

Retail Lease

106 S Anderson St, Elwood, IN 46036



FOR LEASE

JEFF NORRIS

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PROPERTY OVERVIEW

Prime Retail Space in the Heart of Elwood!

Located just south of Main Street on Anderson, next door to the Elwood Chamber of Commerce. With excellent visibility and easy access, this “main and main” location puts you right in the heart of Elwood’s charming community.

Here’s what the space offers:

- **Spacious Front Area:** Perfect for retail, a showroom, or any customer-facing business.
 - **Functional Layout:** Includes a large office, restroom, kitchenette, and a generous back area for displays or additional workspace.
 - **Convenient Storage:** A rear storage area with direct access to public parking and a dry basement for extra storage.
 - **Flexible Size Options:** The main level is 2,640 SF, with an option to expand by an additional 2,000 SF to fit your growing needs.
 - **High Ceilings:** Ideal for creating a bright, open, and inspiring space.
 - **Move-In Ready:** Minimal updates needed to get your business up and running quickly.
- Flexible lease terms available.** Contact us today for more information or to schedule a tour!

OFFERING SUMMARY

LIST PRICE: \$1,500/Mo NNN

SQUARE FEET: 2,640 SF + 2,000 SF

LOT SIZE: .067 Acres

ZONING: B-2

YEAR BUILT: 1890, Renovated in 1950

TRAFFIC COUNT: 6,750 AADT

USES: Retail



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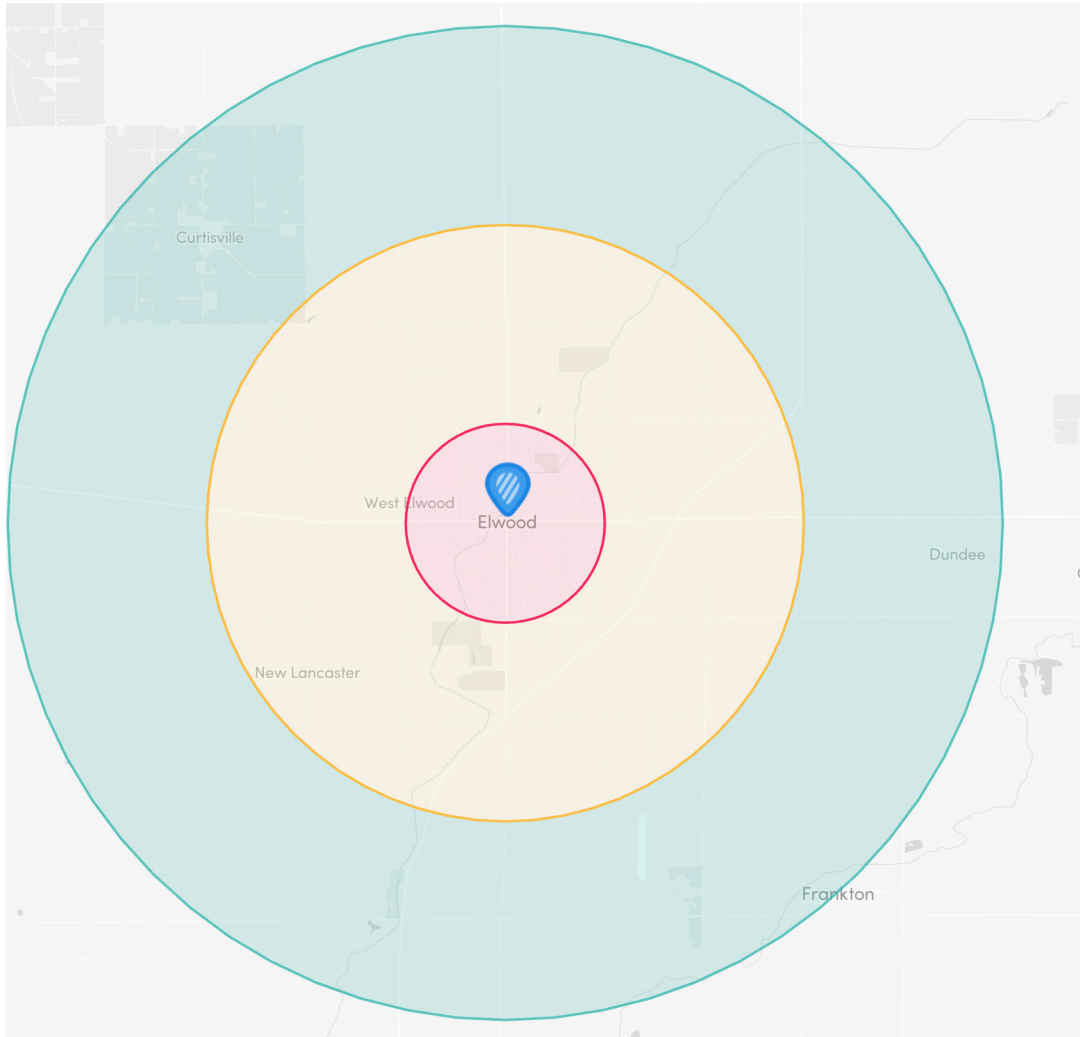
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	7,264	10,389	12,232
Workday Population	4,843	7,541	10,370

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,377	1,839	2,120
Ages 15-24	897	1,255	1,502
Ages 25-54	2,567	3,532	4,145
Ages 55-64	1,051	1,572	1,845
Ages 65+	1,370	2,191	2,620

Income	1 Mile	3 Miles	5 Miles
Median	\$59,016	\$60,495	\$62,877
< \$15,000	286	401	454
\$15,000-\$24,999	284	387	441
\$25,000-\$34,999	305	449	512
\$35,000-\$49,999	410	603	695
\$50,000-\$74,999	634	957	1,095
\$75,000-\$99,999	433	629	738
\$100,000-\$124,999	288	398	481
\$125,000-\$149,999	153	237	298
\$150,000-\$199,999	124	213	280
> \$200,000	84	143	198

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,462	5,034	5,880
Renter Occupied	1,023	1,391	1,532
Owner Occupied	1,975	3,026	3,660
Vacant	463	617	688

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