



**2390 W Main St,
Greenfield, IN**

*2390 W Main St
Greenfield, IN 46140*

Contact:

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CCIM

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Tisco Trademark plays a crucial role in enabling the functioning and connectivity of the Internet through its innovative networking solutions. Next Paragraph.
Tisco Trademark plays a crucial role in enabling the functioning and connectivity of the Internet through its innovative networking solutions
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**2390 W MAIN ST,
GREENFIELD, IN**

PROPERTY INFO:

ANNUAL RENT:

\$127,500.00

PROPERTY ADDRESS:

*2390 W MAIN ST
GREENFIELD, IN 46140*

YEAR BUILT:

1996

RENTABLE AREA

17,000 SQ. FT.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Tisco Trademark plays a crucial role in enabling the functioning and connectivity of the Internet through its innovative networking solutions. Next Paragraph. Tisco Trademark plays a crucial role in enabling the functioning and connectivity of the Internet through its innovative networking solutions

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PROPERTY OVERVIEW

This property includes a 17,000 square foot temperature controlled building with 5,100 square feet of Class 'A' finished offices, a mixture of shop/training/lab space as well as temperature controlled shop and storage areas.

The real estate is zoned C5, allowing for automotive sales and service business, office, fulfillment, retail, industrial flex use, and light distribution.

