Large Marina and Basin

MARINA SHORES AT DUNE HARBOR

PORTAGE, IN

OFFERING MEMORANDUM

Marina Shores at Dune Harbor

2025

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1 PROPERTY INFORMATION

PROPERTY DESCRIPTION

PROPERTY SUMMARY

PROTECTED BASIN / PRIVATE ENTRANCE / FLOATING DOCKS

BOATER ACCESS TO YACHT CLUB AND AMENITIES

BOATER ACCESS TO YACHT CLUB RESTARUANT

BOATER ACCESS TO YACHT CLUB LOUNGE AREAS

BOATER ACCESS TO YACHT CLUB FITNESS CENTER

SHIPS STORE, FUEL DOCK, & REAL ESTATE (OWNED IN FEE)

PROPERTY DESCRIPTION

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For Sale - The Marina Basin (water and submerged lands only - approx. 17 acres) and the Marina Store, Offices and cleaning station (including the underlying real estate - in fee) located on North side next to the fuel dock where entering the basin. Not included are the seawalls or any of the other uplands surrounding the basin. Parking is located on the north side of the basin and is shared with the residents at the development, Buyer is purchasing all of the floating docks, the pedestals, the ramps, the pilings and all other assets attached to or resting upon the floating docks that are not owned by customers or other third parties.

This Marina is located approximately 30 miles southeast of Chicago and is situated on the south end of Lake Michigan in its own protected harbor. Adjacent multi-family housing development continues to be added to the overall development providing more and more customers and enhanced appeal to the boating public. In addition to boat docks, there is continuing expansion of the PWC demand for storage along with increasing fuel sales and growing patronage at the Restaurant and Fitness Center.

An Association manages the overall property and will collect fees for customer use of public areas. Currently the Restaurant, Bars, and Fitness Center are operated by a 3rd party who is committed to the continual improvement, upgrade, and profitability of the facility which contributes greatly to the ambiance and enjoyment of boating customers. The Restaurant, Bars, and Fitness Center are a major draw for those who love the waterfront.

The 267 floating wet slips (accommodating vessels up to 50 feet) and 57 Jet Ski slips are loaded with amenities and are in excellent condition. Customers enjoy adjacent parking to the boardwalk along the waterfront which is maintained by the Association.

PROPERTY SUMMARY

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Marketed in the past to include all of the multi-family development uplands, this acquisition opportunity is now presented to include only the marina component which includes the entire basin along with the Boat House, fuel docks, and cleaning station.

- Marina Basin and Waterway - approximately 17-acres
- Outparcel "E" (undeveloped) - approximately .75 acres
- Lot 86 - Harbor Office/Ships Store & Offices - approximately .27 acres

OFFERING SUMMARY	
Sale Price:	$5,900,000.00

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	81,321	319,012	998,919
Total Population	177,645	739,322	2,239,398
Average HH Income	$60,096	$67,974	$66,832

