

# 134-144 S BROAD STREET, GRIFFITH, IN 46319



For more information, please contact:

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 1,100 - 2,000 SF

**Lease Rate:** \$16.00 - 18.00 SF/yr  
(MG)

**Lot Size:** 0.26 Acres

**Year Built:** 1920

**Building Size:** 6102 SF

**Renovated:** 2023

### PROPERTY HIGHLIGHTS

- Former restaurant with 1,400 sq. ft.
- 8 ft. hood ventilation system already in position.
- Prominent new face of the building to be introduced soon.
- Ability to add outdoor seating.
- Abundant parking provided by recently-constructed public lot off the Erie Lackawanna Trail.



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## PROPERTY DESCRIPTION

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A unique opportunity to transform a former restaurant space into something new is now available in Downtown Griffith. The property, currently being refurbished with a new facade to be finished by summer 2023, features 1,400 square feet and includes an 8' hood already installed. Additionally, it is located adjacent to the Erie Lackawanna Trail, with a brand new public parking lot nearby.

### LOCATION DESCRIPTION

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 town with the 11th largest population and 17th largest town by area in the State of Indiana.



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## LEASE SPACES



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,100 - 2,000 SF	Lease Rate:	\$16.00 - \$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
134 S Broad Street	Available	2,000 SF	Modified Gross	\$16.00 SF/yr	-
138 S Broad Street	Available	1,400 SF	Modified Gross	\$18.00 SF/yr	-
140 S Broad Street	Available	1,100 SF	Modified Gross	\$18.00 SF/yr	-

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## ADDITIONAL PHOTOS



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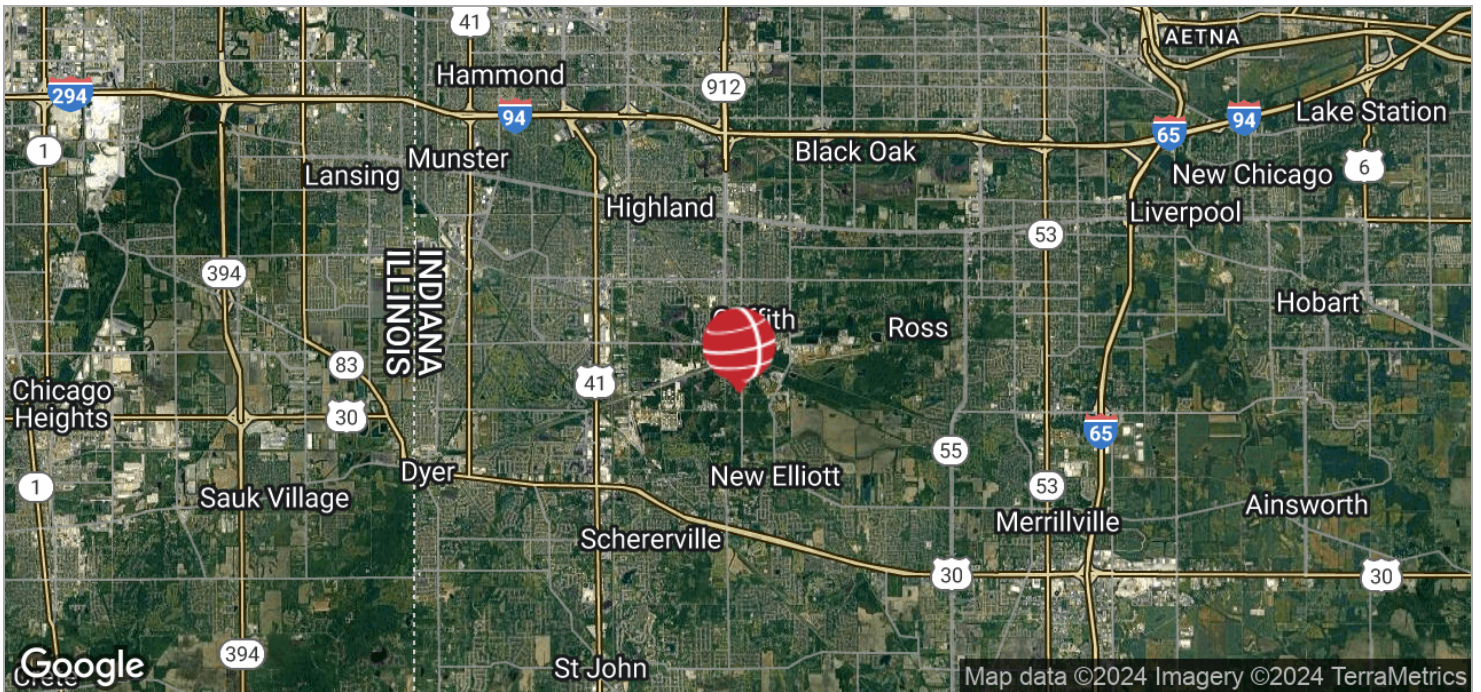


