



FOR SALE / LEASE

OFFICE PROPERTY



118-122 N. Detroit St.
LaGrange, IN 46761

12,804 SF Office Opportunity For Sale And Lease

About The Property

- Value add potential with recently vacated commercial space
- Mixed-use capability with possibility for apartments upstairs
- Commercial space is well-kept and in good condition
- Additional storage included with property
- Sale Price: Negotiable upon offer
- Lease Rate: \$12.00 SF/yr NNN



the Zacher
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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

12,804 SF OFFICE OPPORTUNITY FOR SALE AND LEASE

BUILDING LOCATION/ZONING/SIZE

Street Address	118-122 N. Detroit St.
City, State, Zip	LaGrange, IN 46761
Zoning	B-4
Total Building Size	12,804 SF
Site Acreage	0.13 Acre

PRICE/AVAILABILITY

Sale Price	Negotiable
Available SF for Sale	12,804 SF
Lease Rate	\$12.00 SF/yr
Lease Type	NNN
Available Commercial SF for Lease	3,000 - 9,000 SF

BUILDING DATA

Construction Date	1890
Building Type	Office
Tax Exempt	Yes
HVAC	Replaced 1 year ago
Stories	2
Elevator	Yes
Restrooms	3

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tax Free
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord
Snow Removal	Landlord

*Pro-rata share based on SF/area

POPULATION DEMOGRAPHICS

1 Mile	2,157
3 Miles	6,026
5 Miles	10,378



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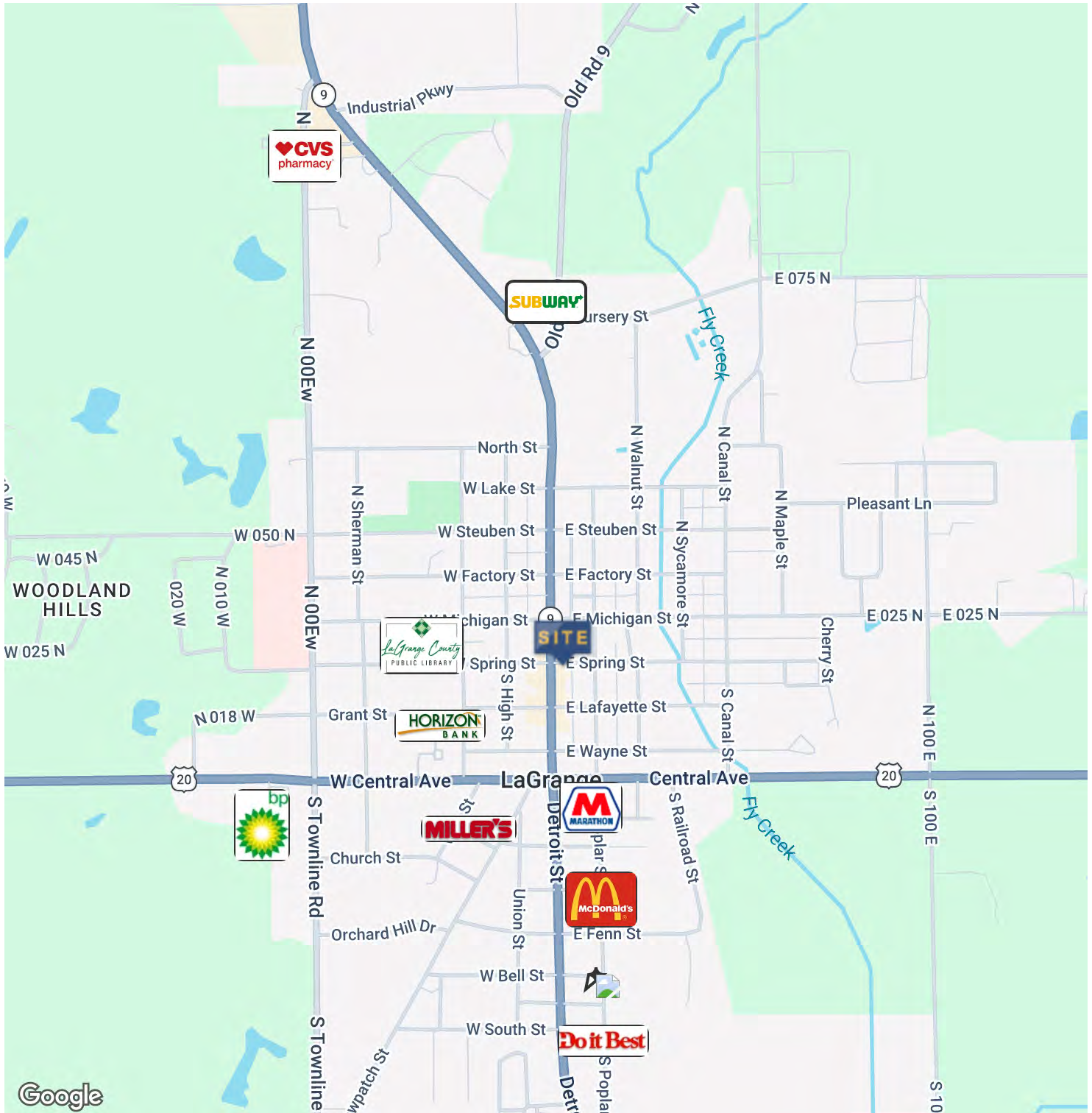
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RETAILER MAP

