

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



For more information, please contact:

BRETT MCDERMOTT
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com


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GRIFFLAND PLAZA

1815-1955 W Glen Park Ave, Griffith, IN 46319



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,000 - 2,340 SF
Lease Rate:	\$18.00 - 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
- Endcap unit available
- 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. Griffland 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, 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	Suite 1903	Suite 1909 America HVAC	State Farm Suite 1911	Suite 1915	Midwest Express Clinic Suite 1923	Romano's Pizza Suite 1929	Barber Shop	VUE Salon	Snelling Staffing Suite 1935	Edward Jones	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	Unit(s)	Tenant	Unit Size
1813	VACANT	2,000	1923	Midwest Express Clinic	4,000
1815	Heights Finance	1,872	1927	Romano's Pizza	2,000
1817	45th St Tattoo	1,500	1929	Barber Shop	1,560
1821	Chinatown	1,500	1931	V.U.E. Salon & Spa	1,600
1823	Great Nails	1,000	1935	Snelling Staffing	1,560
1827-31	Getaway Bar & Grill	3,500	1939	Edward Jones	960
1903	VACANT	2,340	1941	SEMAC	870
1909	America HVAC	2,100	1943	SEMAC	3,377
1911	State Farm	1,000	1947	Lake Co. Democratic Party	1,230
1915	VACANT	2,160	1951	Grifflands Optical LLC	1,500
			1955-57	Bootleg Liquors	3,125

LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 2,000 - 2,340 SF Lease Rate: \$18.00 - \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1915	Available	2,160 SF	NNN	\$18.00 SF/yr	-
1813	Available	2,000 SF	NNN	\$22.00 SF/yr	-
1903	Available	2,340 SF	NNN	\$18.00 SF/yr	-

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ADDITIONAL PHOTOS



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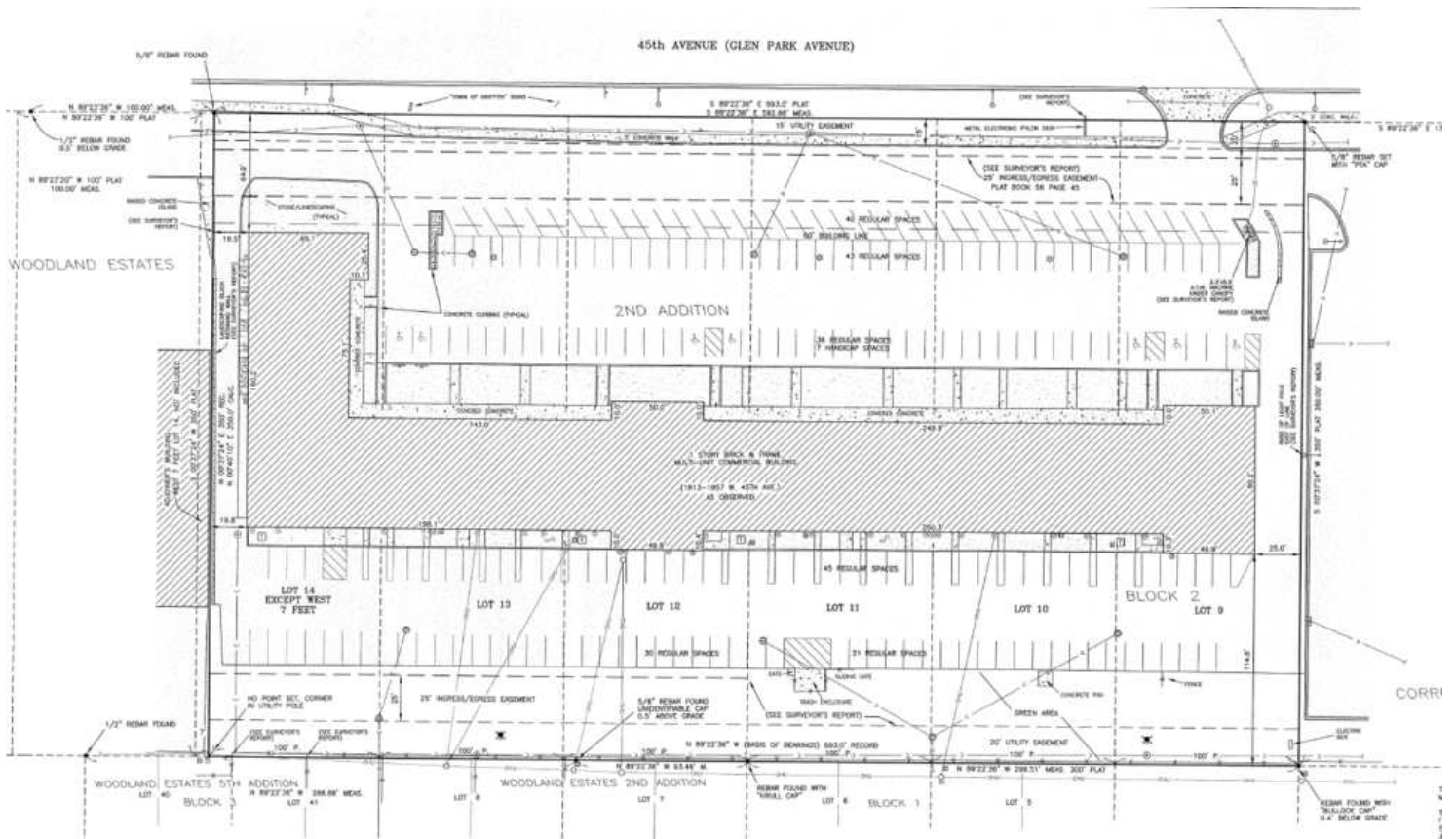
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SITE PLAN



