

# 1514 COLFAX, GRIFFITH, IN 46319



For more information, please contact:

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# FULLY BUILT OUT MEDICAL OFFICE- GRIFFITH, IN

1514 Colfax, Griffith, IN 46319



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 3,617 SF

**Lease Rate:** Negotiable

**Lot Size:** 1.85 Acres

**Building Size:** 13905 SF

**Renovated:** 2024

### PROPERTY HIGHLIGHTS

- Former urgent care clinic available for lease in Griffith, IN
- Located inside Walgreens with its own private entrance
- Building signage available for tenant visibility
- Fully built-out in 2024 and move-in ready
- Layout includes waiting area, restrooms, and 9 exam rooms
- Plumbing installed in all exam rooms; turnkey ready to move in



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## PROPERTY DESCRIPTION



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Former urgent care clinic now available for lease in Griffith, IN. The subject property is located inside Walgreens pharmacy and has its own entrance and building signage available. The clinic was fully built-out in 2024 and consists of waiting area, restrooms and 9 exam rooms with plumbing in all. The property sits at the stoplight intersection of Ridge Road and Colfax with pylon signage available. Beautiful, move-in ready suite

### LOCATION DESCRIPTION

Located at the corner of Ridge Road and Colfax in Griffith, IN.

Griffith is a town in the North and St. John townships in Lake County, Indiana, United States. It is a part of the Chicago metropolitan area. The population was 16,420 in 2020. Griffith is the 11th largest town in population and 17th largest town in the State of Indiana.

