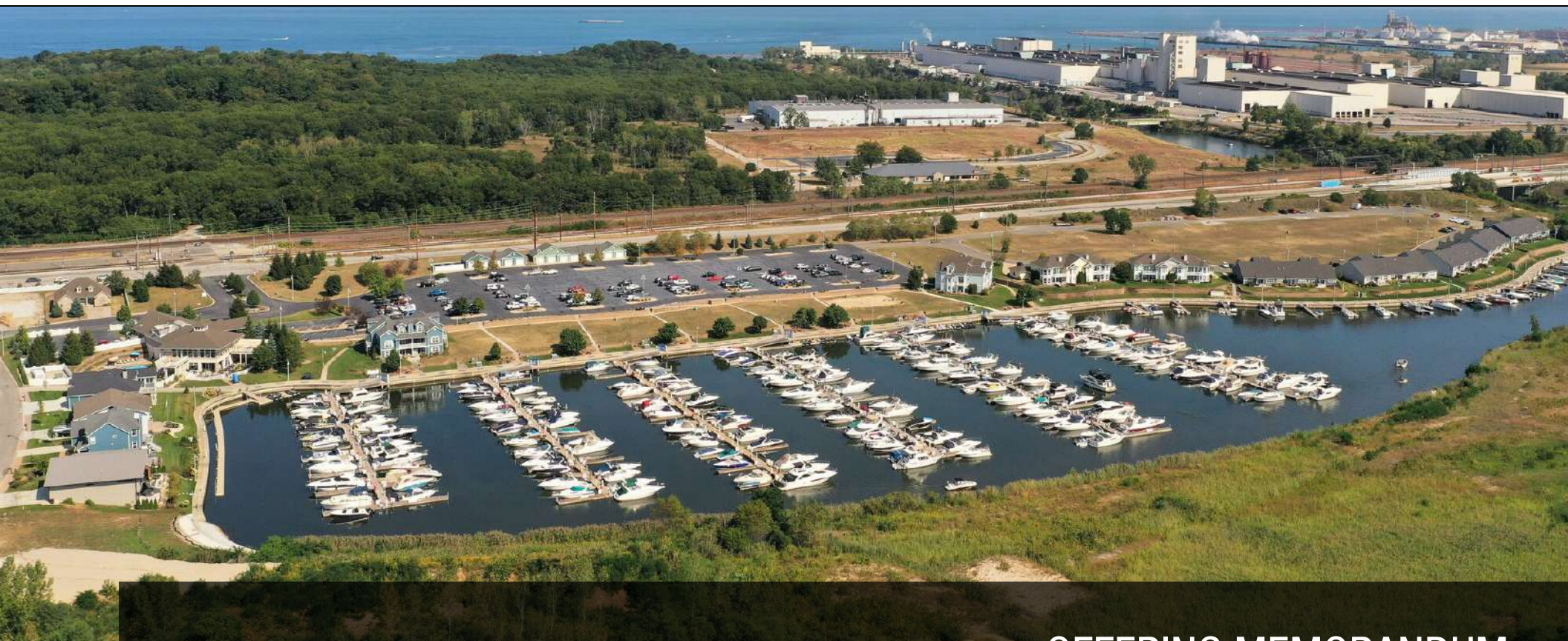


MARINA SHORES AT DUNE HARBOR

PORTAGE, IN



OFFERING MEMORANDUM

2024

Marina Shores at
Dune Harbor

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Jennifer Stein Real Estate, Inc ("JSRE") and Out of State Cooperating Broker Richard H. Roughen PA - Keller Williams Realty Services of Boca Raton - dba National Marina Sales in compliance with all applicable fair housing and equal opportunity laws.

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MARINA SHORES AT DUNE HARBOR

PROPERTY INFORMATION

1

PROPERTY DESCRIPTION

PROPERTY SUMMARY

PROTECTED BASIN / PRIVATE ENTRANCE / FLOATING DOCKS

BUILDING INCL. POOL, BARS, RESTAURANT & FITNESS CENTER

SEPARATE LOUNGE AREAS

FITNESS CENTER

RESTAURANT

SHIP STORE & FUEL DOCK

PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

For Sale - The Marina and Basin, Harbor Office/Ships Store, Restaurant with multiple Bars/Lounges, a Fitness Center, and Swimming Pool. The real estate for each of these operations is included and all described property will be conveyed in fee. Cash flows are strong and improving at the marina and the fuel docks.

