

Downtown Elwood

1515 South A Street, Elwood, IN 46036



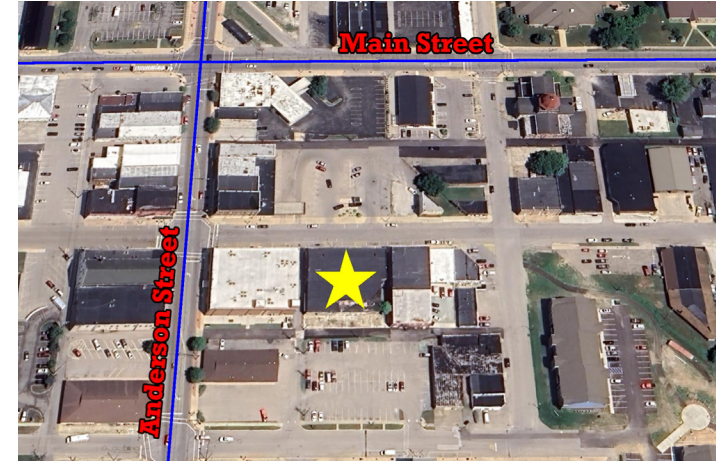
FOR LEASE

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OFFERING SUMMARY

LIST PRICE: \$5 - \$12 per SF MG

BUILDING SIZE: 24,000 SF

SPACES AVAILABLE: 2,000 SF / 4,000 SF / 6,000 SF

YEAR BUILT: 1908, Renovated in 2024

TRAFFIC COUNT: 1,204 AADT

USES: Office/retail, restaurant/bar and storage

PROPERTY OVERVIEW

Explore three versatile spaces available for lease just a block southeast of Anderson and Main, right in the heart of Elwood. At the front of the building, there's a spacious 4,000 SF area, currently set up as a bar/restaurant, with an option to expand an additional 2,000 SF. Also facing the street is a 2,000 SF retail or office space, ideal for various business needs. At the back, you'll find a flexible 6,000 SF space that can be adapted to suit your requirements. While some updates are needed before move-in, each unit offers unique possibilities. Rates are flexible—reach out for more details!

