



2128 N. Middle Dr

Greensburg, IN 47240
For Lease

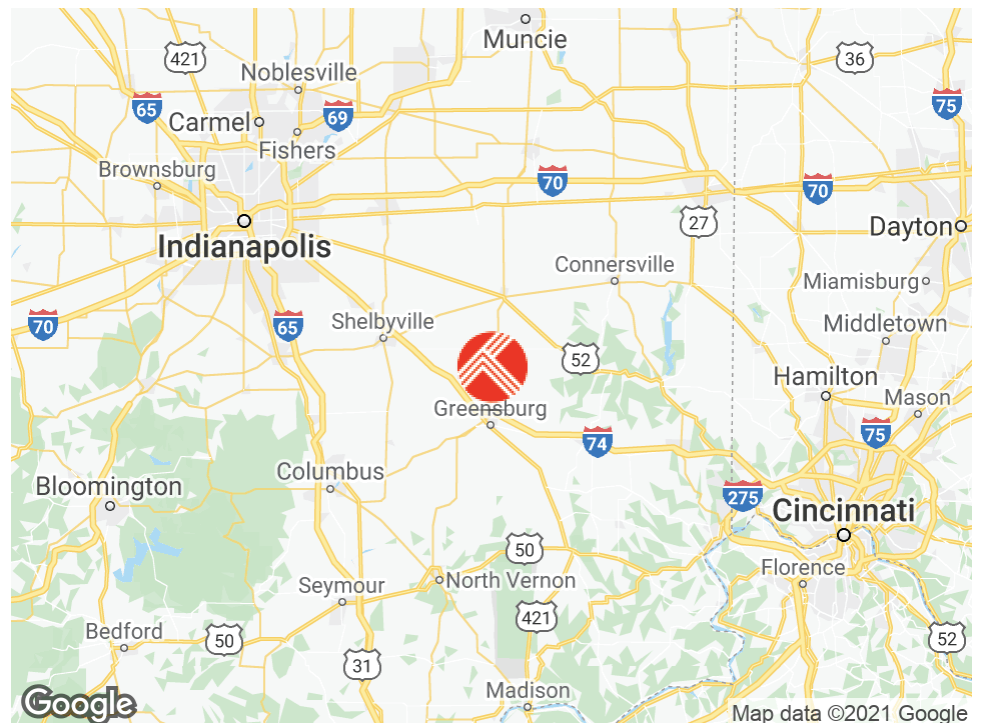


OFFERING SUMMARY

Lease Rate:	\$16-\$18
Building Size:	10,316
Available SF:	1,353 - 4,800
Lot Size:	1.19AC

PROPERTY HIGHLIGHTS

- Possible Build to Suit
- Abundant Parking
- Multiple Ingress and Egress
- Close proximity to Interstate
- Surrounded by New Construction
- Across from Walmart and Starbucks
- ADT: 18,760



