

139 S BROAD ST, GRIFFITH, IN 46319



For more information, please contact:

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LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

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LEASING 139 S BROAD STREET

139 S Broad St, Griffith, IN 46319



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,000 - 10,142 SF

Lease Rate: \$15.00 SF/yr (MG)

Lot Size: 0.40 Acres

Year Built: 1952

Building Size: 10142 SF

Zoning: B2

PROPERTY HIGHLIGHTS

- Entire office building available
- TI packages available
- Single or multi-tenant options
- Highly visible location on S Broad St
- Convenient access to major highways



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PROPERTY DESCRIPTION



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Prime commercial opportunity at 139 S Broad St, Griffith, IN. This expansive office building offers flexible single or multi-tenant options with the potential for customized tenant improvement packages. Its presence on S Broad St ensures high visibility, while providing convenient access to major highways.

LOCATION DESCRIPTION

Griffith is a town in Calumet and St. John townships in Lake County, Indiana. It is a part of the Chicago metropolitan area. The population was 16,420 at the 2020 census. Broad Street, the major north/south road through Griffith, used to be designated Indiana State Route 73. It was what has come to be called a "feeder road", connecting US 6 at the north end to US 30 at the southern end. Griffith is the town with the 11th largest population and 17th largest town by area in the State of Indiana.