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.

The basin consists of approximately 17 acres of submerged lands and will be conveyed in fee. 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 tenant who is committed to the continual improvement, upgrade, and profitability of the facility which contributes greatly to the ambiance and enjoyment of the boating public. The Restaurant, Bars, and Fitness Center are a major draw for those who love the waterfront.

The 270 +/- floating wet slips (accommodating vessels up to 50 feet) 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



PROPERTY SUMMARY

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 along with two related structures (Restaurant, Bars, and Fitness Center *and* The Boat House).

- Marina Basin and Waterway - approximately 17-acres
- Outparcel "E" (undeveloped) - approximately .75 acres
- Lot 86 - Harbor Office/Ships Store & Offices - approximately .27 acres
- Lot 63 - Restaurant and Fitness Center - approximately 1.5 acres

OFFERING SUMMARY

Sale Price:	\$6,800,000
Restaurant Building Size:	Approx. 15,000 SF
Boat House / Ship Store Building Size	Approx. 5,000 SF
2 Underground Fuel Tanks	10,000 Gallons Each

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

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PROTECTED BASIN / PRIVATE ENTRANCE / FLOATING DOCKS



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BUILDING INCL. POOL, BARS, RESTAURANT & FITNESS CENTER



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SEPARATE LOUNGE AREAS



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FITNESS CENTER



Jennifer Stein Real Estate, Inc.

RESTARUANT



Jennifer Stein Real Estate, Inc.

SHIP STORE & FUEL DOCK



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MARINA SHORES AT DUNE HARBOR