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



2128 N. Middle Dr
Greensburg, IN 47240
For Lease

Building Exterior and Pylon



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



2128 N. Middle Dr

Greensburg, IN 47240
For Lease

Surrounding Area



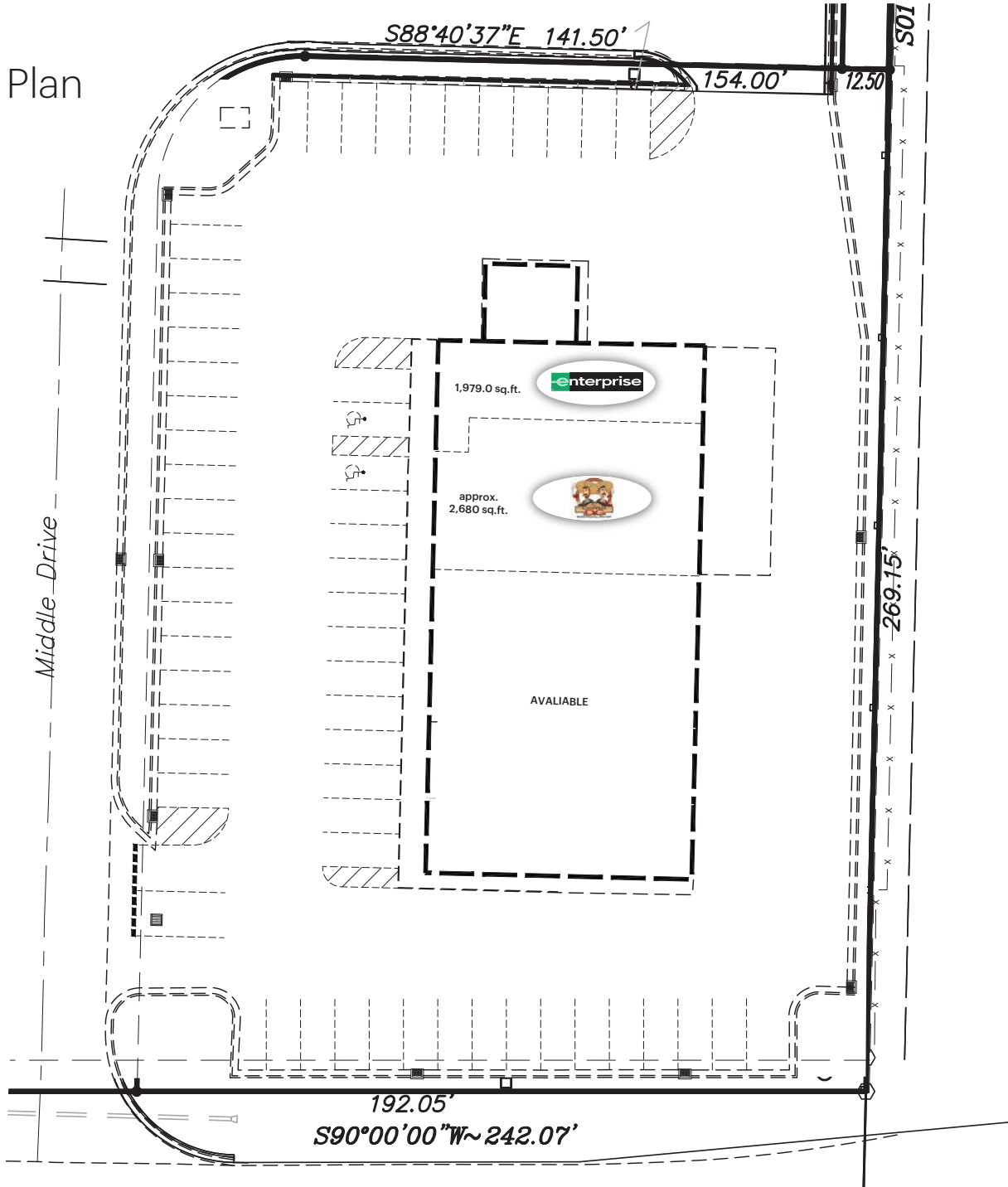
BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Site Plan