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## LOCATION MAPS



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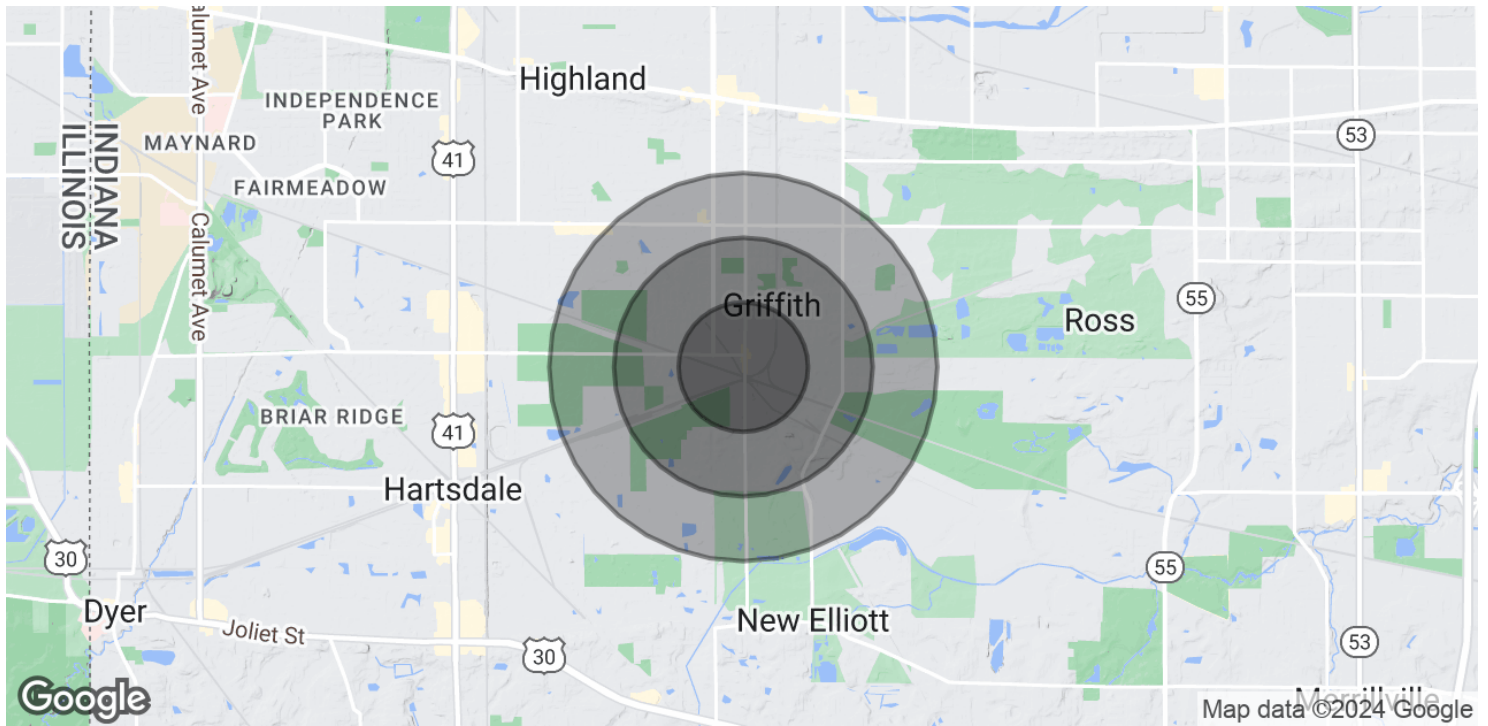


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,673	6,795	13,692
Average Age	40.4	40.9	41.5
Average Age (Male)	39.3	40.0	40.2
Average Age (Female)	42.1	42.6	43.5

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	708	2,758	5,539
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$94,057	\$89,987	\$84,617
Average House Value	\$183,909	\$175,558	\$170,972

\* Demographic data derived from 2020 ACS - US Census

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