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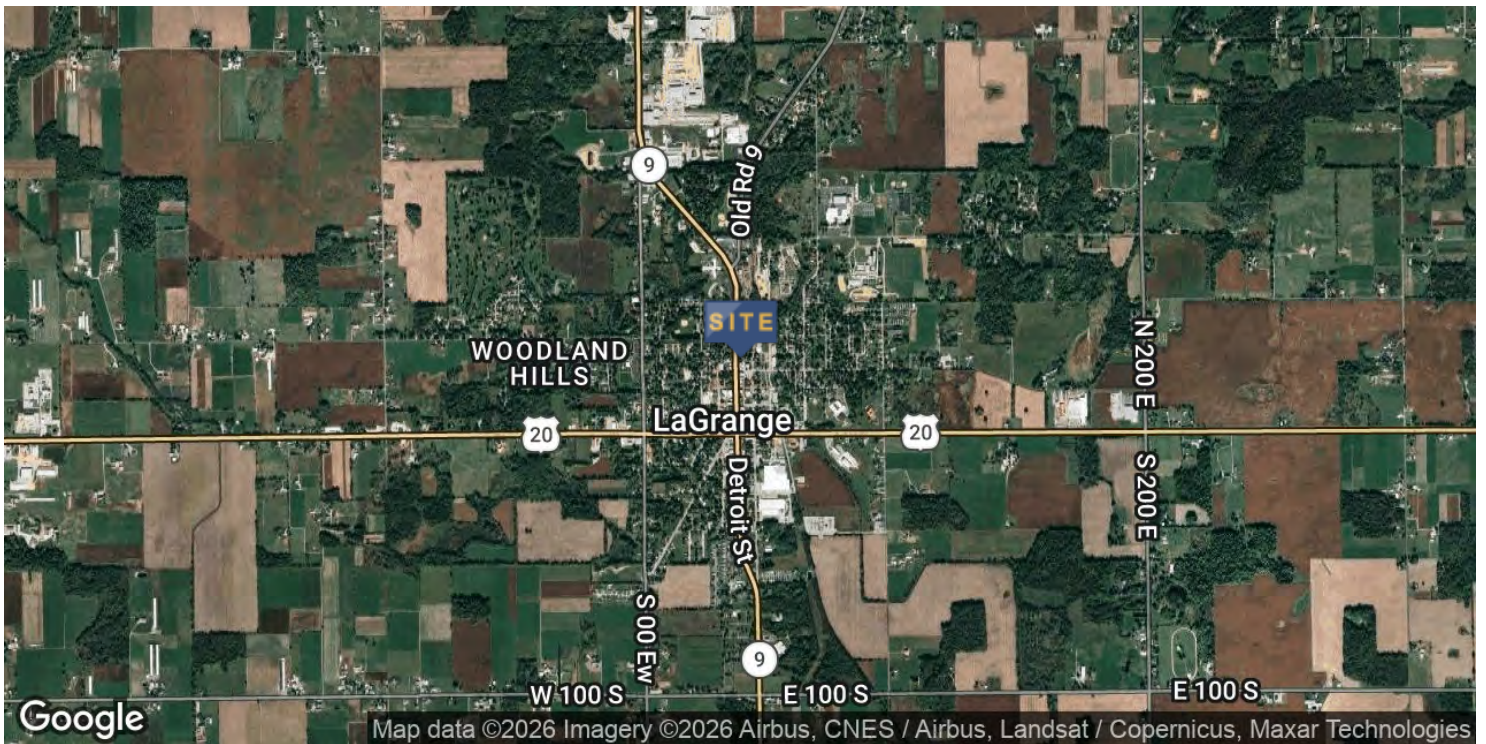
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LOCATION MAP