PROTECTED BASIN / PRIVATE ENTRANCE / FLOATING DOCKS

BOATER ACCESS TO YACHT CLUB AND AMENITIES

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LOCATION INFORMATION 2

REGIONAL MAP

AERIAL MAP

LOCATION MAP

REGIONAL MAP

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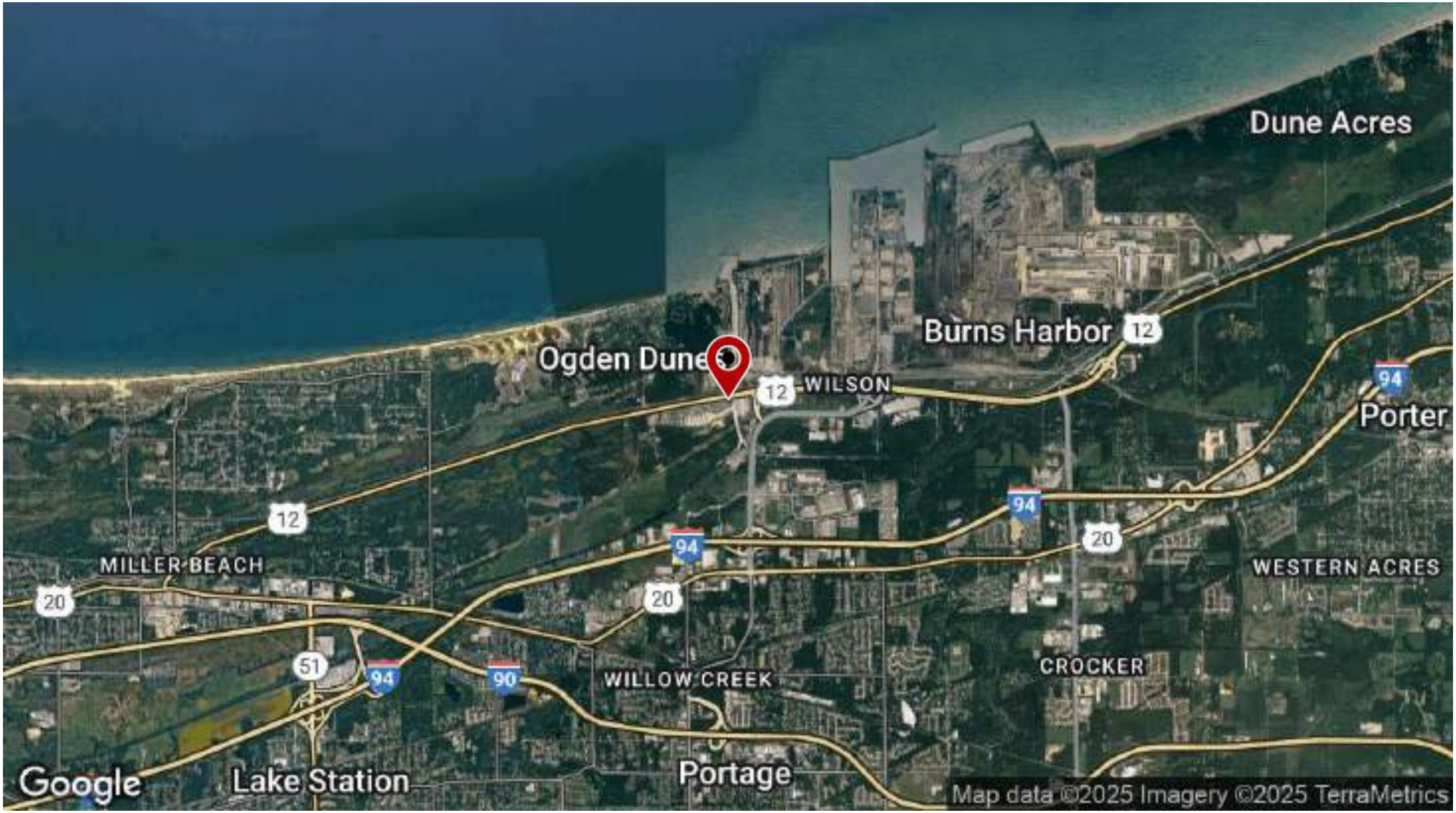