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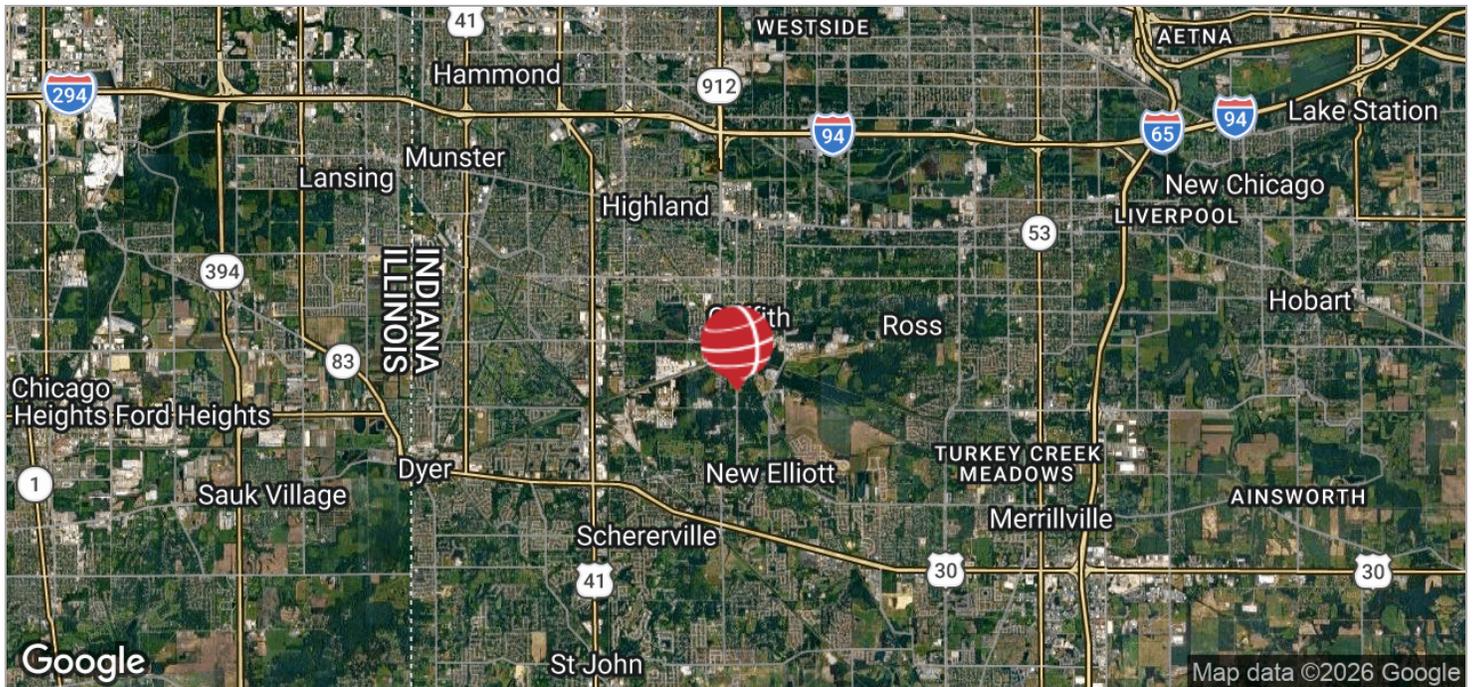
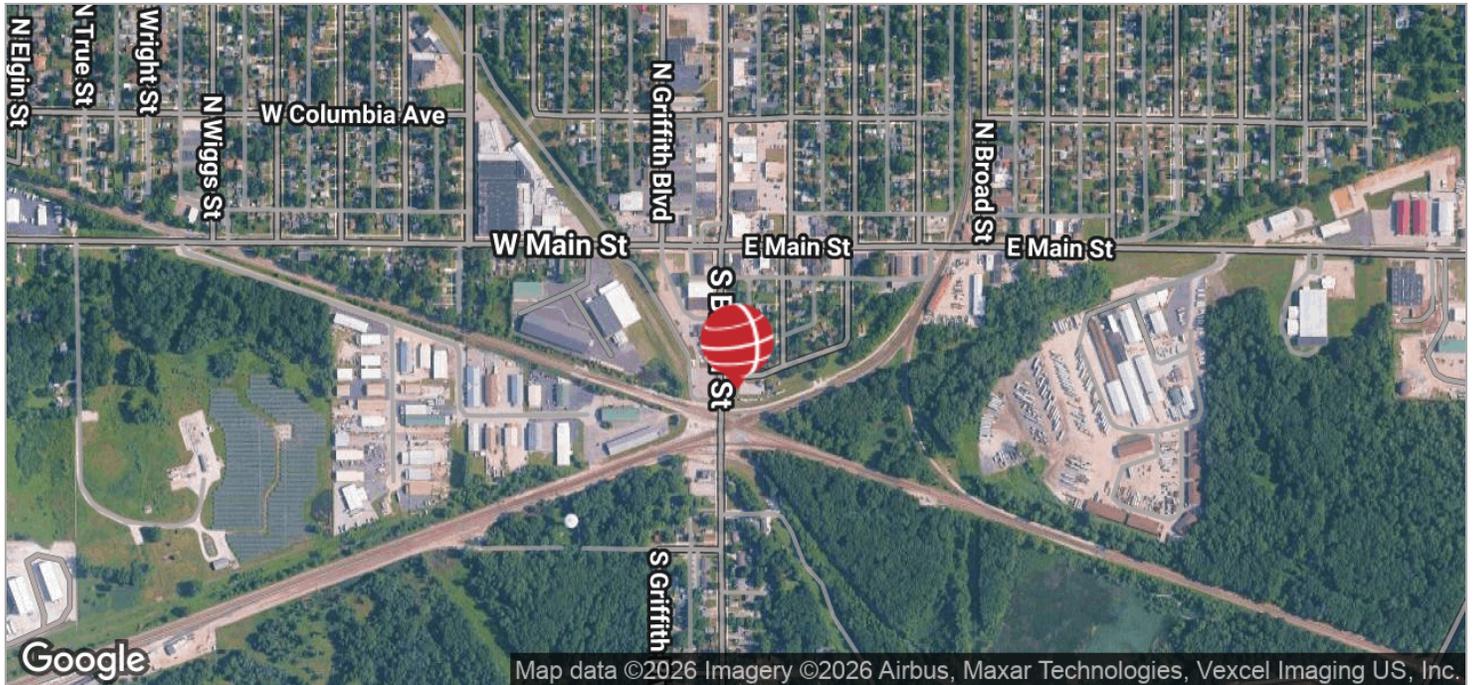
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LOCATION MAPS