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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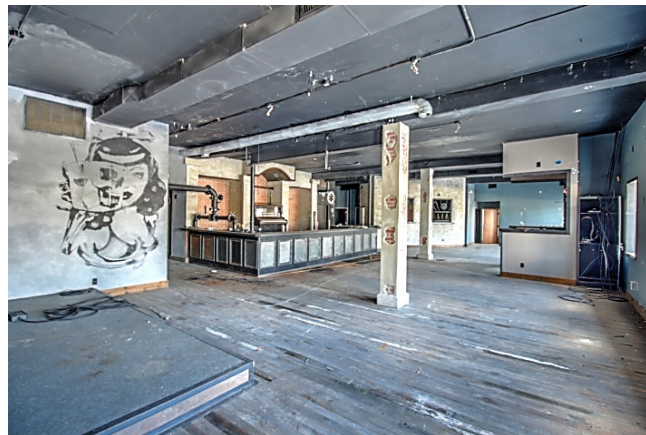
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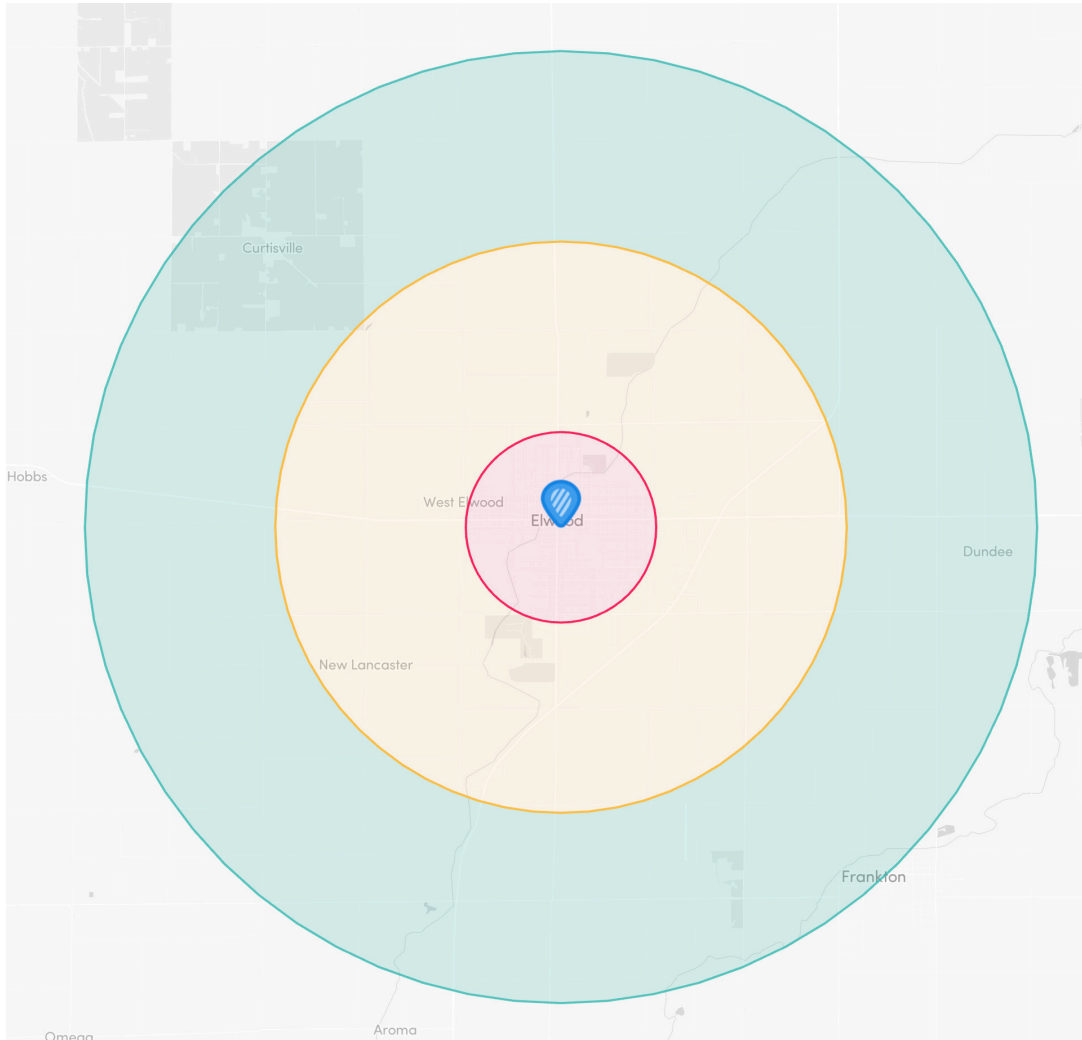
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	7,407	10,399	12,232
Workday Population	4,830	7,581	10,485

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,397	1,840	2,120
Ages 15-24	911	1,257	1,502
Ages 25-54	2,606	3,534	4,145
Ages 55-64	1,078	1,573	1,845
Ages 65+	1,414	2,193	2,620

Income	1 Mile	3 Miles	5 Miles
Median	\$58,602	\$60,492	\$62,877
< \$15,000	295	402	454
\$15,000-\$24,999	289	387	441
\$25,000-\$34,999	314	450	512
\$35,000-\$49,999	423	604	695
\$50,000-\$74,999	650	958	1,095
\$75,000-\$99,999	440	629	738
\$100,000-\$124,999	289	399	481
\$125,000-\$149,999	152	237	298
\$150,000-\$199,999	127	214	280
> \$200,000	87	143	198

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,533	5,039	5,880
Renter Occupied	1,045	1,392	1,532
Owner Occupied	2,020	3,029	3,660
Vacant	468	617	688

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