AERIAL MAP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Burns Harbor
12
Ogden Dunes
12
WILSON
94
Porter
12
94
20
MILLER BEACH
WESTERN ACRES
20
94
20
51
94
90
WILLOW CREEK
CROCKER
Google
Lake Station
Portage
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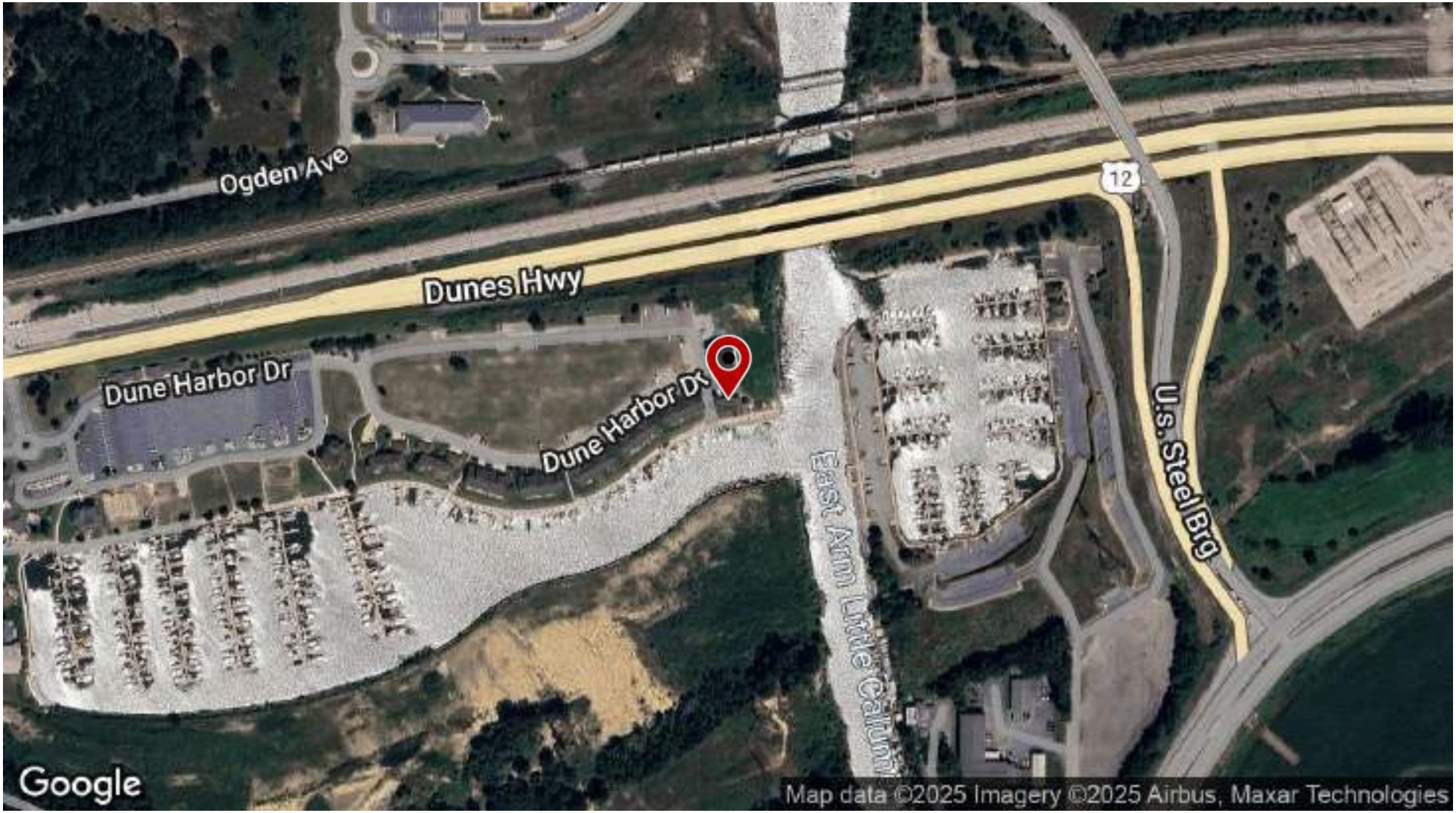
LOCATION MAP