LOCATION INFORMATION

2

REGIONAL MAP

AERIAL MAP

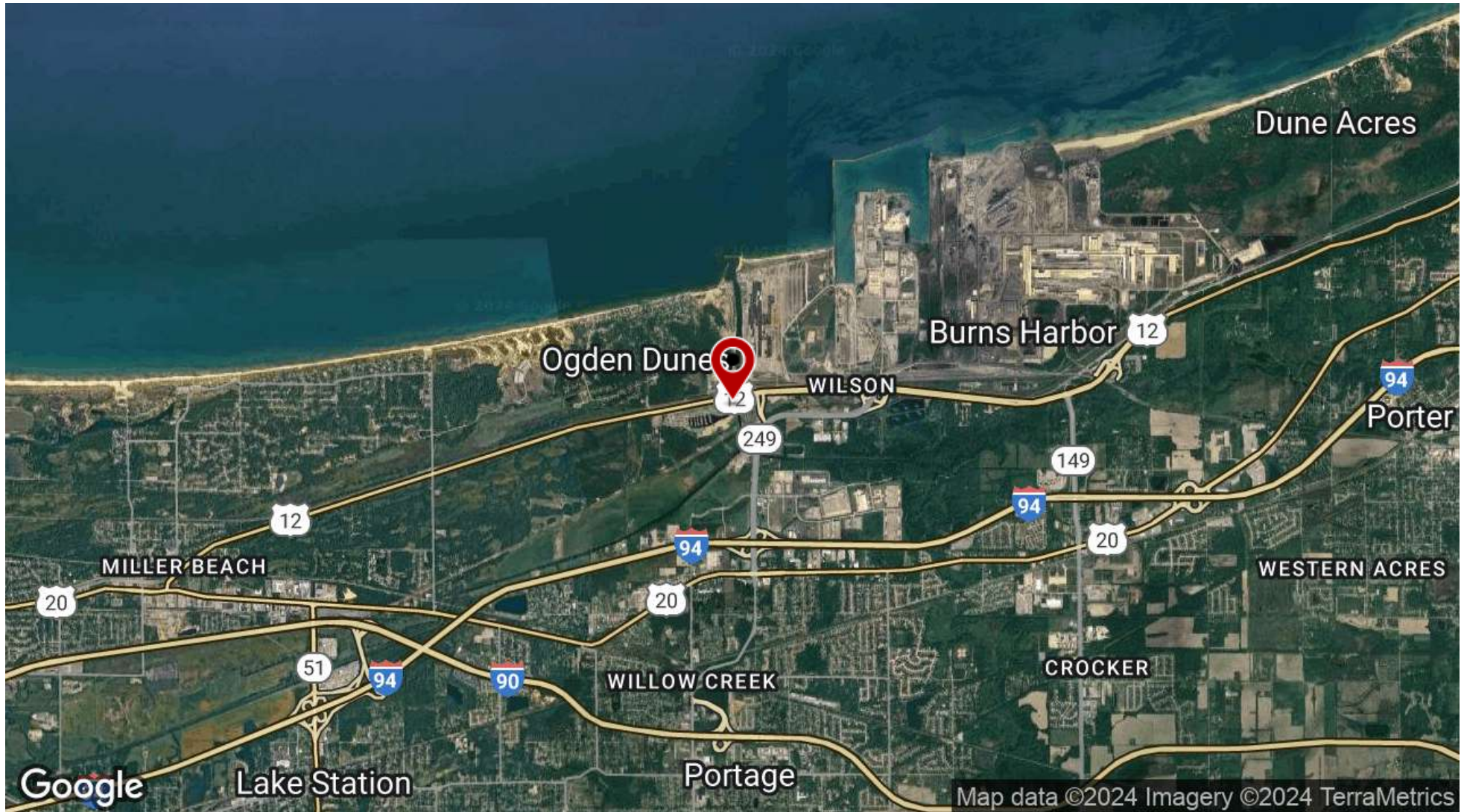
LOCATION MAP

REGIONAL MAP



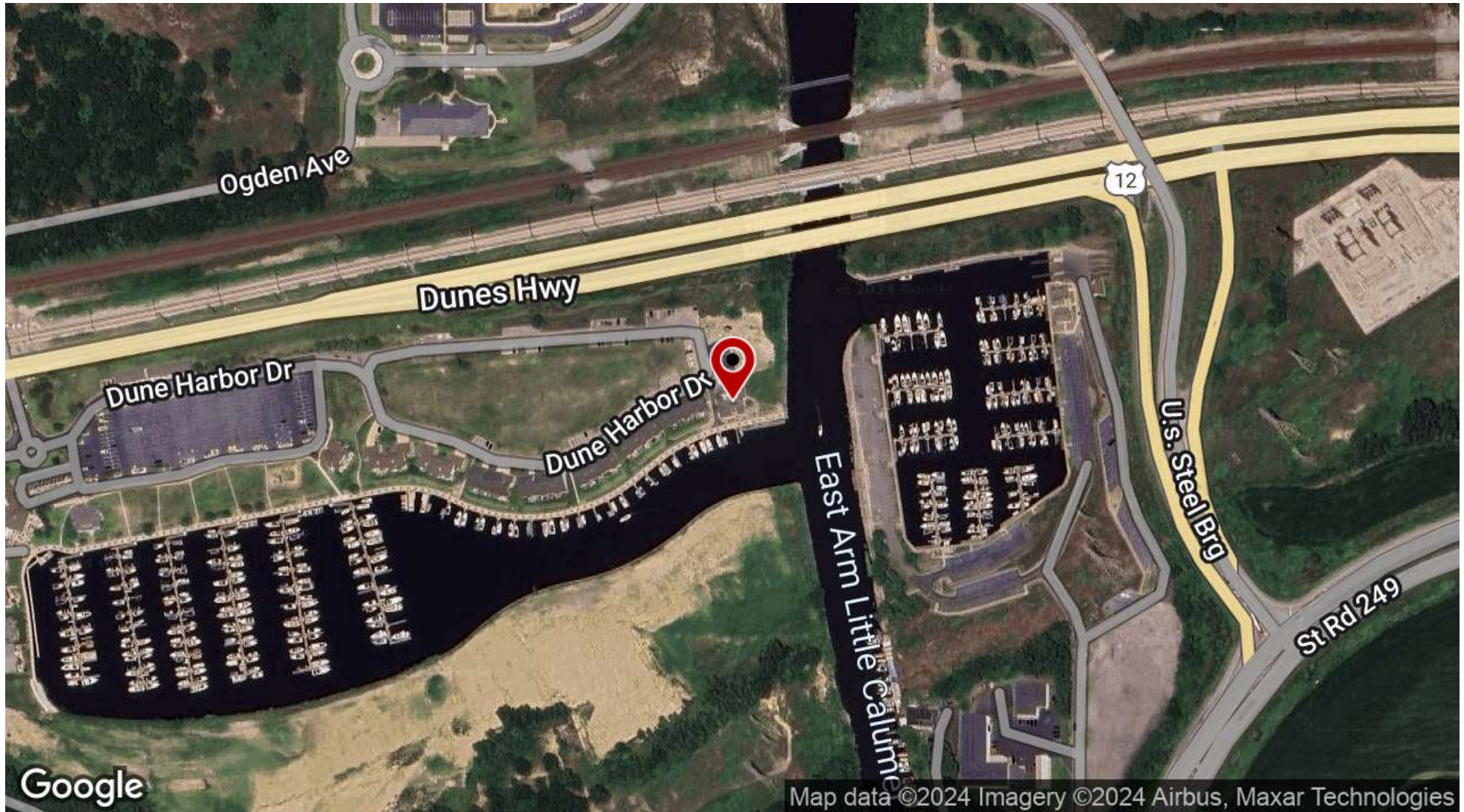
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AERIAL MAP