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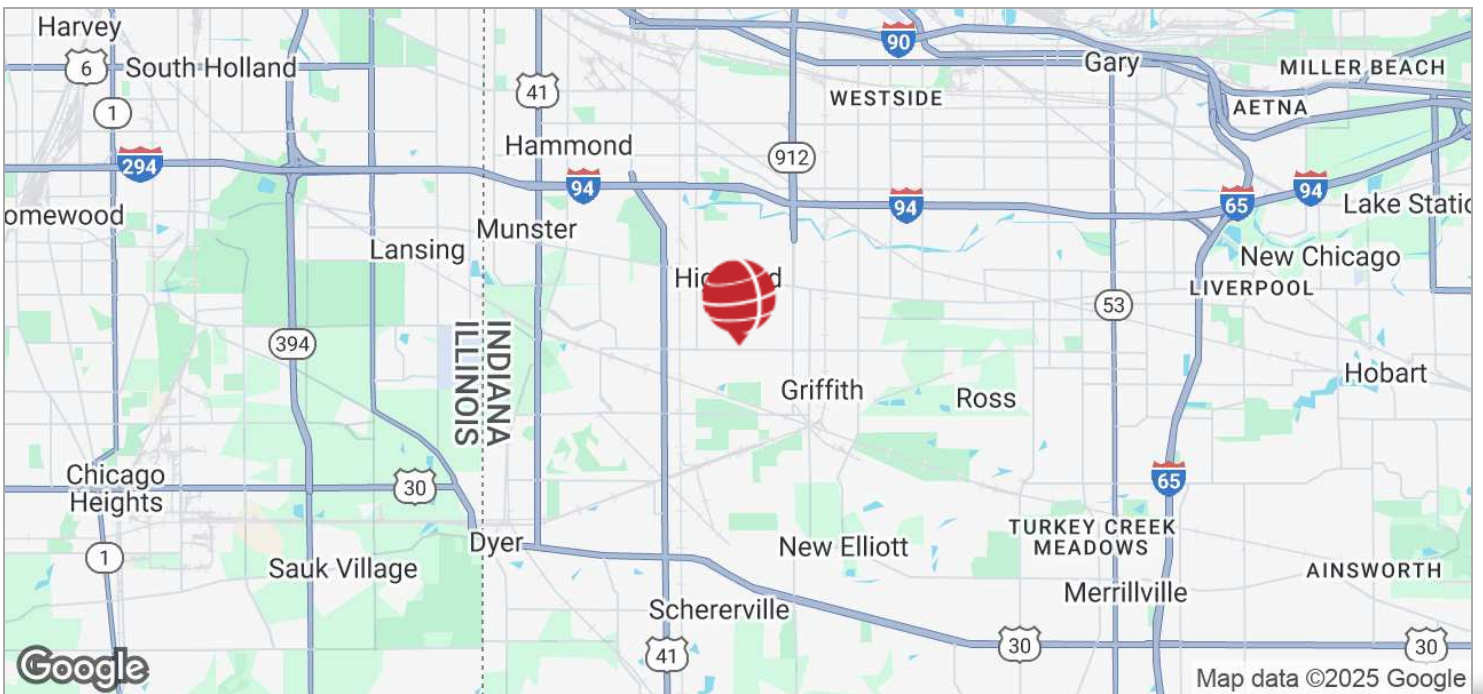
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LOCATION MAPS



