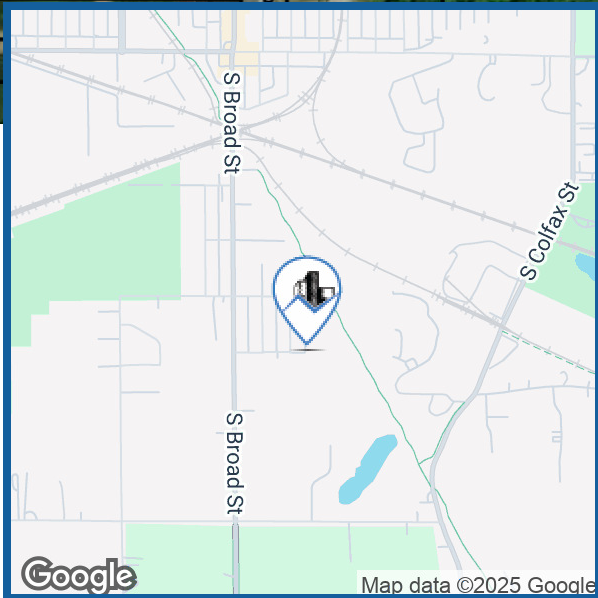


6.6 Acres

Griffith, IN 46319



FOR SALE | \$225,000

PROPERTY HIGHLIGHTS

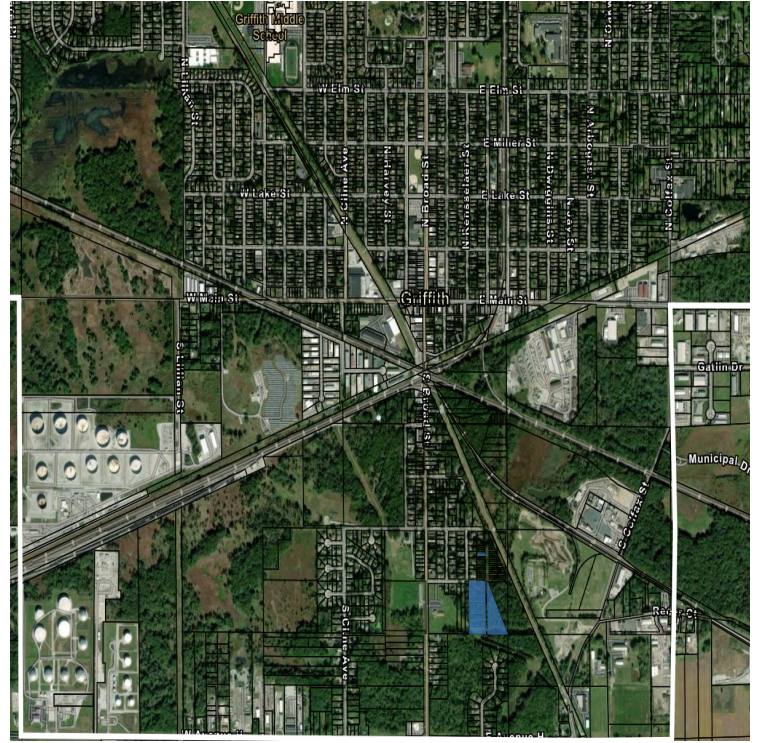
- 6.6-acre development site
- R-2 residential zoning
- Level, buildable topography
- Strong local housing demand
- 0.87 miles from downtown Griffith

FOR MORE INFORMATION

Ryan Peters
219.510.3720
ryan@streetfrontre.com

6.6 Acres

Griffith, IN 46319



OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	6.6 Acres
Price / Acre:	\$34,091
Zoning:	R2

PROPERTY OVERVIEW

This 6.6-acre residential development opportunity is located within the Town of Griffith, Indiana, consisting of multiple parcels primarily along East Avenue E with an additional parcel on South Indiana Street. Zoned R-2 Residential with level topography, the property offers an efficient and flexible footprint suitable for new single-family or duplex subdivision layouts. Several parcels are contiguous, creating a large, nearly rectangular development area.