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LOCATION MAP



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MARINA SHORES AT DUNE HARBOR

DEMOGRAPHICS

3

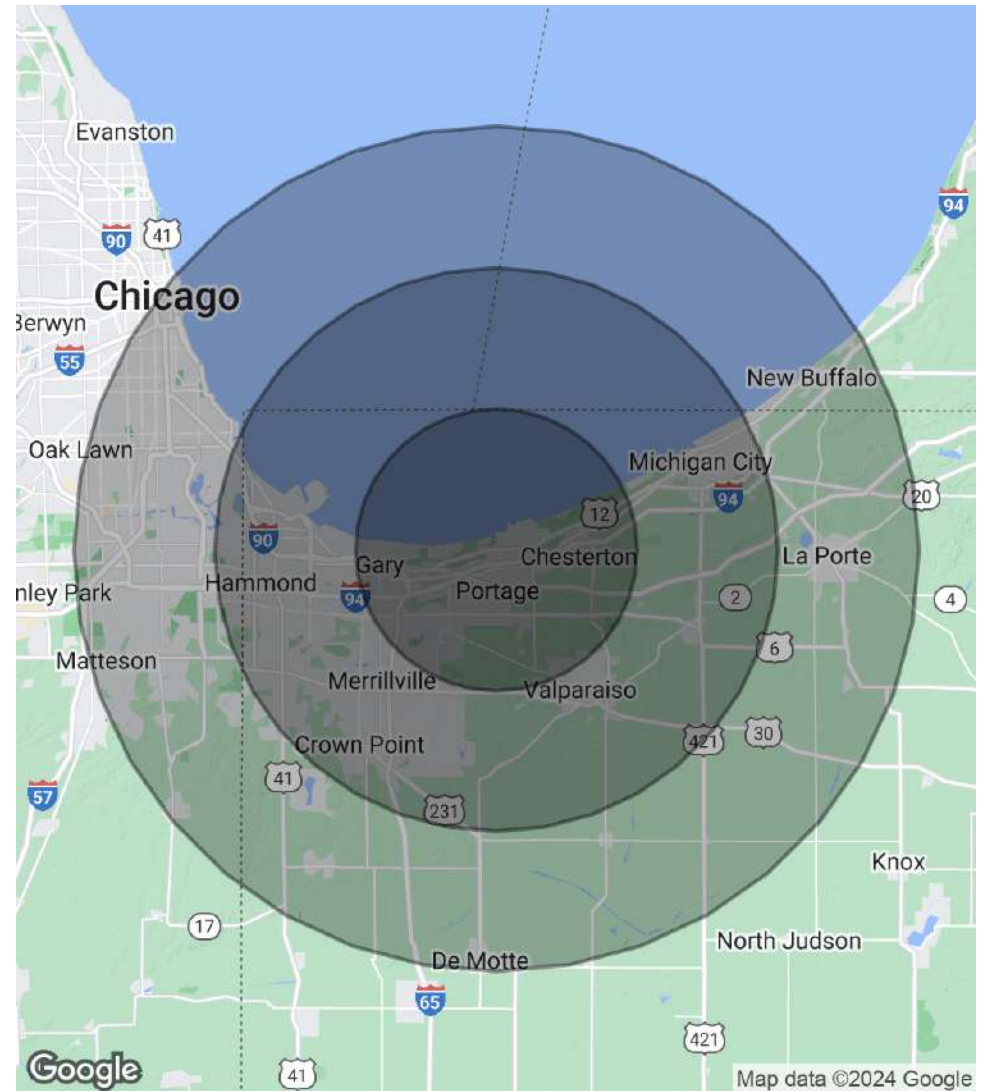
DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

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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