

1815-1955 W GLEN PARK AVE, GRIFFITH, IN 46319



For more information, please contact:

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GRIFFLAND PLAZA

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Lot Size:	4.82 Acres
Year Built:	1997
Building Size:	40390 SF
Zoning:	B-3
Submarket:	Indiana

PROPERTY HIGHLIGHTS

- Well located retail center in Griffith, IN
- Last unit remaining!
- Endcap unit, Former Bar w/Small kitchen
- Strong mix of both national and local tenants
- Quick access to Chicago via 80/94
- Tenant Improvement Allowance Available
- 3 Miles east of US 41



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PROPERTY DESCRIPTION



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Highly visible retail center located on 45th (Glen Park Ave) in Griffith, IN. Griff-land Plaza is located on 45th Street in Griffith, Indiana just 3 miles east of Indianapolis Boulevard. Join this strong tenant mix today including Midwest Express, State Farm, Heights Finance, Dennis Uniform, Edward Jones and many more . With this location, you are minutes from access to 80/94 or Route 41. Signage is available for tenant use directly on 45th in view of high traffic counts daily.

LOCATION DESCRIPTION

From 80/94 take Kennedy Avenue south to 45th Street. East on 45th to property on right 1 mile ahead.

Griffith is a town in the North and St. John townships in Lake County, Indiana, United States. It is a part of the Chicago metropolitan area. The population was 16,420 in 2020. Griffith is the 11th largest town in population and 17th largest town in the State of Indiana.

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LEASE SPACES

GRIFFLAND PLAZA

Suite 1813	Heights Finance Suite 1815	45th St. Tattoo Suite 1817	Chinatown Suite 1821	Great Nails Suite 1823	Proof Bar + Eatery Suite 1827-31	Member Source Credit Union Suite 1903	Suite 1909 America HVAC	State Farm Suite 1911	Suite 1915 Dennis Uniform	Midwest Express Clinic Suite 1923	Romano's Pizza Suite 1929	Barber Shop Suite 1935	VUE Salon	Snelling Staffing Suite 1935	Edward Jones Suite 1941	SEMAC Suite 1941	SEMAC Offices Suite 1943	Lake Co. Democratic Party Suite 1947	Griffland Optical	Bootleg Liquors Suite 1955 & 1957
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Unit(s)	Tenant	Unit Size
1813	VACANT	2,000
1815	Heights Finance	1,872
1817	45th St Tattoo	1,500
1821	Chinatown	1,500
1823	Great Nails	1,000
1827 -31	Getaway Bar & Grill	3,500
1903	Member Source Credit Union	2,340
1909	America HVAC	2,100
1911	State Farm	1,000
1915	Dennis Uniform	2,160

Unit(s)	Tenant	Unit Size
1923	Midwest Express Clinic	4,000
1927	Romano's Pizza	2,000
1929	Barber Shop	1,560
1931	V.U.E. Salon & Spa	1,600
1935	Snelling Staffing	1,560
1939	Edward Jones	960
1941	SEMAC	870
1943	SEMAC	3,377
1947	Lake Co. Democratic Party	1,230
1951	Grifflands Optical LLC	1,500

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1813	Available	2,000 SF	NNN	\$22.00 SF/yr	-

