145 N BROAD ST, GRIFFITH, IN 46319

For more information, please contact:

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OFFERING SUMMARY

Sale Price: $399,000

Price / SF: $227.74

Lot Size: 0.19 Acres

Year Built: 1931

Building Size: 1752 SF

PROPERTY HIGHLIGHTS

- 1,752 SF building now available for sale in downtown Griffith
- Excellent visibility and exposure on Broad St
- Just minutes away from Interstate 80/94, offering swift access to Chicago and the broader Midwest region.
- Proximity to Interstate 65, facilitating north-south travel to key markets and destinations.
- Property features two overhead doors and a large outdoor patio area that could be utilized

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PROPERTY DESCRIPTION

Freestanding building located in downtown Griffith available for sale. The building's versatile design and strategic location make it suitable for a wide range of uses. Whether you're interested in launching a new retail venture, setting up a professional office, or operating a small-scale distribution center, this property has the potential to cater to various uses.

LOCATION DESCRIPTION

This property is located on the southeast corner of Broad Street E. Columbia Avenue in Griffith. The surrounding area is primarily commercial businesses along Broad Street and residential single family homes. Located in a dynamic commercial area of Griffith, this property boasts excellent connectivity to major transportation routes, ensuring your business is easily accessible to customers and suppliers alike.

