



631 N. Green Street

Brownsburg, IN 46112



PROPERTY DESCRIPTION

Former car lot available For Sale. Currently zoned C-4, the property consists of a freestanding building that is +/- 715 SF. The property has high visibility along Green St. and provides access to I-74 and SR 136 in Brownsburg, Indiana. The former carlot is surrounded by new housing developments like the Union Green Apartments and the \$22 million Arbuckle Project, comprising of a four-story, mixed-use, multi-family development that will include approximately 100 residential units, including a rooftop sky-deck. National retailers in close proximity like Kroger, Michaels, Aldi, Walmart, Culver's, and many more!

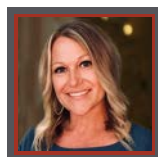
PROPERTY HIGHLIGHTS

- High Visibility on N. Green Street
- .5 Miles from I-74 and SR 136
- Surrounded by National Retailers

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	0.52 Acres
Building Size:	715 SF
Zoning:	C-4

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,253	14,990	28,877
Total Population	7,872	41,448	79,347
Average HH Income	\$120,984	\$146,821	\$145,047



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Exterior Photos of the Property

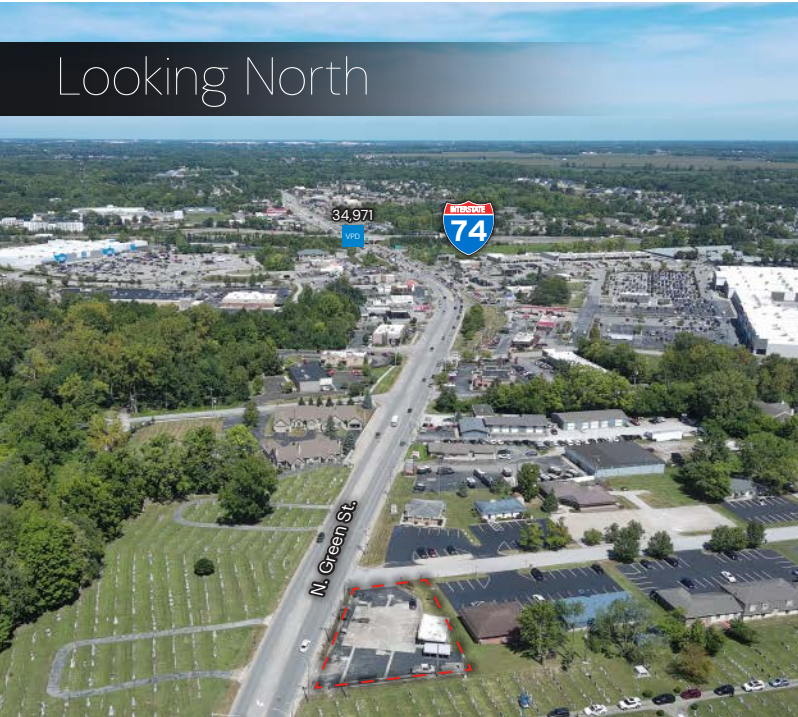




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Exterior Photos of the Surrounding Area