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ADDITIONAL PHOTOS



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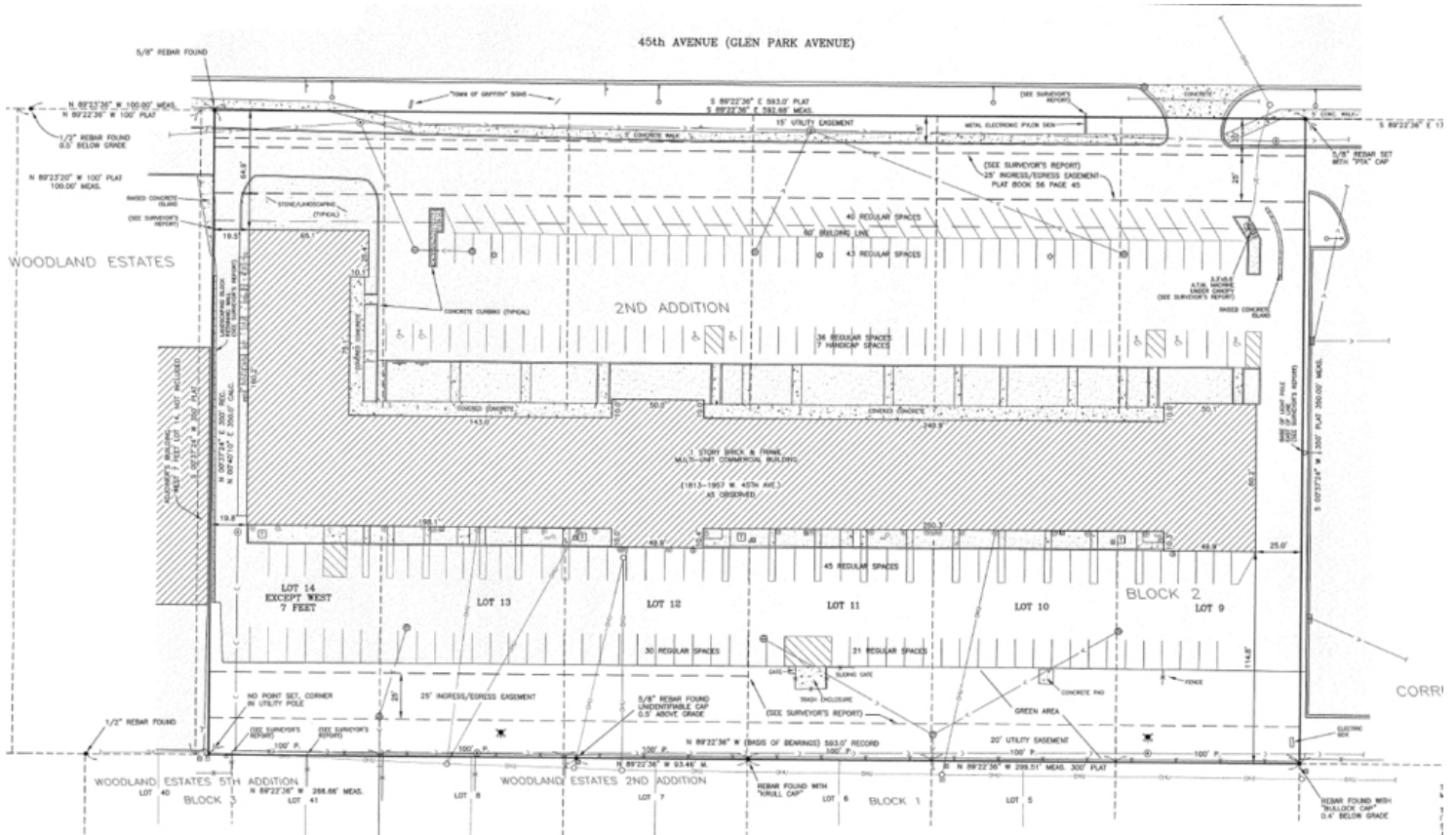
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SITE PLAN



