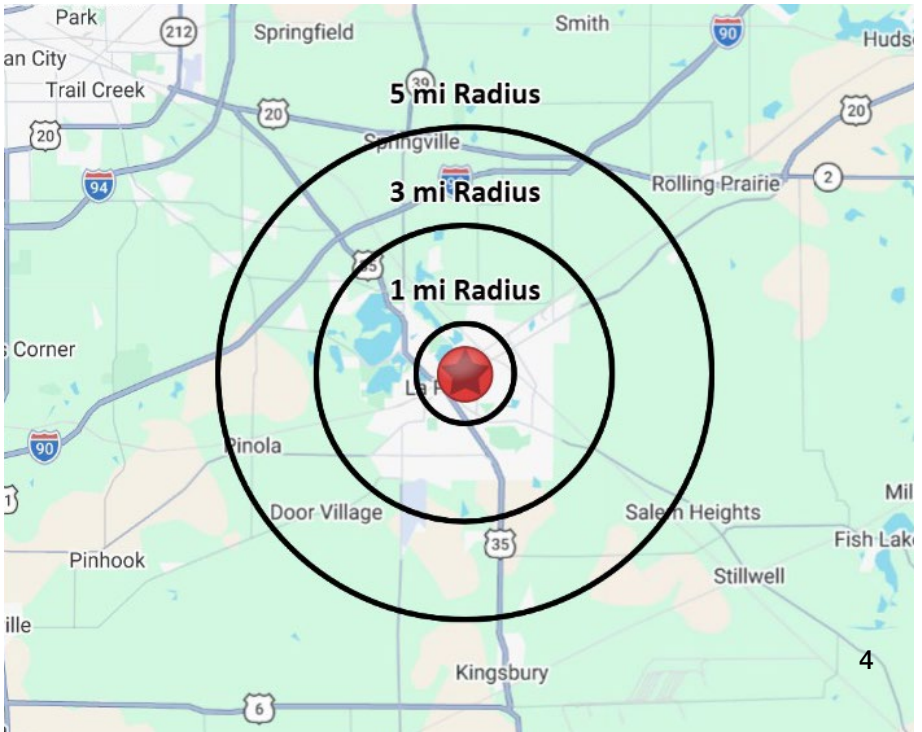


Location Overview

Located in the heart of downtown La Porte, this property enjoys a prominent position along Lincolnway (State Road 2), one of the city's primary commercial thoroughfares. The surrounding downtown district features a mix of locally owned shops, restaurants, professional offices, financial institutions, government services and historic commercial buildings, creating an established business environment with pedestrian and vehicle activity. The property benefits from convenient access to U.S. 35, State Road 39 and the Indiana Toll Road (I-80/90), providing connectivity throughout La Porte County and Northwest Indiana.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,195	26,061	32,989
HOUSEHOLDS	2,259	6,576	8,960
AVERAGE HOUSEHOLD INCOME	$80,722	$93,845	$97,907
MEDIAN HOME VALUE	$186,918	$218,239	$232,605



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