LOCATION OVERVIEW

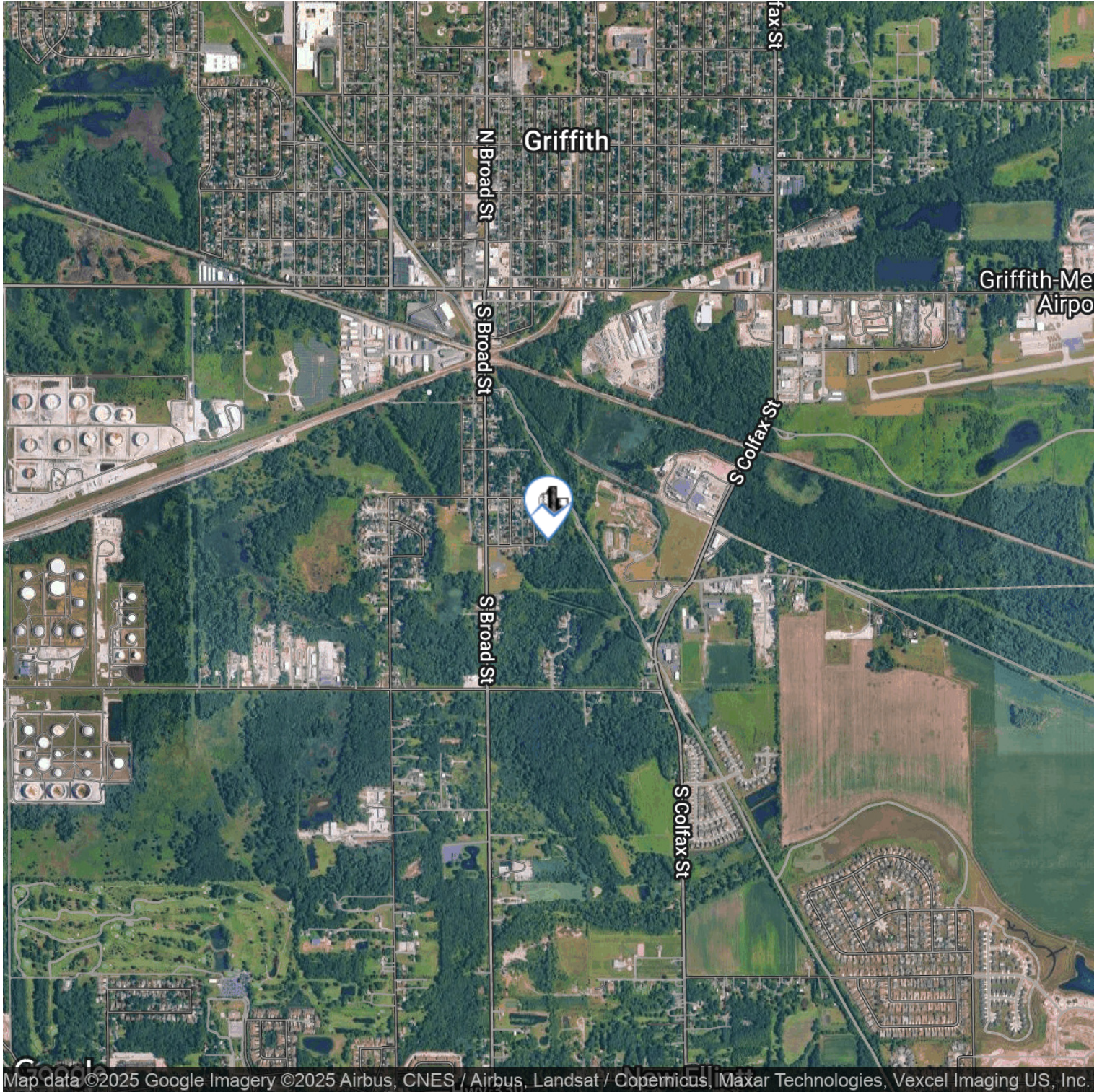
Situated in a desirable, established community in Lake County, the site benefits from a strong local housing market driven by demand for both family and workforce housing options. Griffith offers a balance of suburban convenience and small-town livability, with proximity to parks, schools, retail amenities, and commuter routes connecting to Northwest Indiana and the Chicago metro area.