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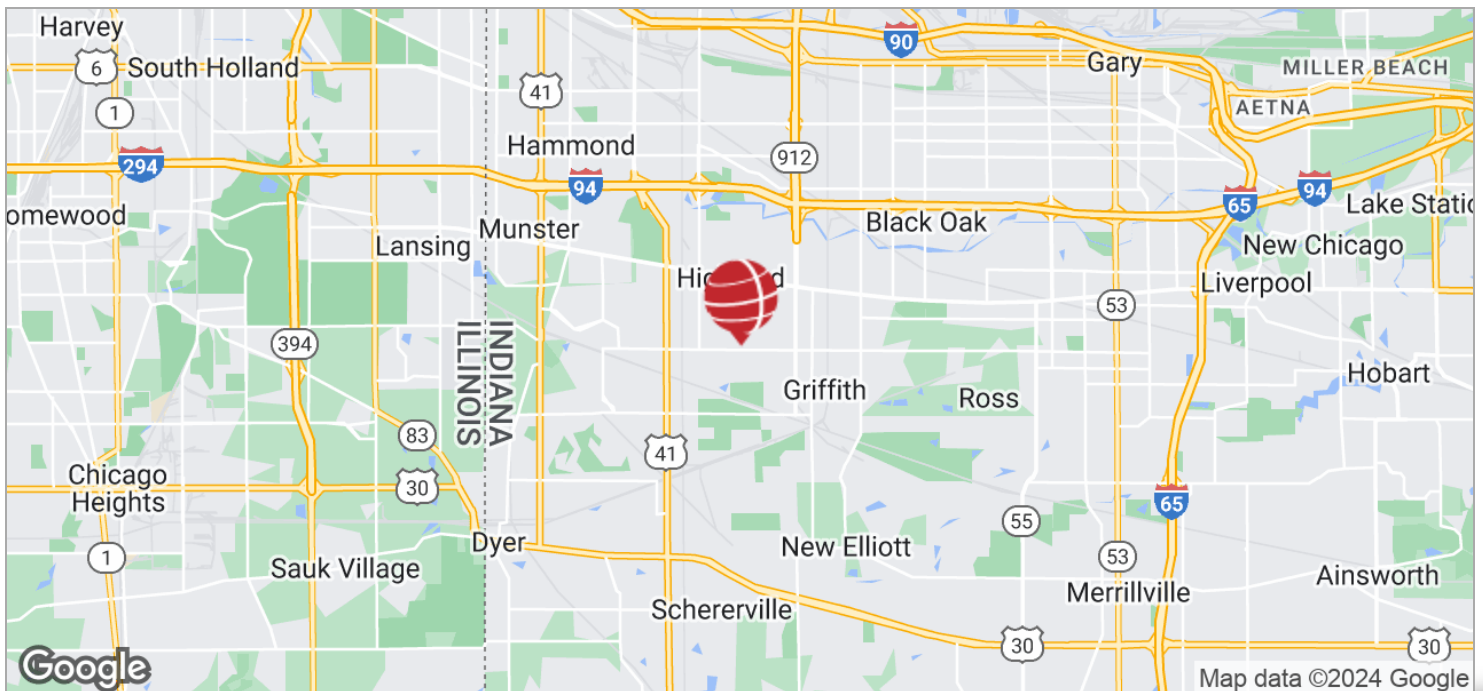
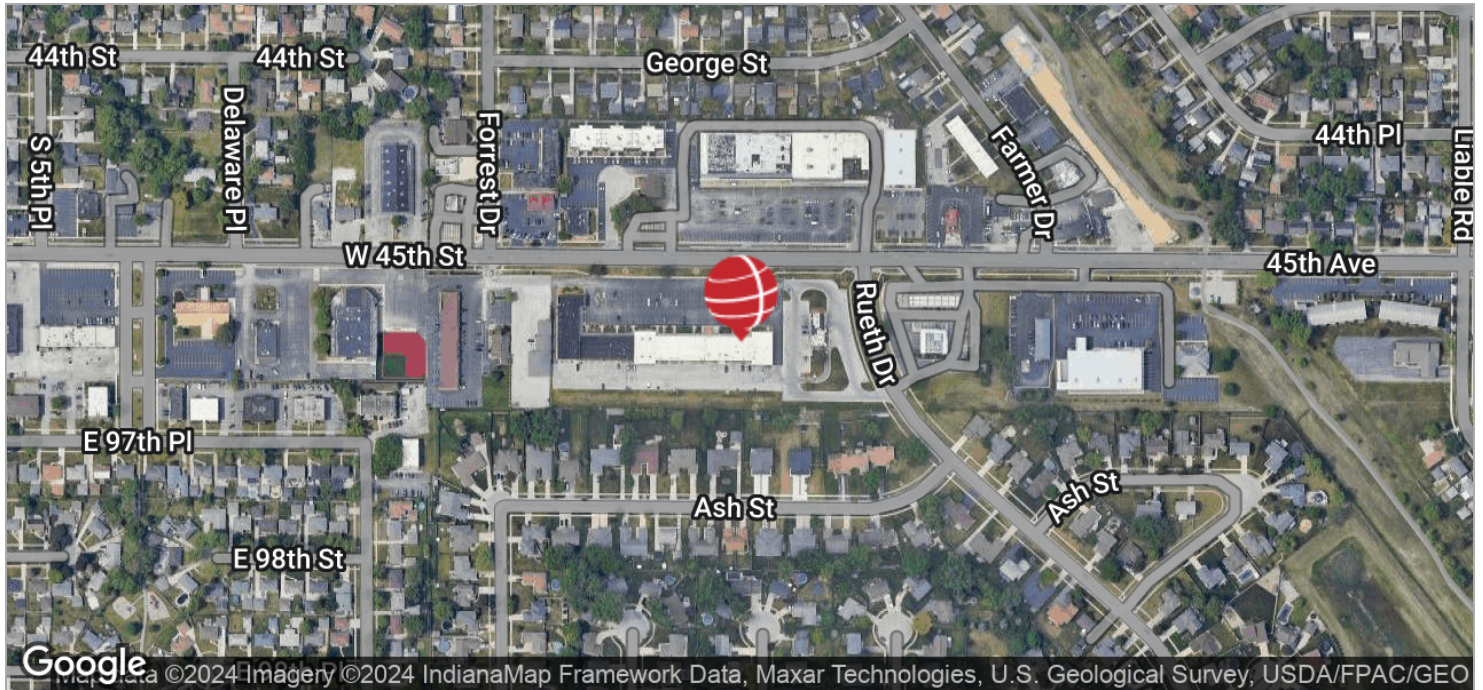
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LOCATION MAPS