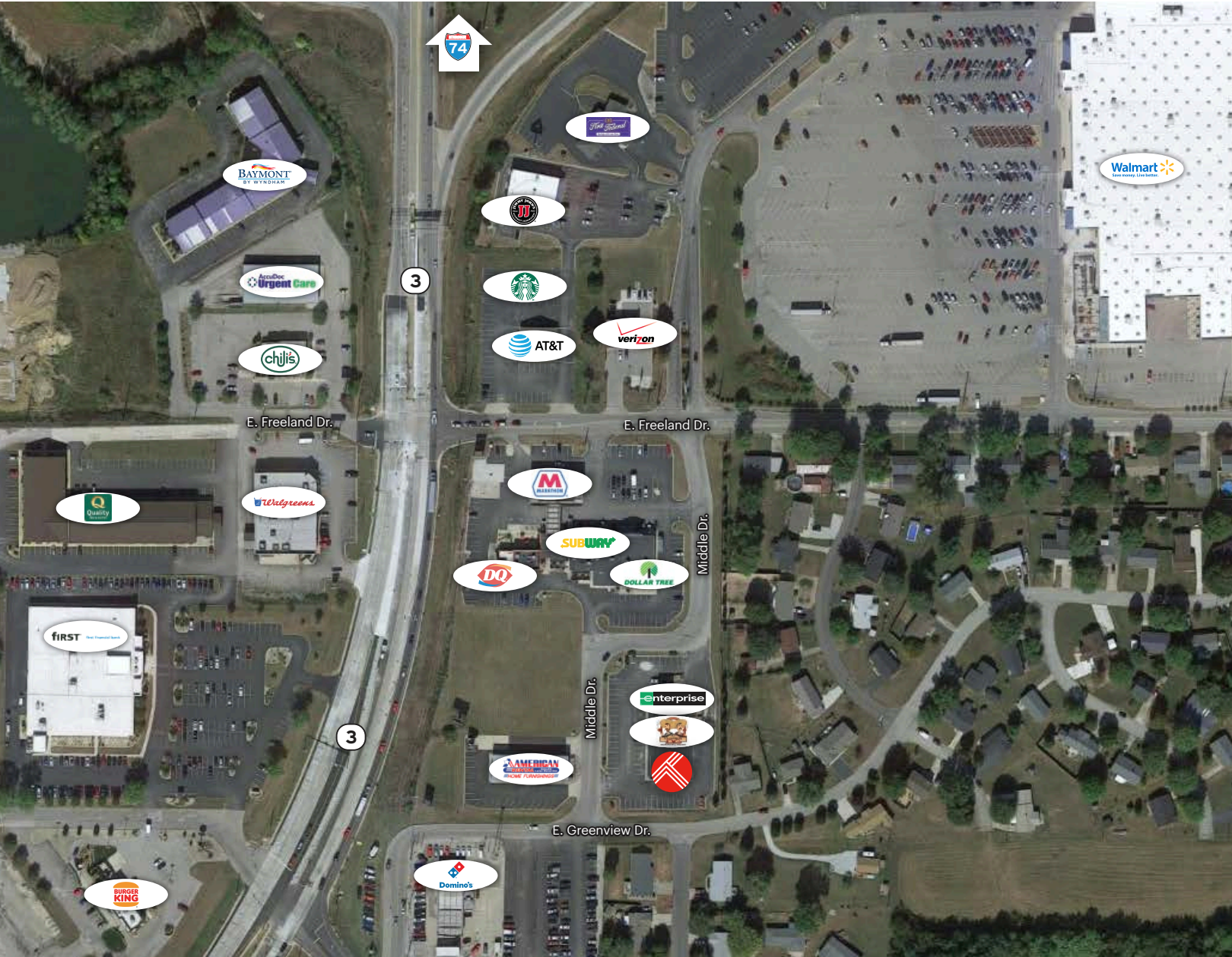


BROKERAGE | MANAGEMENT | DEVELOPMENT



2128 N. Middle Dr
Greensburg, IN 47240
For Lease

Area Retailers



BROKERAGE | MANAGEMENT | DEVELOPMENT