MARINA SHORES AT DUNE HARBOR

3 DEMOGRAPHICS

DEMOGRAPHOCS MAP & REPORT

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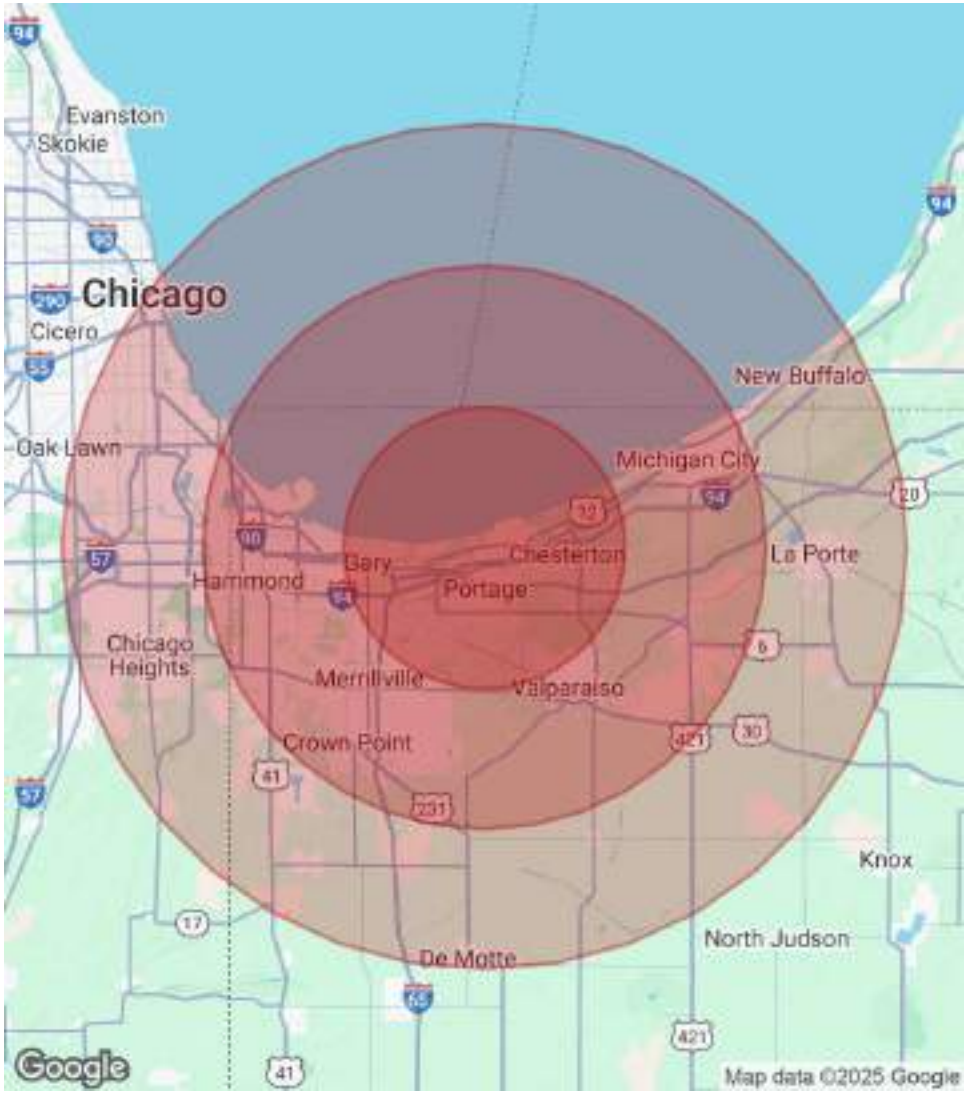
POPULATION	10 MILES	20 MILES	30 MILES
Total Population	177,645	739,322	2,239,398
Average Age	39.4	39.8	38.6
Average Age (Male)	37.0	37.9	36.6
Average Age (Female)	41.0	41.0	40.3

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	81,321	319,012	998,919
# of Persons per HH	2.2	2.3	2.2
Average HH Income	$60,096	$67,974	$66,832
Average House Value	$146,597	$158,099	$182,783

2020 American Community Survey (ACS)



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