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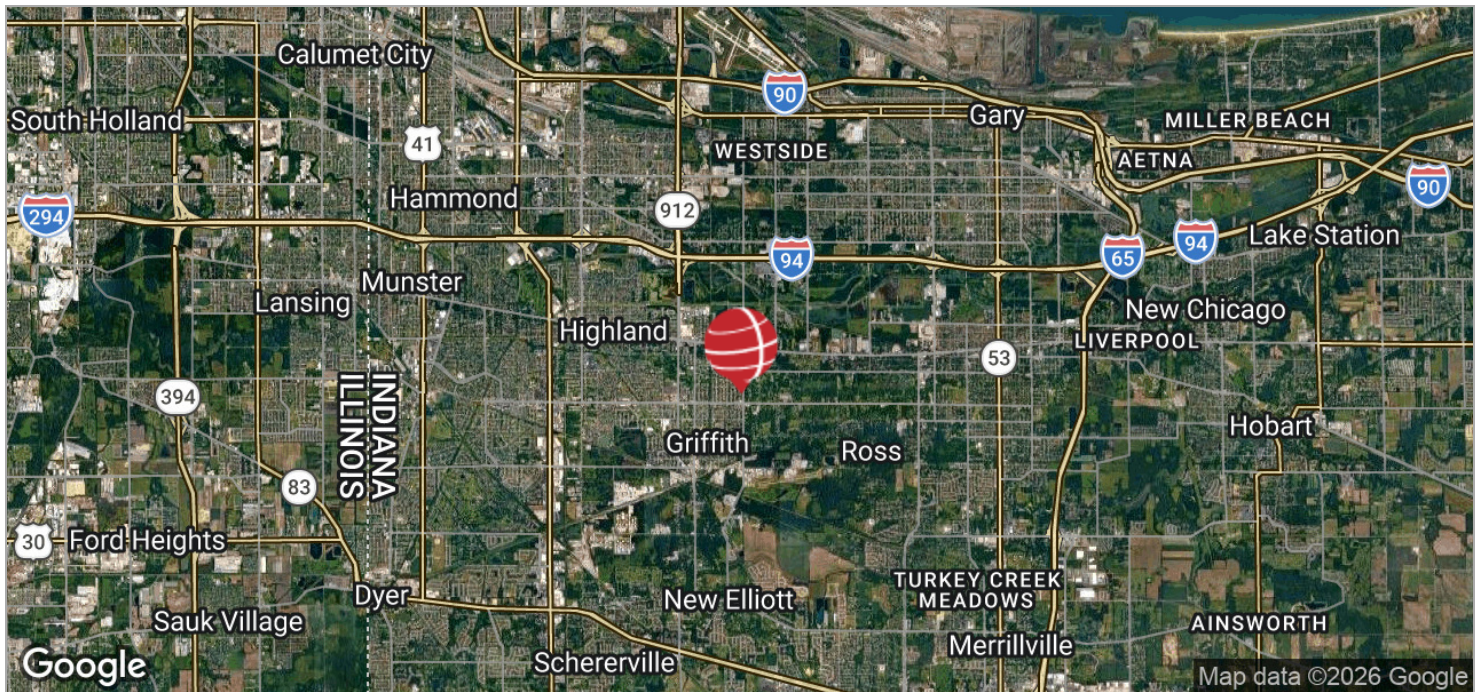
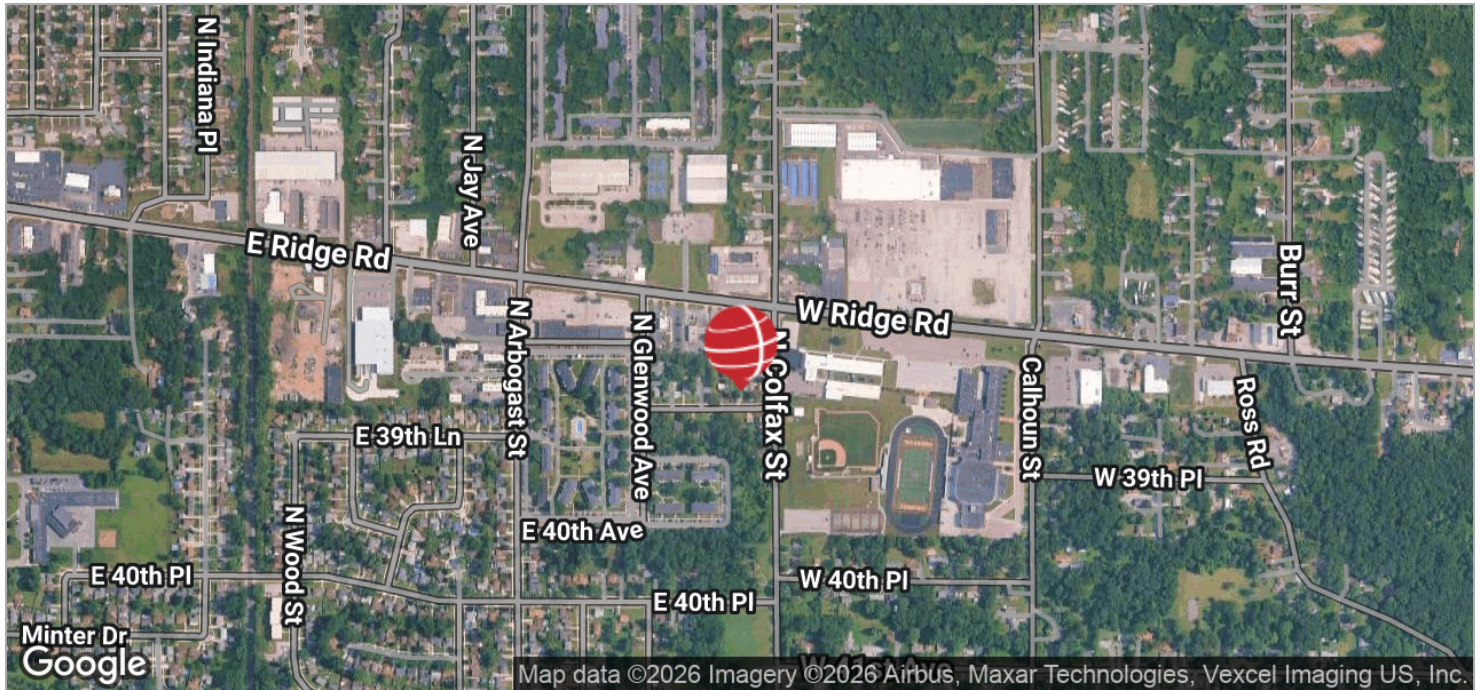
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## LOCATION MAPS



