



# 1276 Us Highway 31 N Greenwood, IN 46142

1276 US HIGHWAY 31 N | RETAIL PROPERTY

**FOR SALE | 22,072 SF**

**\$2,495,625.00**



### PROPERTY DESCRIPTION

Freestanding building occupied by Office Depot. Excellent visibility to US 31, located across from Greenwood Park Mall (Simon owned).

### PROPERTY HIGHLIGHTS

- Located on primary retail trade area of Greenwood
- Over 36,000 VPD on US 31

### OFFERING SUMMARY

Available Size:	22,072 SF
Lot Size:	2.56 Acres
RE Taxes;	\$26,487 Yr (\$1.20 PSF)
Sale Price:	\$2,495,625
Terms:	Call for Info



Map data ©2025 Imagery ©

### JEFF ROSS

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### BETH CALAY

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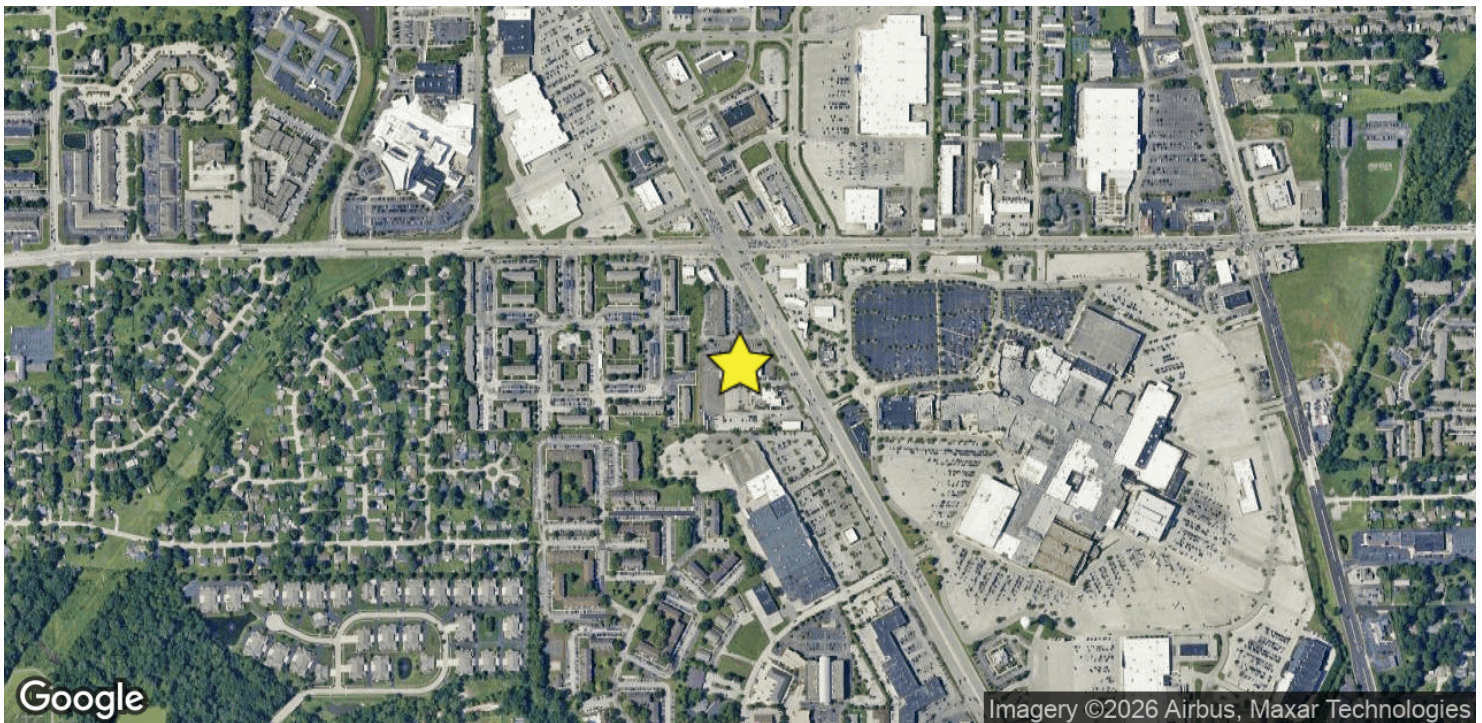
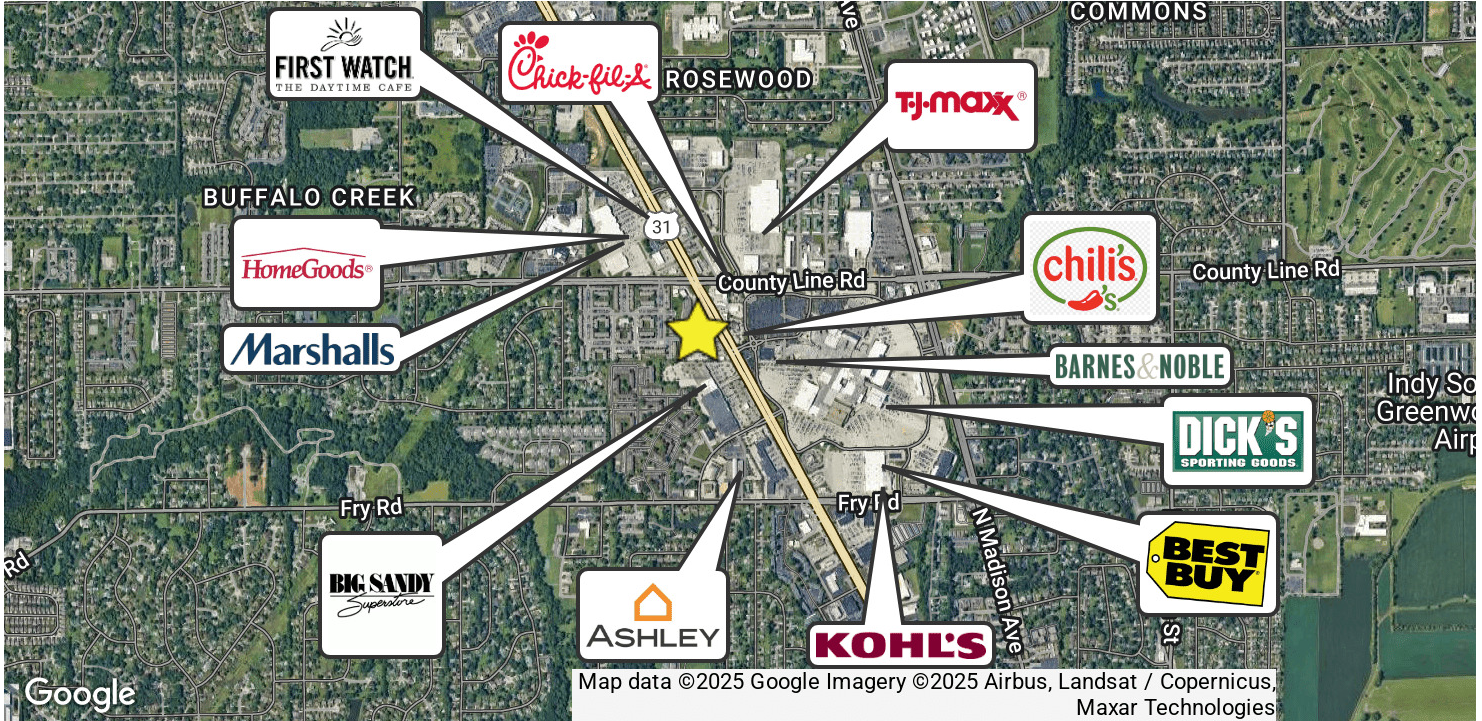
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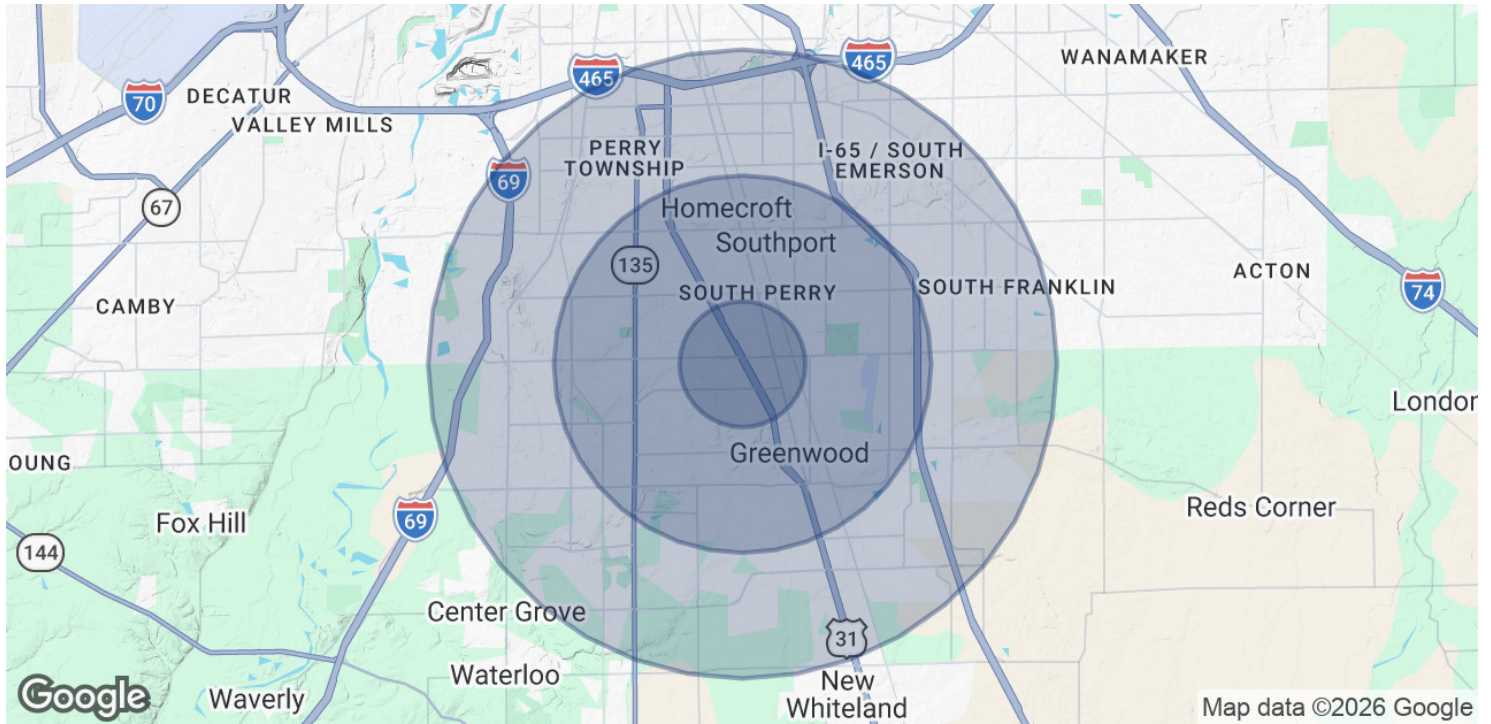
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,494	92,073	213,962
Average Age	40	39	38
Average Age (Male)	37	38	37
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,629	37,223	81,842
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$72,215	\$90,080	\$102,165
Average House Value	\$272,298	\$257,386	\$275,463

Demographics data derived from AlphaMap

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