

Downtown Elwood

1515 South A Street, Elwood, IN 46036



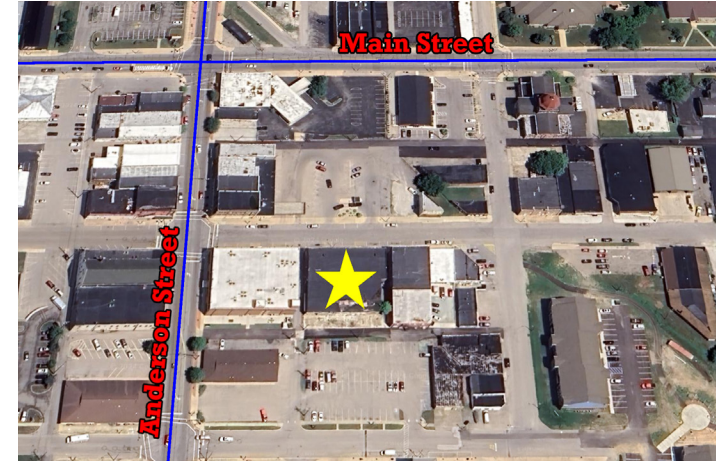
FOR SALE OR LEASE

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

One block southeast of Anderson & Main, this versatile $\pm 12,000$ SF building offers options for buyers and tenants alike. The front features a $\pm 4,000$ SF bar/restaurant setup with an optional $\pm 2,000$ SF expansion. Also facing the street is a $\pm 2,000$ SF retail/office suite, ideal for a variety of businesses. At the rear, a $\pm 6,000$ SF flex space provides open, adaptable layout potential for storage, production, or creative use.

Whether you're an owner-user seeking a prime location, an investor pursuing value-add potential, or a tenant needing customizable space, this property delivers. Some updates are needed prior to occupancy, reflected in pricing and lease terms.

Available For Lease: Suites from 2,000–6,000 SF, flexible rates.

Available For Sale: Entire $\pm 12,000$ SF building.

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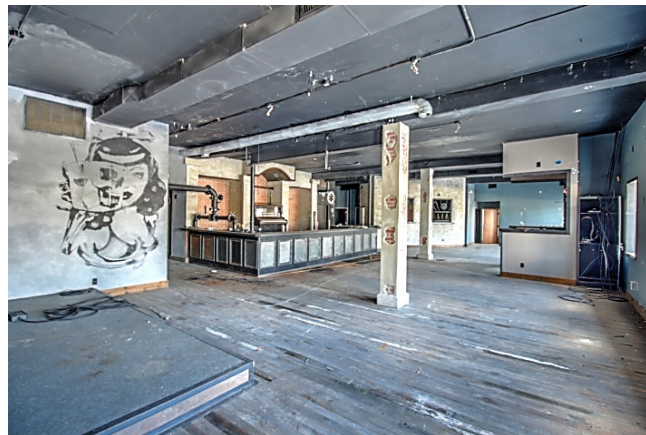
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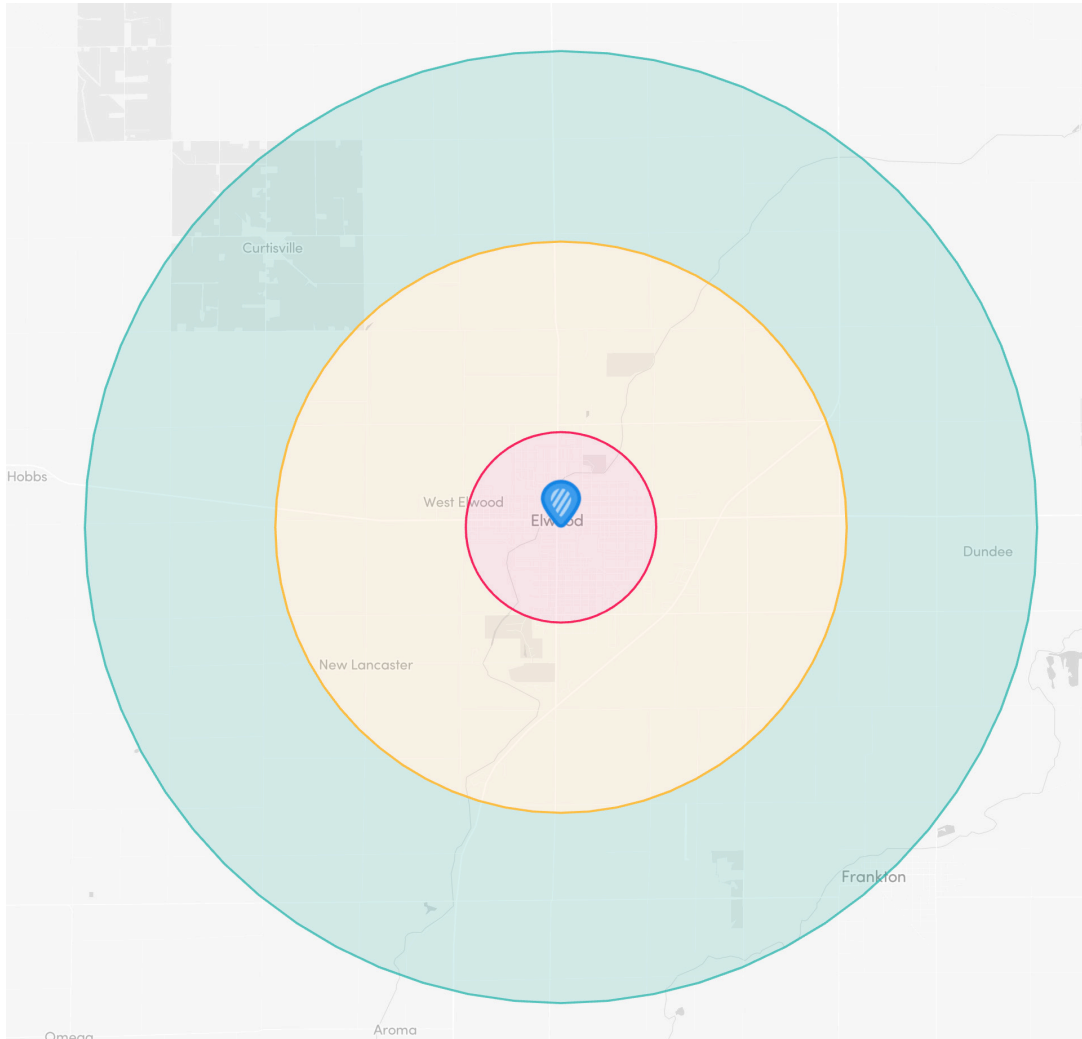
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DEMOGRAPHICS

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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