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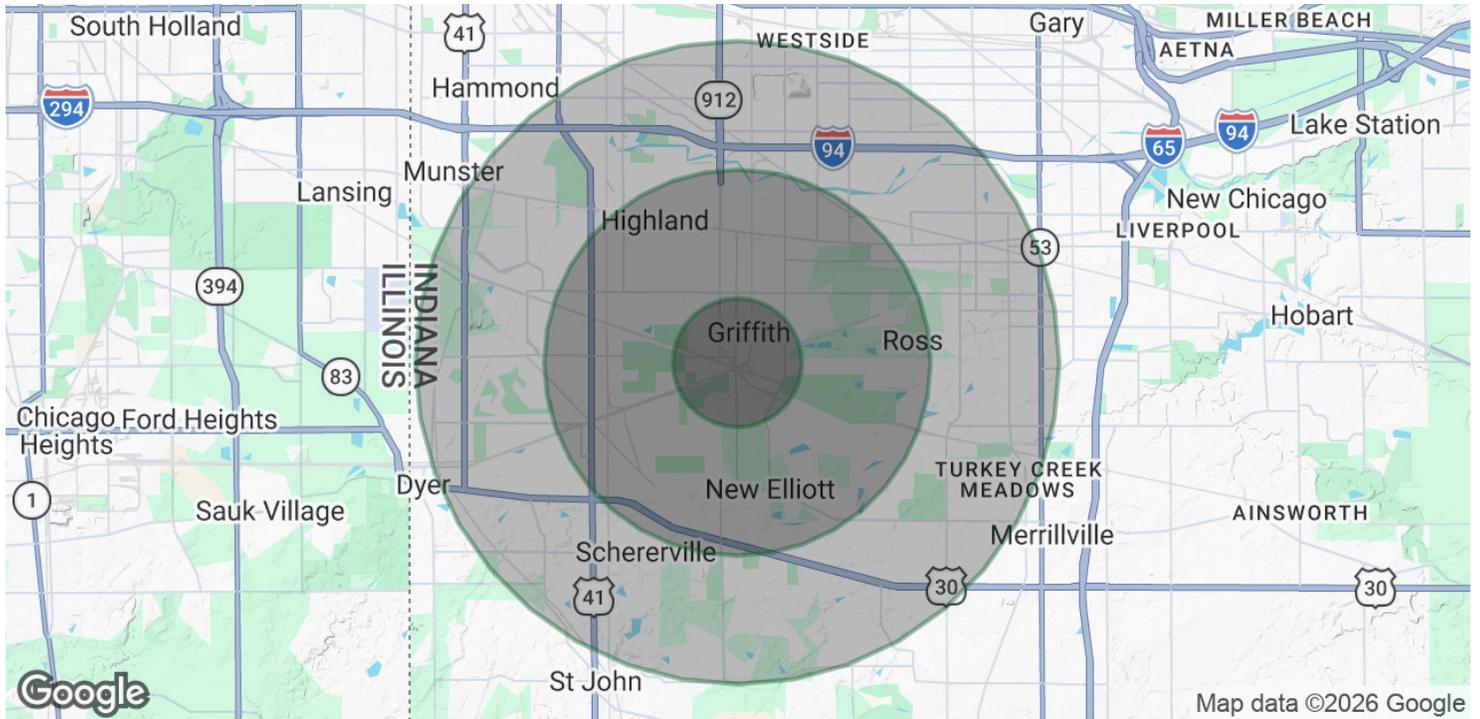
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,576	52,937	168,739
Average Age	42	43	41
Average Age (Male)	41	41	40
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,695	22,573	68,299
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$94,018	\$97,049	\$93,667
Average House Value	\$241,687	\$264,064	\$262,798

Demographics data derived from AlphaMap

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