Looking North



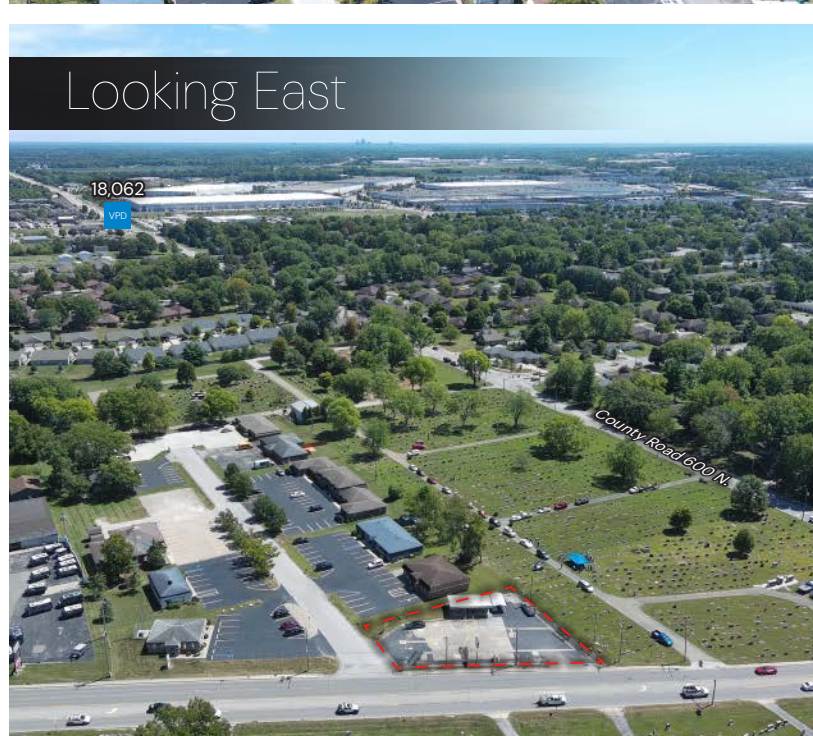
Looking West



Looking South



Looking East





Surrounding Businesses

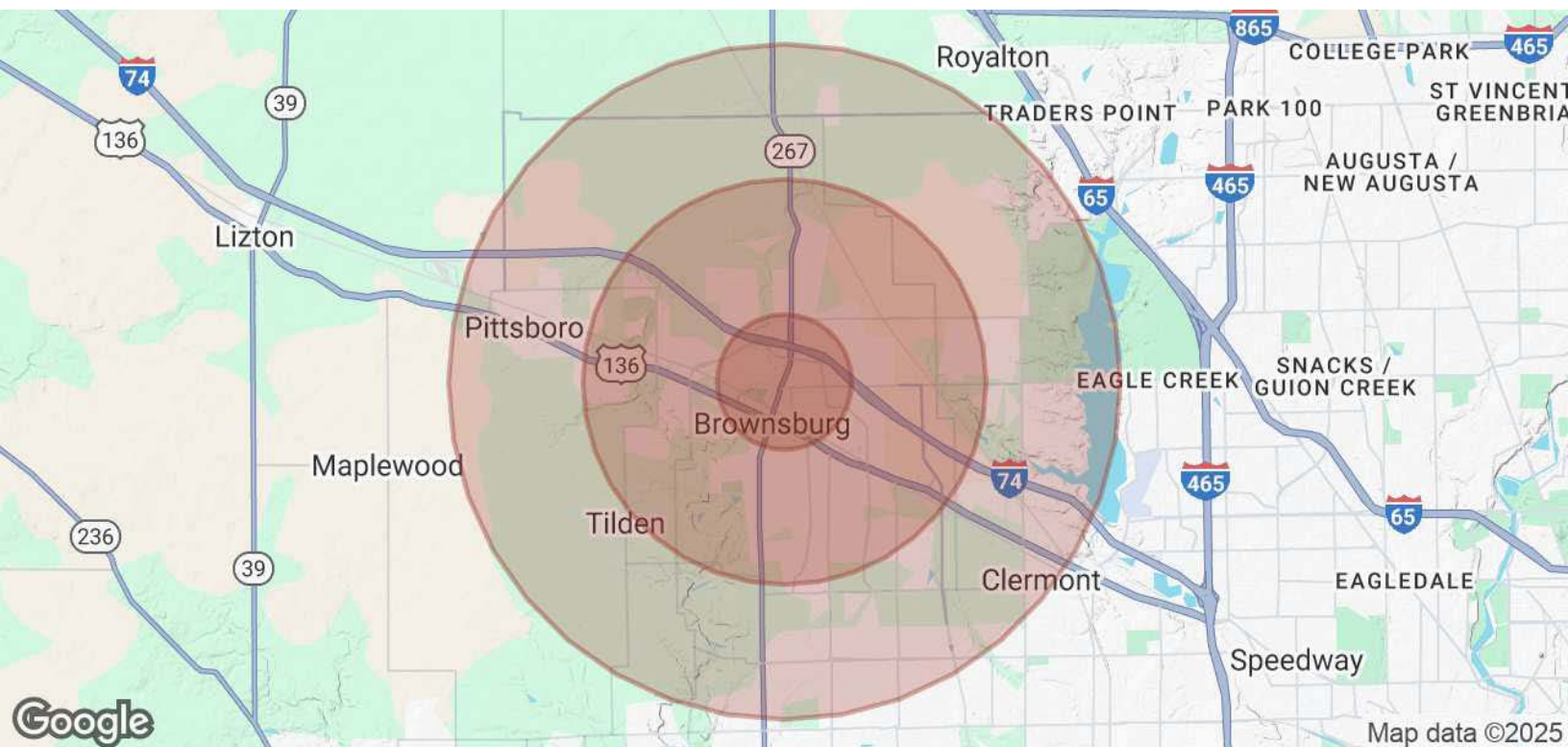




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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,872	41,448	79,347
Average Age	38	39	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,253	14,990	28,877
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$120,984	\$146,821	\$145,047
Average House Value	\$287,820	\$333,111	\$342,573

Demographics data derived from AlphaMap