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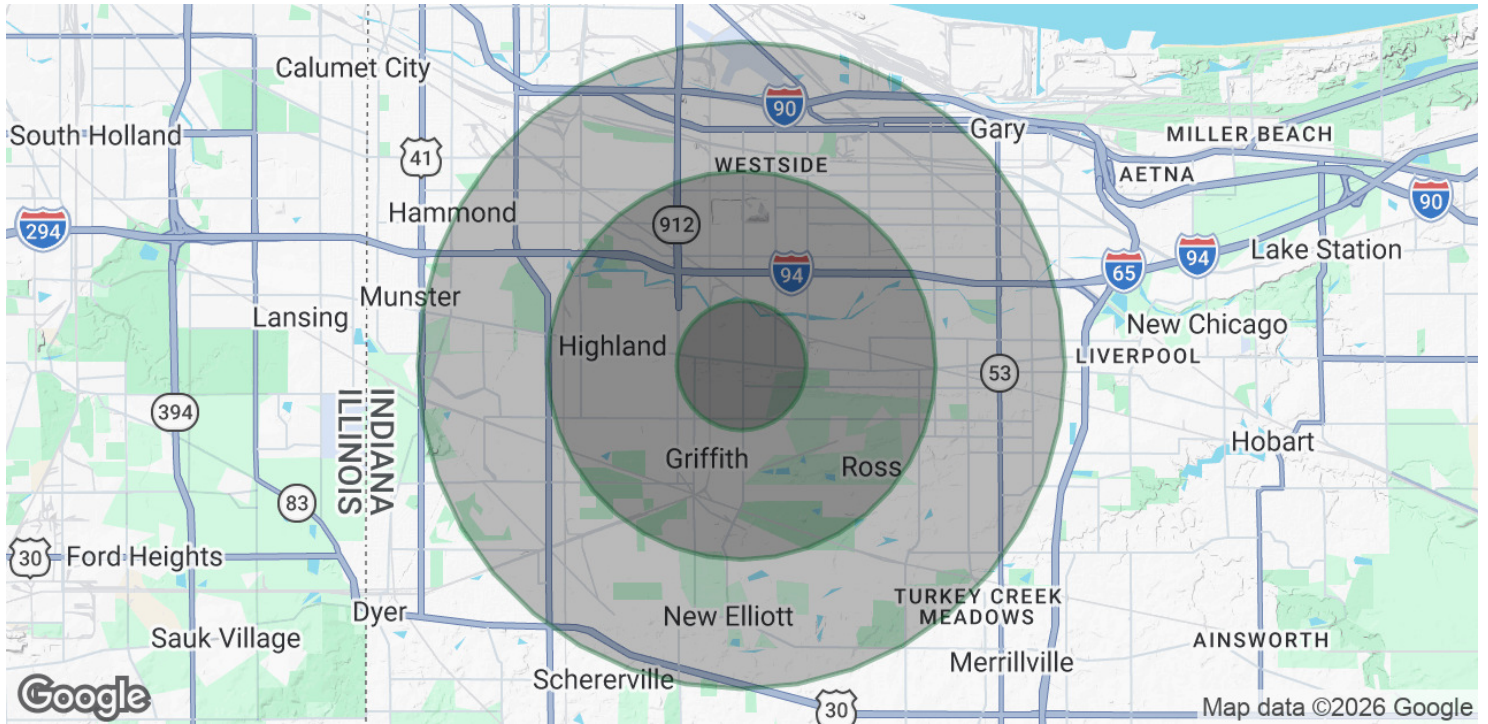
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,891	56,164	174,476
Average Age	35.7	39.5	40.1
Average Age (Male)	35.5	38.2	38.2
Average Age (Female)	39.5	41.8	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,384	22,549	69,339
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$74,491	\$79,564	\$83,639
Average House Value	\$159,613	\$186,337	\$203,937

2023 American Community Survey (ACS)

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