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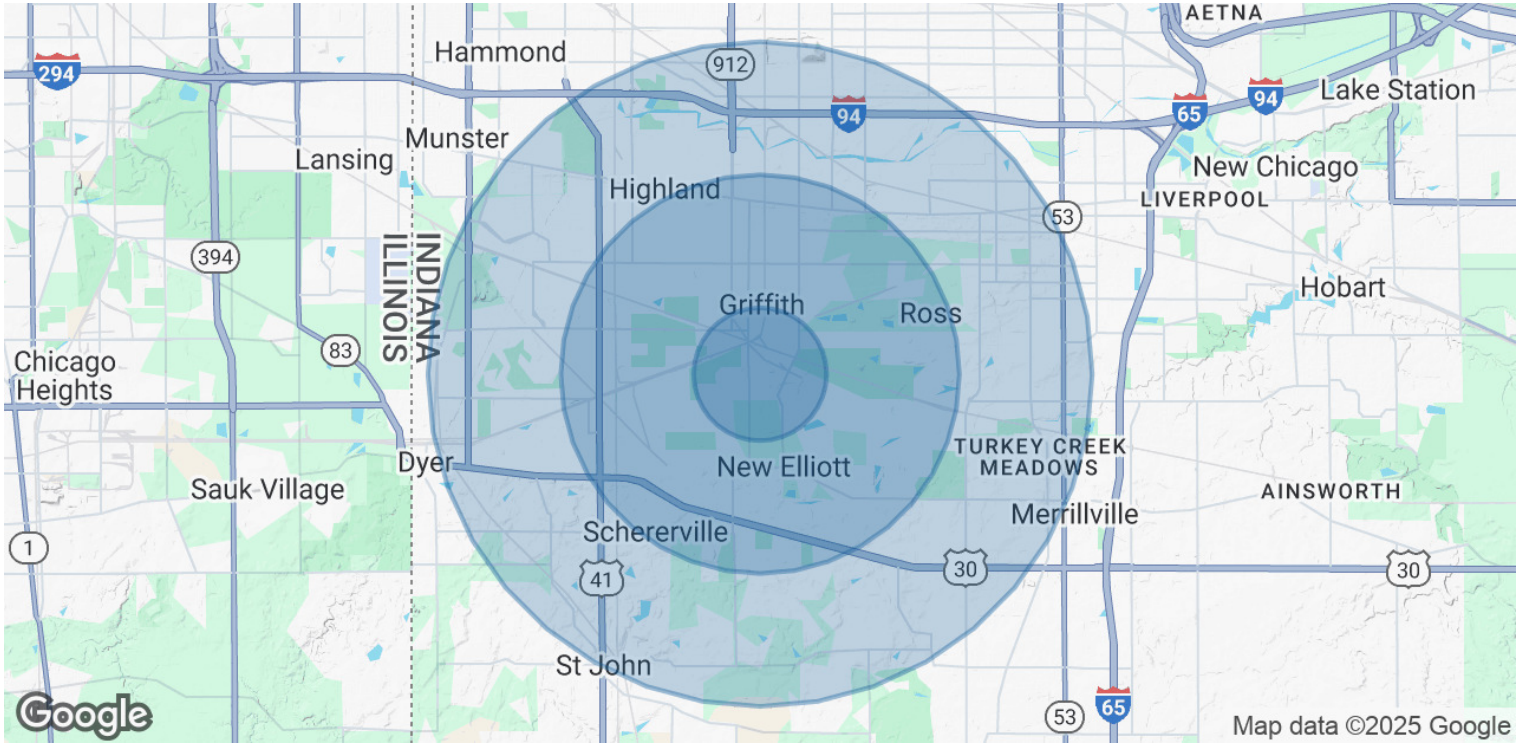


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6.6 Acres

Griffith, IN 46319



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,968	52,618	166,637
Average Age	42	43	42
Average Age (Male)	41	42	40
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,169	22,156	67,258
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$103,135	\$100,025	\$97,500
Average House Value	\$257,356	\$271,466	\$273,532

Demographics data derived from AlphaMap

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