



736 W MAIN STREET

GREENSBURG, IN 47240

FOR SALE OR LEASE



\$2,500,000
SALE PRICE



35,660 SF
TOTAL BUILDING



26,560 SF
AVAILABLE



\$7/SF NNN
LEASE RATE



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PROPERTY DETAILS

Building Size:	35,660
List Price:	\$2,500,000
Sale Price PSF:	\$70.11/SF
Available for Lease:	26,560 SF / Former Grocery Store
Asking Lease Rate:	\$7.00/SF NNN
Uses:	Self Storage • Warehouse • Retail



35,660 SF
SHOPPING CENTER
FOR SALE



IDEAL FOR
LOGISTICS OWNER/USER
OR SELF STORAGE



17' CLEAR HEIGHT & 1 DOCK
(FORMER GROCERY STORE)



\$81K+
ANNUAL RENT REVENUE
FROM INLINE TENANTS



9,100 SF
100% OCCUPIED
INLINE SPACE



CONVENIENT ACCESS
VIA SR3 & I-74





9,100 SF | 100% OCCUPIED INLINE SPACE

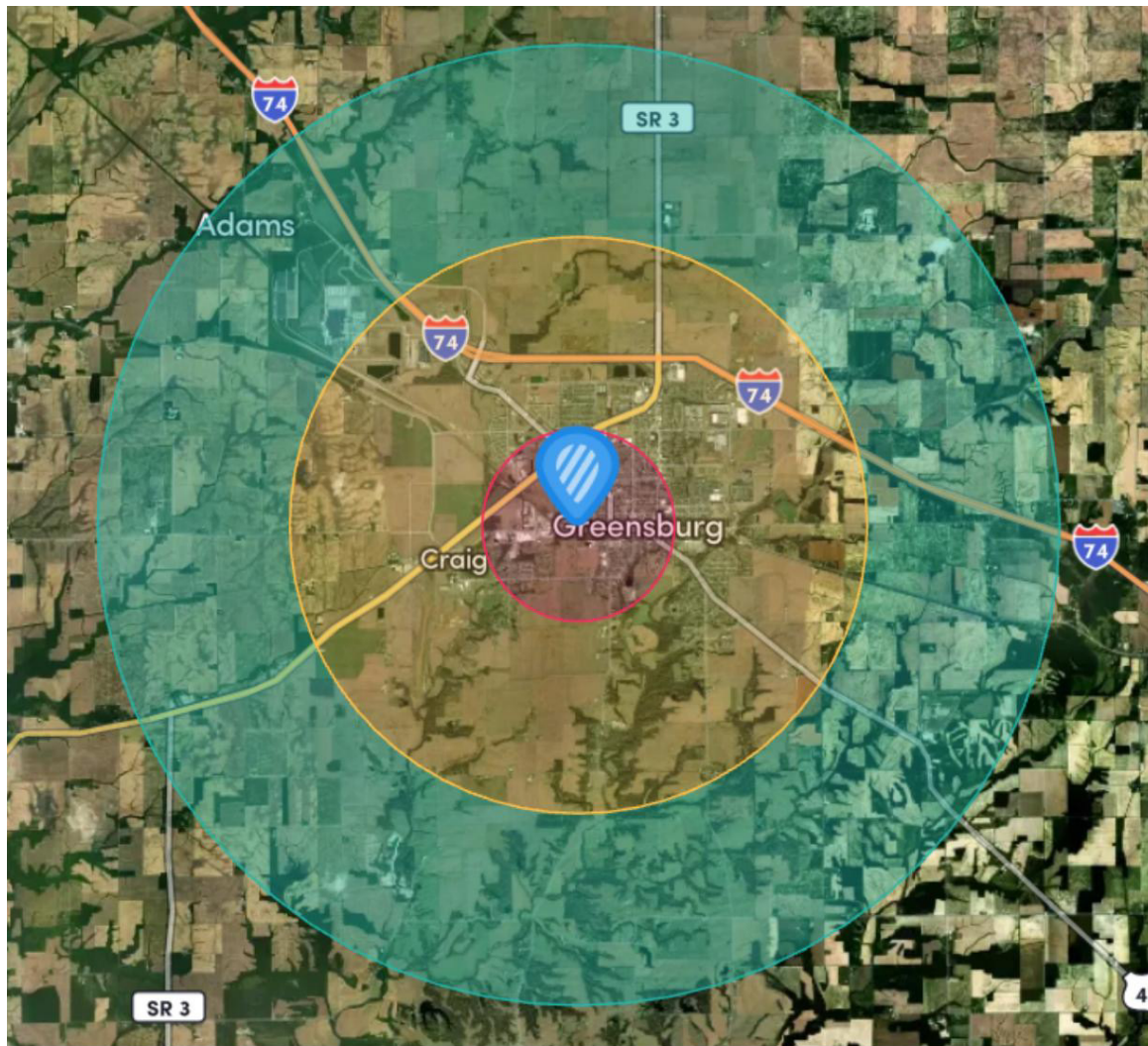
EXISTING INCOME.
BUILT-IN VALUE.

ESTABLISHED TENANTS
STABLE INCOME IN-PLACE
REVENUE

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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,842	6,394	7,150
Female	3,067	6,848	7,562
Total Population	5,909	13,242	14,712

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,125	2,447	2,733
Ages 15-24	763	1,637	1,828
Ages 25-54	2,183	4,885	5,396
Ages 55-64	684	1,568	1,770
Ages 65+	1,155	2,705	2,985

Income	1 Mile	3 Miles	5 Miles
Median	\$67,600	\$71,600	\$90,000
< \$15,000	181	421	450
\$15,000-\$24,999	191	357	381
\$25,000-\$34,999	158	394	424
\$35,000-\$49,999	324	595	646
\$50,000-\$74,999	505	1,088	1,207
\$75,000-\$99,999	362	833	921
\$100,000-	377	1,014	1,149
\$150,000-	183	390	438
> \$200,000	144	316	356

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,636	5,811	6,423
Occupied	2,423	5,408	5,971
Owner Occupied	1,497	3,384	3,827
Renter Occupied	926	2,024	2,144
Vacant	213	403	452