Griffith is a town in 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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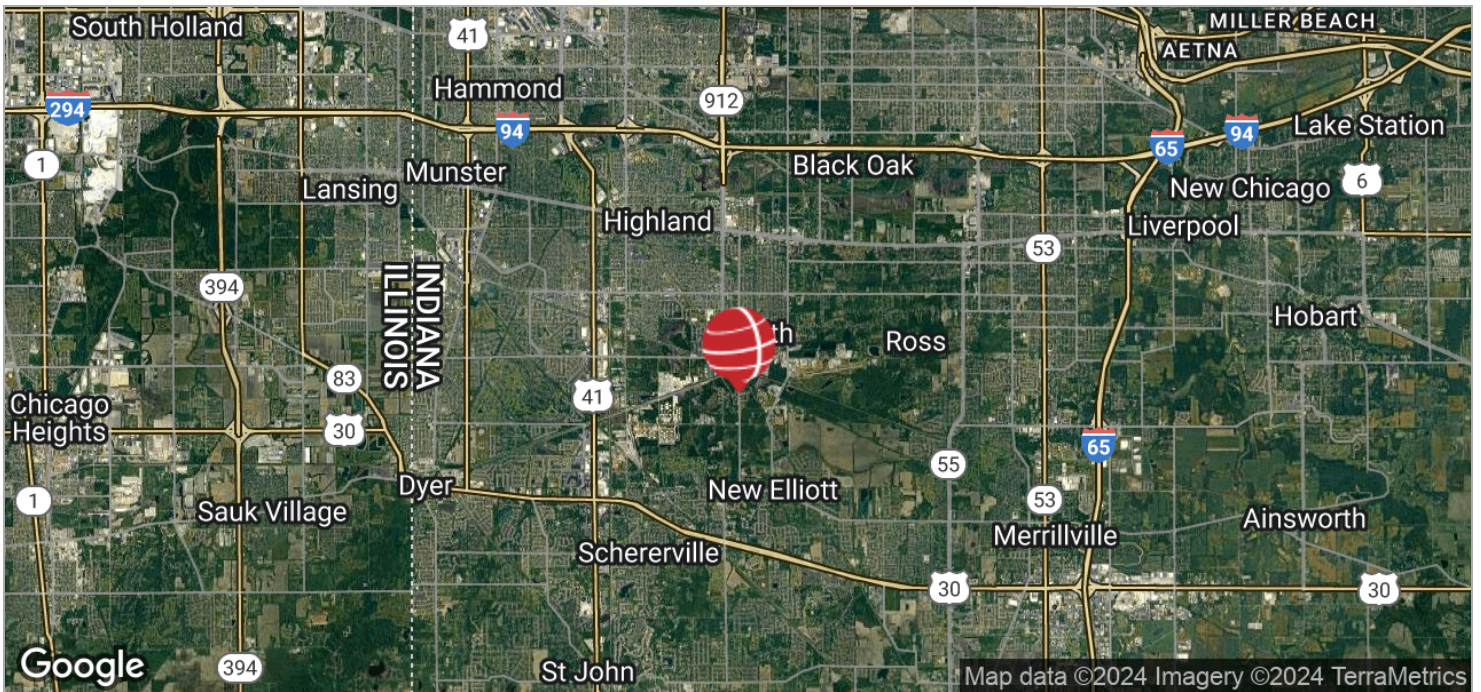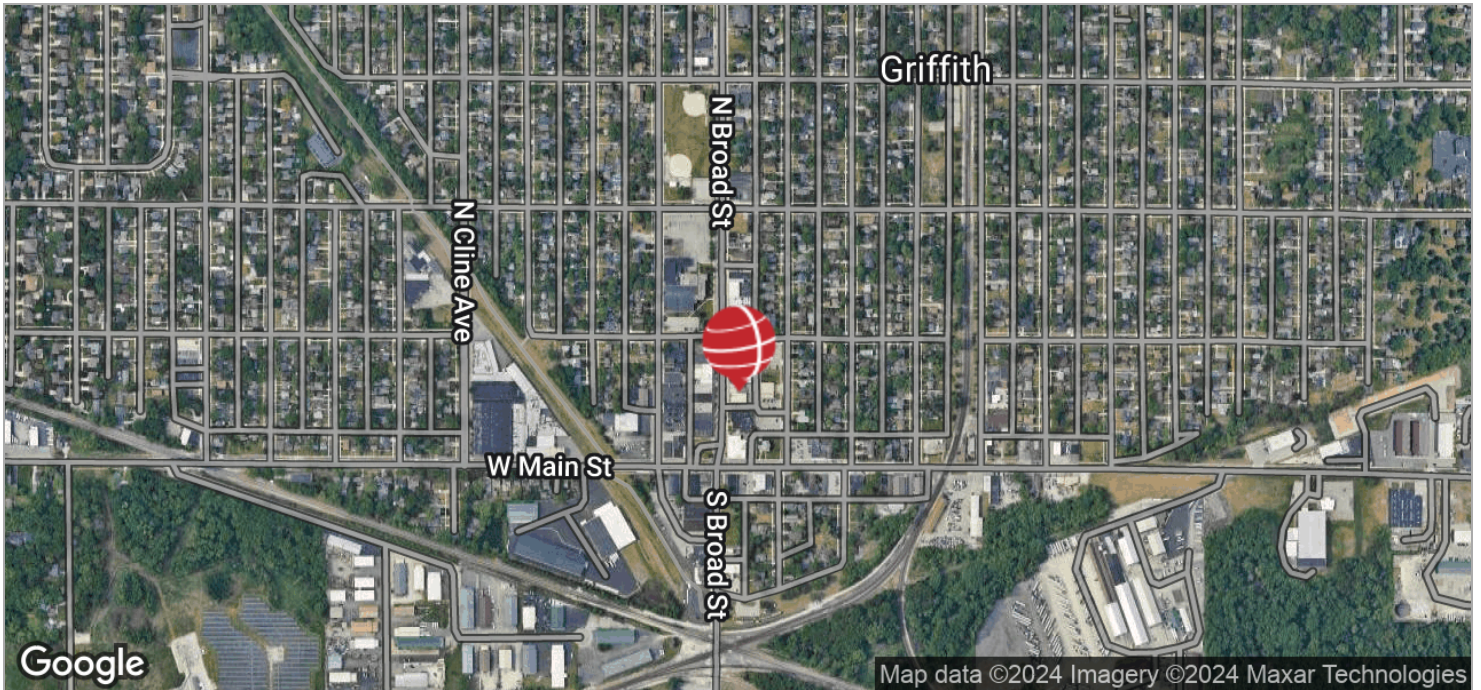219.864.0200
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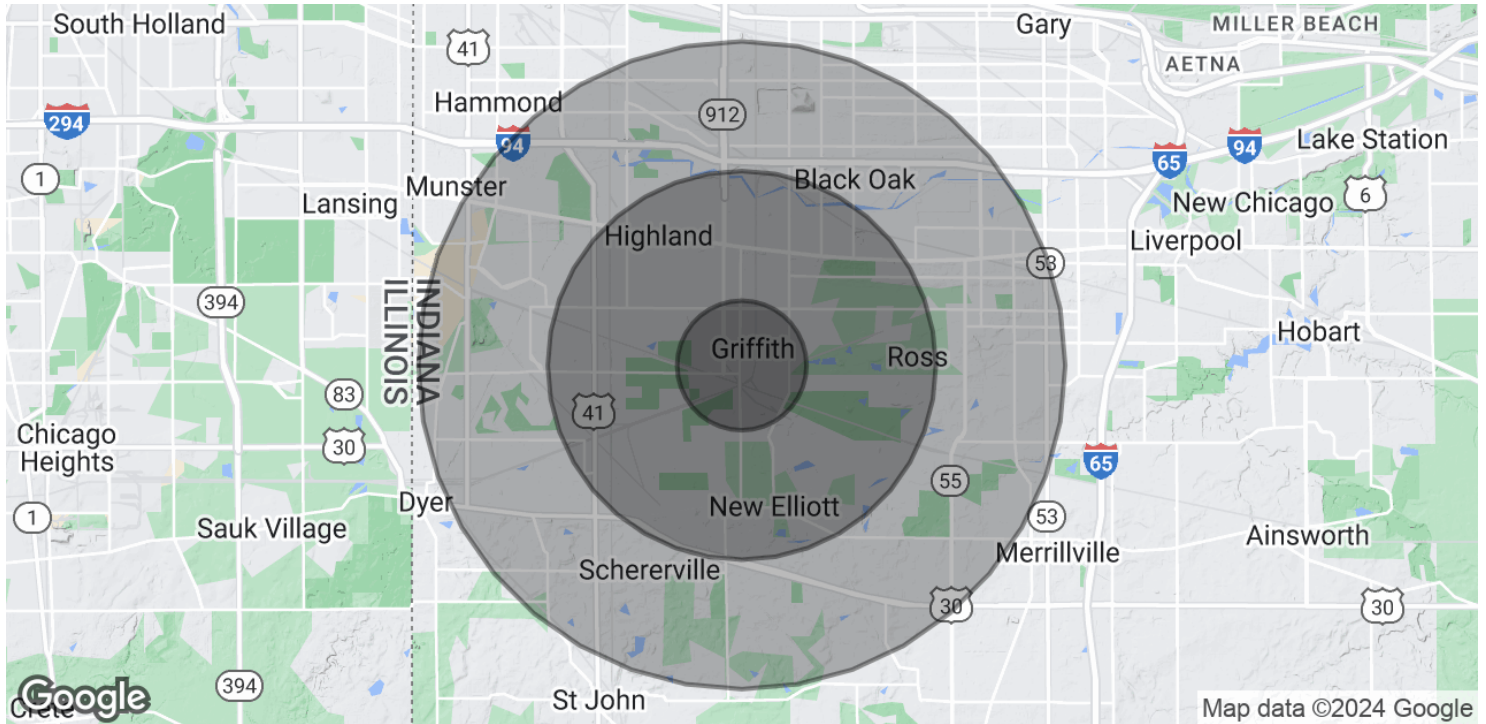Associate Broker
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,565	54,014	173,986
Average Age	40.8	41.7	41.7
Average Age (Male)	39.9	39.8	39.8
Average Age (Female)	42.7	43.8	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,472	23,413	74,816
# of Persons per HH	2.5	2.3	2.3
Average HH Income	$86,269	$78,843	$75,099
Average House Value	$169,360	$165,655	$171,892

2020 American Community Survey (ACS)

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