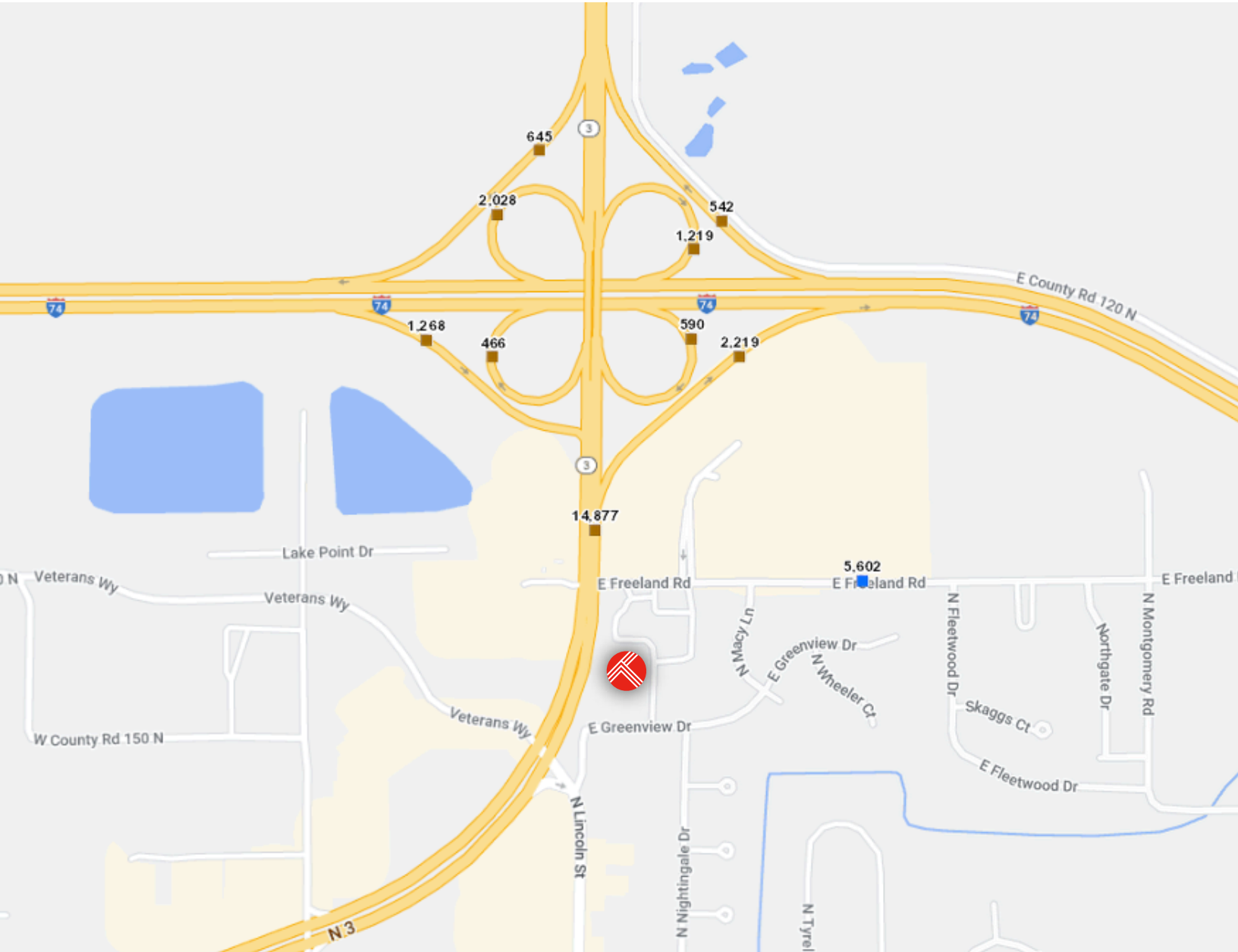
Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com
Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



