

Downtown Elwood

1515 South A Street, Elwood, IN 46036



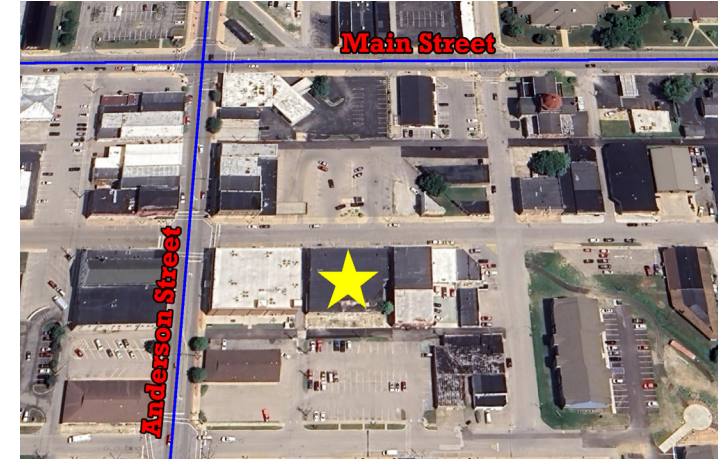
FOR LEASE

JOSIE LAVEY

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OFFERING SUMMARY

LIST PRICE: \$4.50 - \$10.80 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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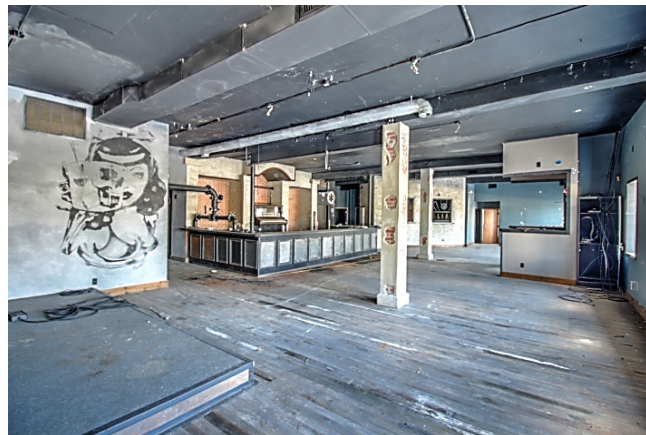
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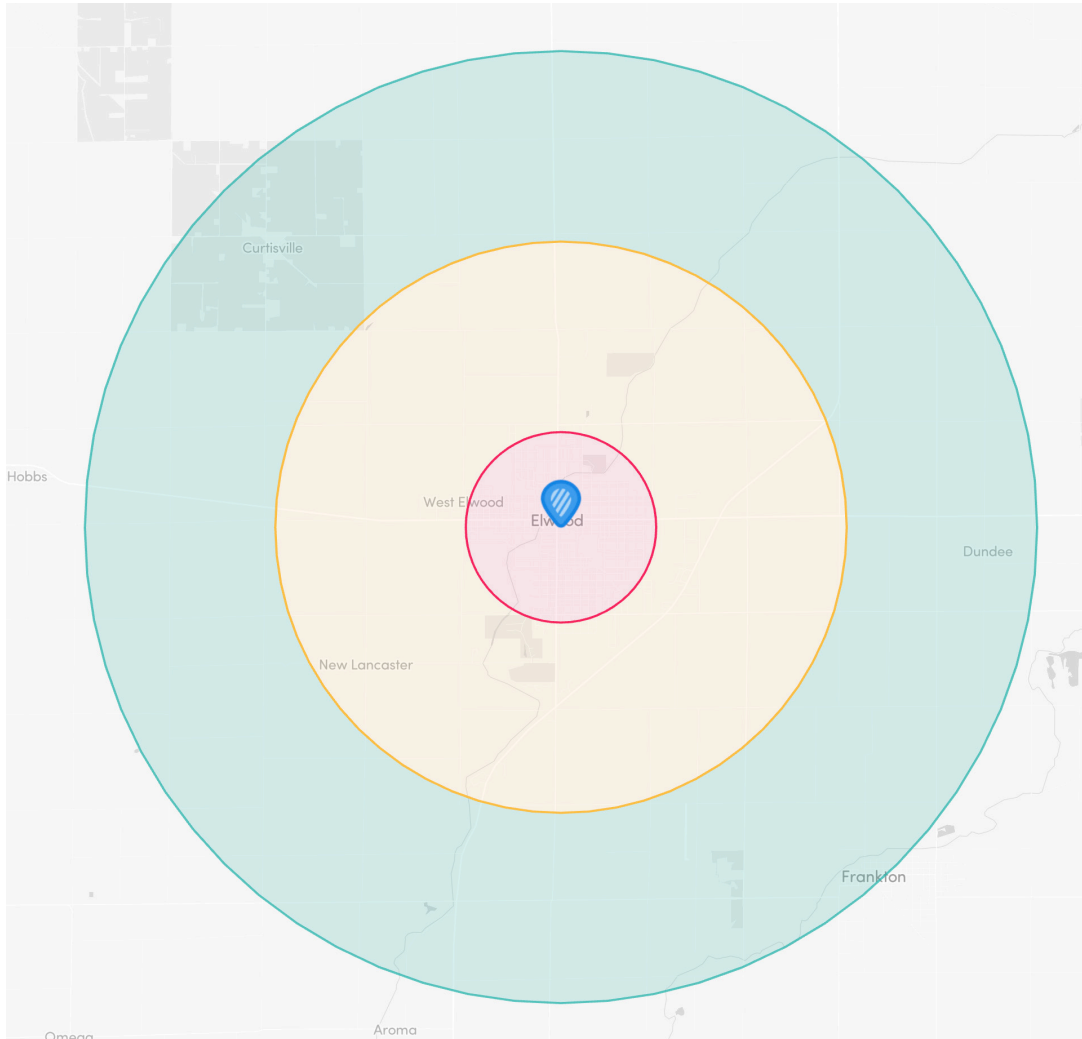
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DEMOGRAPHICS

| 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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