

# Downtown Elwood

1515 South A Street, Elwood, IN 46036



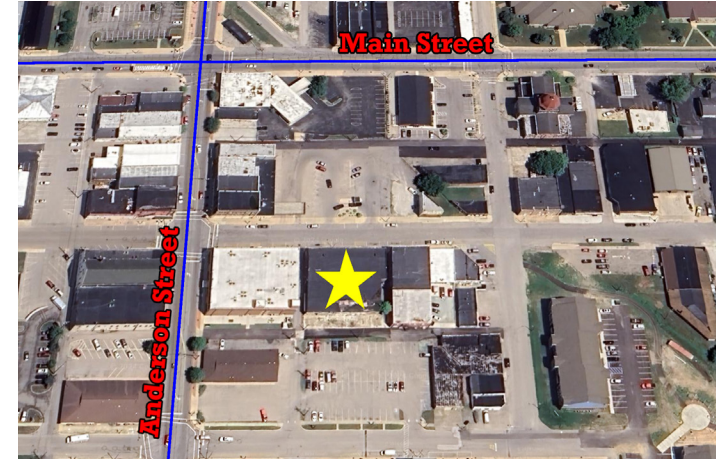
## FOR LEASE

### JOSIE LAVEY

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### JEFF NORRIS

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## OFFERING SUMMARY

**LIST PRICE:** \$5 - \$15 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

Explore three versatile spaces available for lease just a block southeast of Anderson and Main, right in the heart of Elwood. At the front of the building, there's a spacious 4,000 SF area, currently set up as a bar/restaurant, with an option to expand an additional 2,000 SF. Also facing the street is a 2,000 SF retail or office space, ideal for various business needs. At the back, you'll find a flexible 6,000 SF space that can be adapted to suit your requirements. While some updates are needed before move-in, each unit offers unique possibilities. Rates are flexible—reach out for more details!

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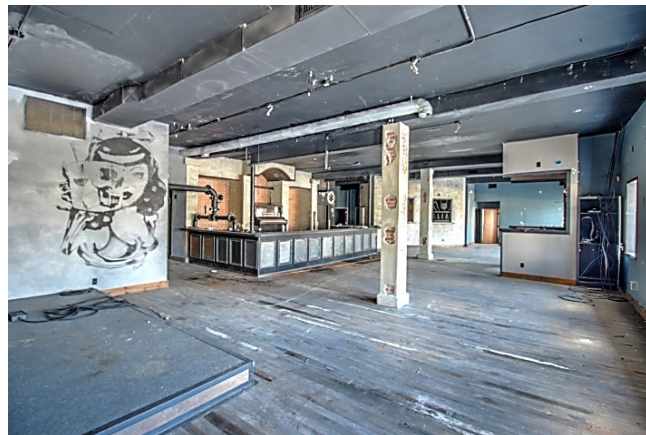
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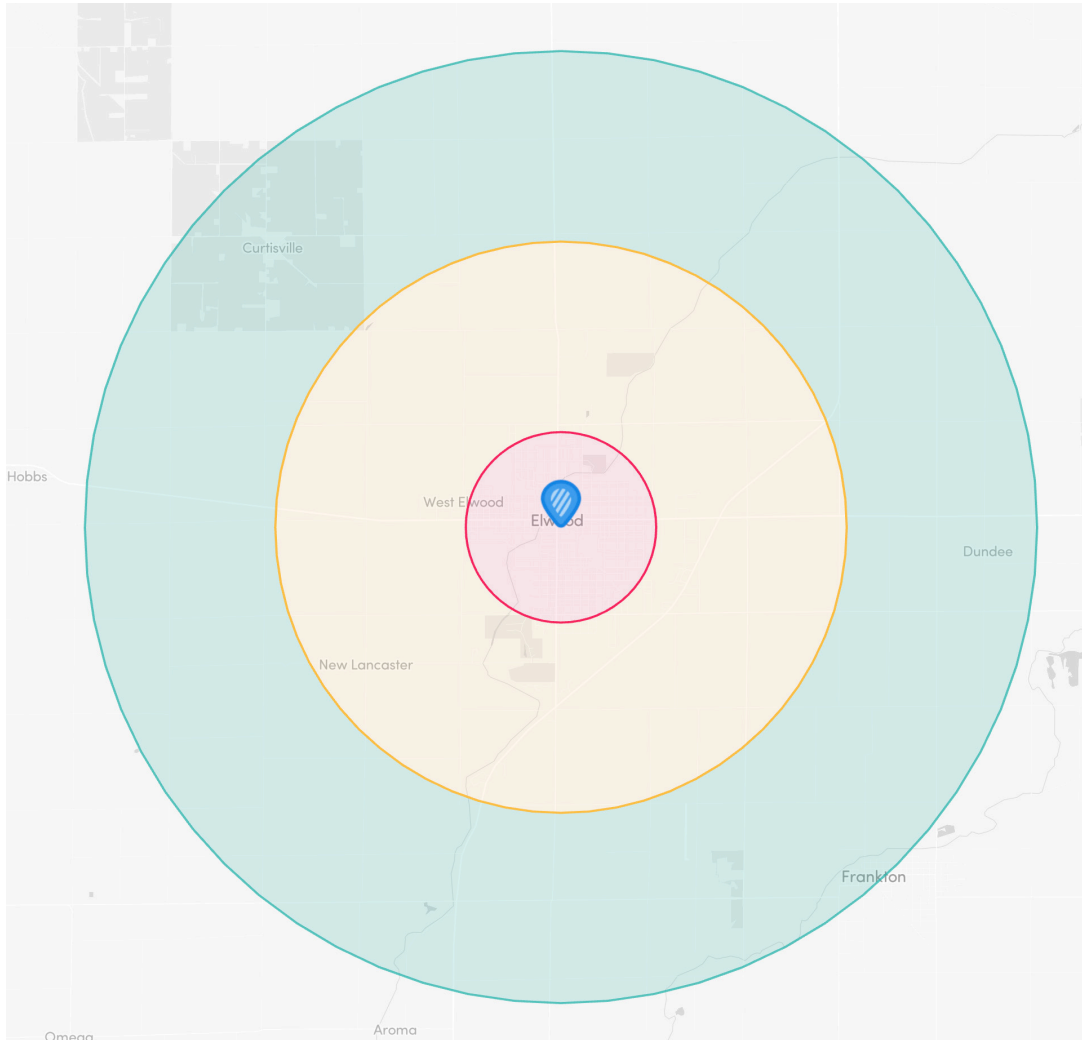
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## DEMOGRAPHICS

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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