2128 N. Middle Dr

Greensburg, IN 47240
For Lease

Traffic Volume



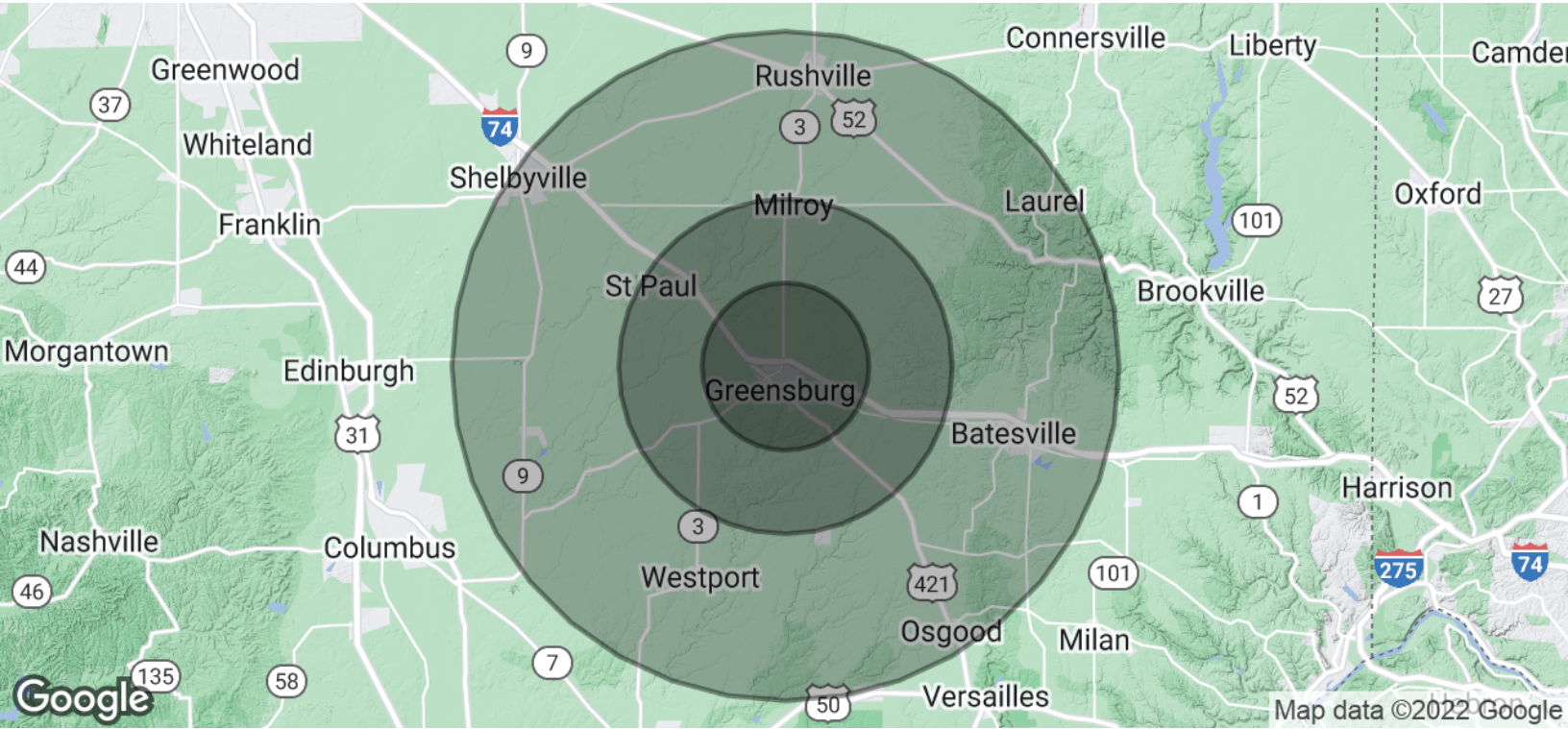
BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com
Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



2128 N. Middle Dr
Greensburg, IN 47240
For Lease

Demographics



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	13,851	23,137	96,352
Average age	39.9	40.3	40.6
Average age (Male)	37.3	39.0	39.7
Average age (Female)	42.3	41.2	41.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	6,037	10,061	41,386
# of persons per HH	2.3	2.3	2.3
Average HH income	\$62,486	\$63,556	\$66,063
Average house value	\$139,279	\$148,871	\$147,130

* Demographic data derived from 2020 ACS - US Census

BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com