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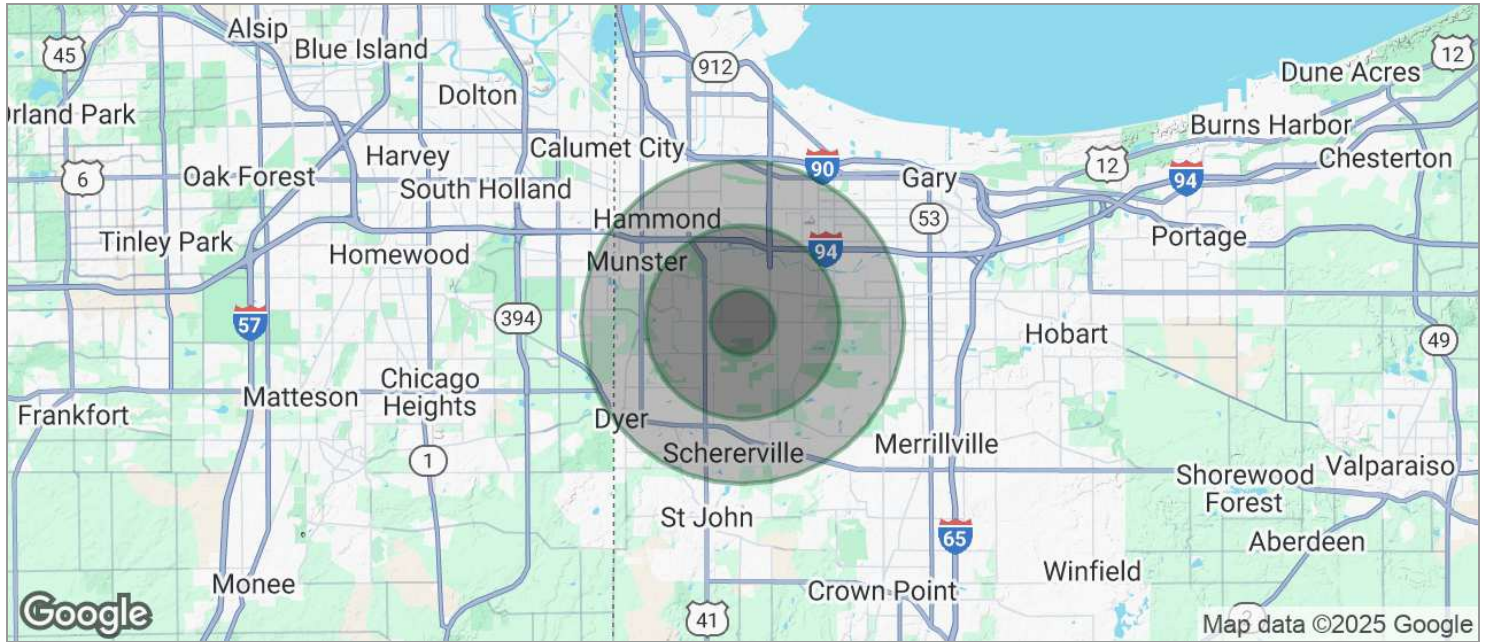
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DEMOGRAPHICS MAP



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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