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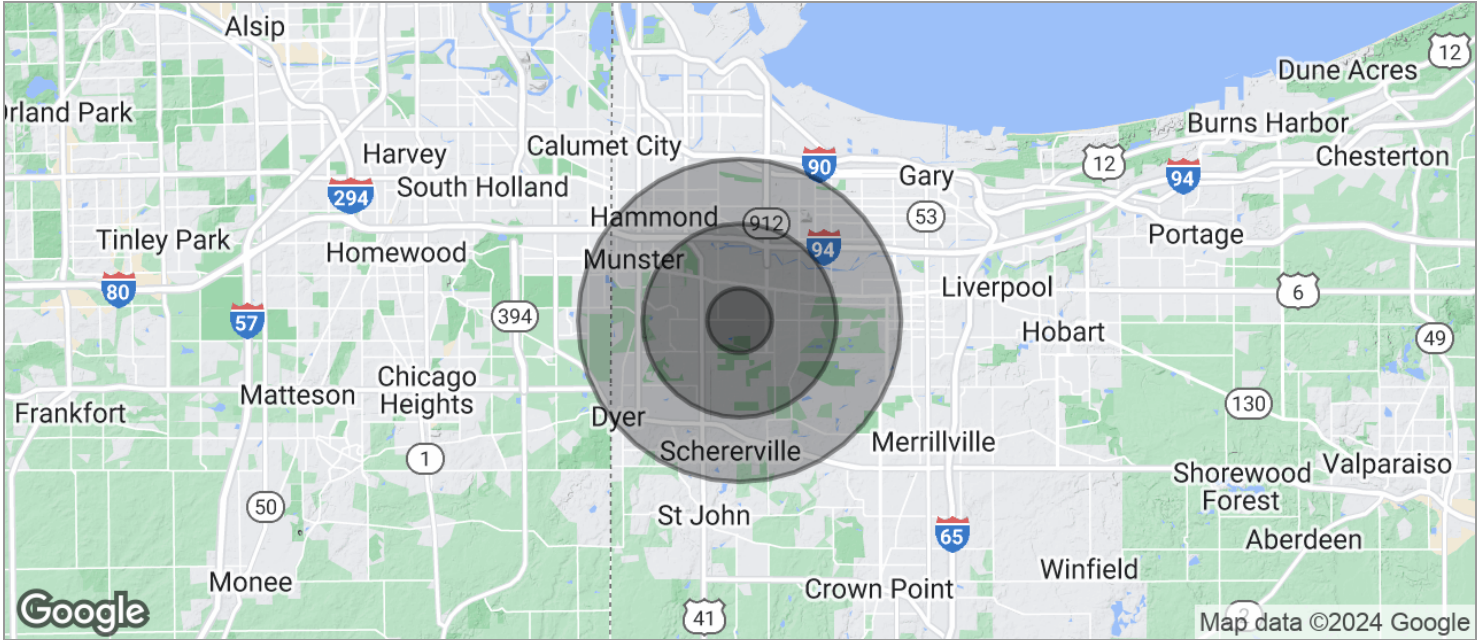
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,070	75,901	185,379
MEDIAN AGE	41.5	39.6	39.1
MEDIAN AGE (MALE)	38.9	37.9	37.3
MEDIAN AGE (FEMALE)	44.3	41.7	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,971	30,338	71,446
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$68,577	\$68,587	\$68,066
AVERAGE HOUSE VALUE	\$167,762	\$170,467	\$187,688

* Demographic data derived from 2020 ACS - US Census

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