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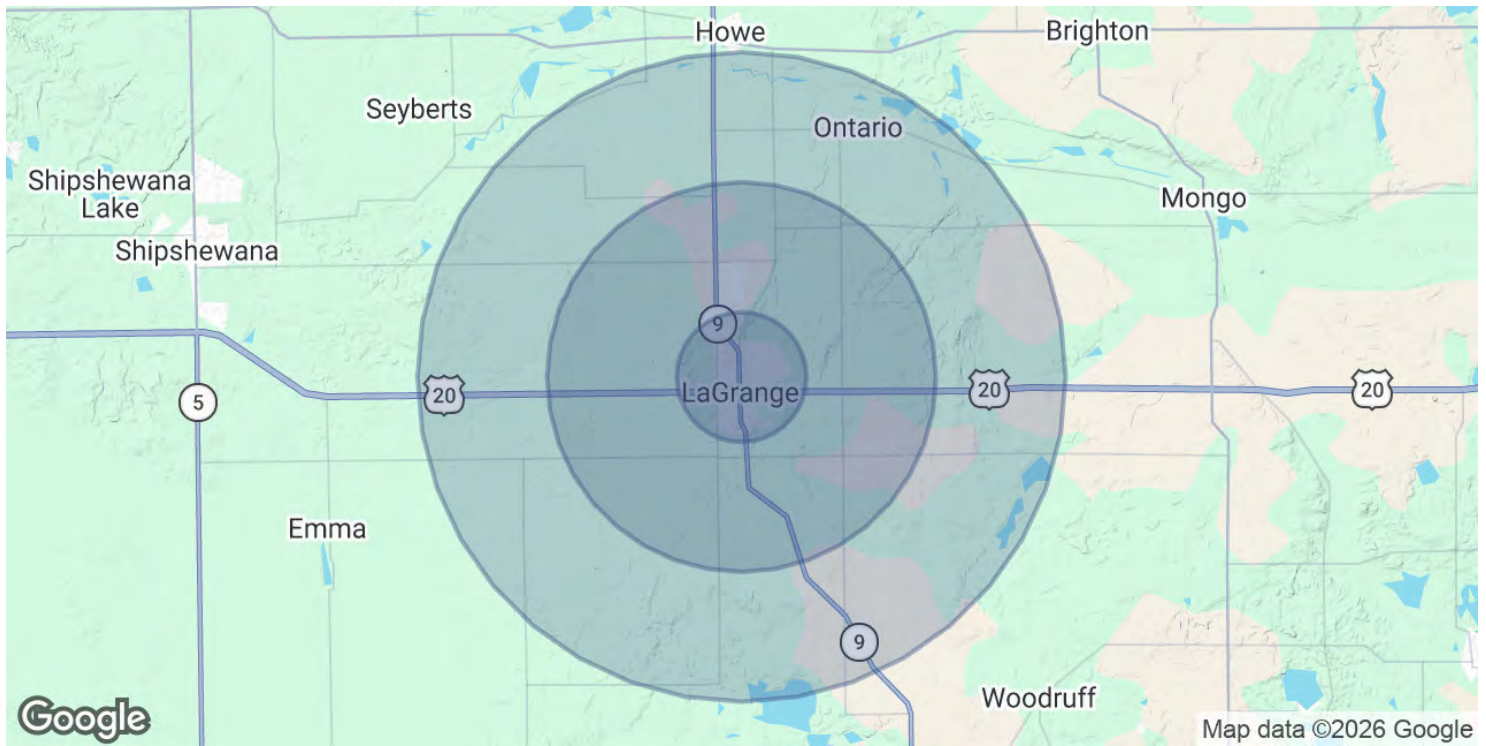
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DEMOGRAPHICS MAP & REPORT

12,804 SF OFFICE OPPORTUNITY FOR SALE AND LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,157	6,026	10,378
Average Age	36.2	36.3	33.3
Average Age (Male)	30.9	31.3	29.7
Average Age (Female)	44.0	42.0	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	974	2,286	3,792
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$50,940	\$57,569	\$61,038
Average House Value	\$103,053	\$137,439	\$187,766

2020 American Community Survey (ACS)



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