2390 W Main St, Greenfield, IN

Greenfield IN 46140



PROPERTY PHOTOS



PROPERTY PHOTOS

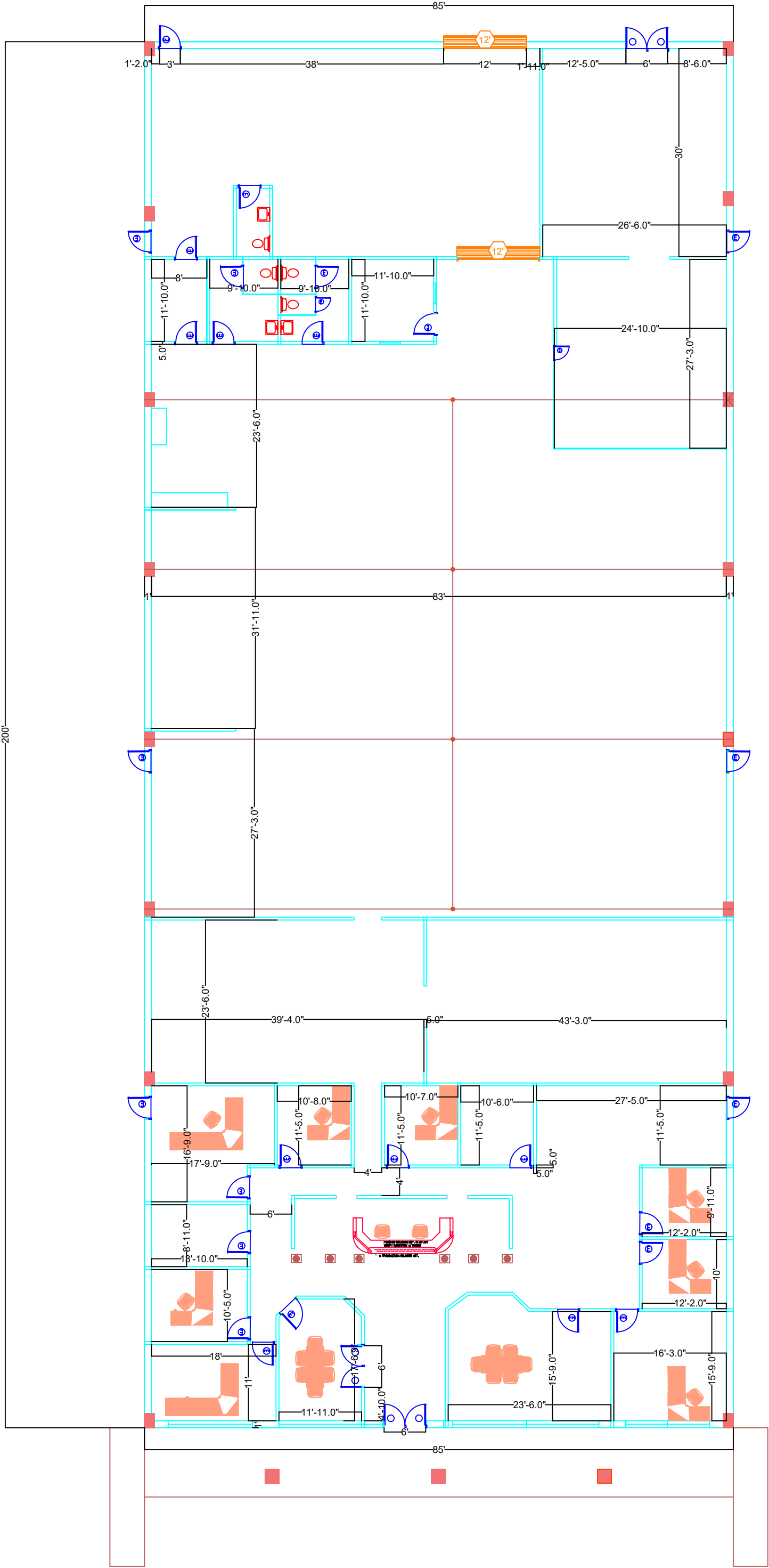


PROPERTY PHOTOS



PROPERTY PHOTOS





GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL BE GOVERNED BY THE LATEST ADOPTED FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND STANDARDS. THEY SHALL GOVERN THE CHARACTER, QUALITY, STYLE, TYPE AND CAPACITY OF ALL INSTALLATIONS, MATERIALS AND EQUIPMENT USED.
2. ALL STATE AND LOCAL AGENCY APPROVALS AND PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
3. GENERAL CONTRACTOR IS TO VERIFY ALL EXISTING FIELD CONDITIONS, DIMENSIONS, EQUIPMENT, ITEMS PROVIDED BY THE OWNER AND LOCATION OF ALL UTILITIES TO THE SPACE PRIOR TO CONSTRUCTION. VERIFY THE SIZE AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL WORK, ELECTRICAL WORK AND EQUIPMENT WITH SUBCONTRACTORS INVOLVED. IF DISCREPANCIES EXIST, NOTIFY THE ARCHITECT.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL PHASES AND TIMING OF CONSTRUCTION WITH ARCHITECT, TENANT AND BUILDING OWNER.
5. GENERAL CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR THE COMPLETE FINISH AND BUILD-OUT OF THE PROJECT. ALL SURFACES AND EQUIPMENT EFFECTED BY THE NEW CONSTRUCTION OR MOVEMENT OR REMOVAL OF EXISTING OUTLETS, FIXTURES, WALLS, EQUIPMENT, ETC. SHALL BE REPAIRED TO MATCH SURROUNDING SURFACES.
6. IT IS THE INTENT OF THE DRAWINGS THAT ALL EXPOSED SURFACES SHALL RECEIVE FINISHES AS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS UNLESS OTHERWISE NOTED. IF A SURFACE IS NOT NOTED TO EITHER REMAIN UNFINISHED, EXISTING FINISH TO REMAIN OR TO RECEIVE A SPECIFIC FINISH, NOTIFY THE ARCHITECT.
7. ALL NEW WALL CONSTRUCTION SHALL BE 3-5/8" 26 GA. METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD APPLIED TO EACH SIDE. PARTITIONS SHALL EXTEND FLOOR TO 12" ABOVE CEILING HEIGHT EXCEPT AS NOTED.
8. ALL NEW WALL DIMENSIONS SHOWN ARE TO FACE OF STUD FRAMING UNLESS OTHERWISE NOTED. ALIGN NEW WALLS WITH EXISTING WALLS, COLUMNS OR SURFACES AS REQUIRED. IF THERE ARE QUESTIONS OF DESIGN INTENT, NOTIFY THE ARCHITECT FOR CLARIFICATION.

DOOR SCHEDULE

- A 3'-0"x7'-0" CLEAR ANOD. ALUMINUM STOREFRONT ENTRY. PUSH/PULL, THUMBTURN DEADBOLT LATCH
- B 3'-0" X 7'-0" INSUL. METAL DOOR, PAINTED PAINTED HOLLOW METAL FRAME BRUSHED CHROME, LEVER STYLE ADA HARDWARE LOCKSET, DEADBOLT LOCK
- C 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PASSAGE SET, CLOSER
- D 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER POCKET DOOR, STAIN FINISH, STAINED WOOD FRAME, RECESSED FINGER PULLS EACH SIDE, HOOK LATCH FROM OFFICE SIDE
- E 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PRIVACY SET
- F 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE LOCKSET
- G 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PASSAGE SET
- H 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PASSAGE SET
- I 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PASSAGE SET
- J 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PRIVACY SET
- K 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PASSAGE SET
- L PR. 2'-6" X 7'-0" WOOD BI-FOLD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, PULL KNOBS

THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF E.L.E. THOMPSON & ASSOCIATES, INC.

DO NOT SCALE THESE DRAWINGS. VERIFY DIMENSIONS AND LOCATIONS OF ALL ELEMENTS PRIOR TO CONSTRUCTION.

REMODELED OFFICE BUILDING FOR:

INDIANAPOLIS, INDIANA

PROJECT:

DATE:

REVISIONS:

A-1

ALTA / NSPS LAND TITLE SURVEY
2390 W. Main Street
Greenfield, IN

CERTIFICATE OF LAND SURVEY
This Land Survey, prepared by SEA Group Land Surveyors, is hereby certified to the following:

To: Chicago Title Insurance Company; Meridian Title Corporation; ASI Winthrop Properties, LLC, an Indiana limited liability company; Greenfield Banking Company, an Indiana corporation;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b)(1), 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on 11/18/19.

Date: November 21, 2019

James M. Fazekas
Registered Land Surveyor of the State of Indiana
Registration Number LS20600029



Land Description
Lot 1 in Beagle Business Park, a Subdivision of a part of the Southeast Quarter of Section 36, Township 16 North, Range 6 East and a part of Section 1, Township 15 North, Range 6 East in Center Township, according to the plat of subdivision recorded January 23, 1997 as Instrument No. 9700731, in Plat Cabinet B, Slide 319, in the Office of the Recorder of Hancock County, Indiana. Containing 1.550 acres, more or less.

Land Surveyor's Report
In direct accordance with the laws governing the State of Indiana, of the United States of America, and following Title 865 State Board of Registration for Land Surveyors, Article 1, General Provisions, Rule 12, Land Surveying; Competent Practice, of the Indiana Administrative Code (IAC), the following beliefs, opinions, observations, conclusions, and information are hereby submitted for record. The degree of precision and accuracy necessary for a survey shall be based upon the intended use of the real estate. If the client does not provide information regarding the intended use, the classification of the survey shall be based on the current use of the real estate. The surveyed premises shown herein are classified as an Urban Survey, having an acceptable relative positional accuracy of 0.07 feet plus 50 parts per million. The purpose of this project was to perform and prepare a Retracement Survey on the real estate that has been described herein, under direction and instructions from the client.

Relative positional accuracy (RPA) means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the ninety-five percent (95%) confidence level. There may be unwritten rights associated with these uncertainties. The amount of uncertainty created by any discrepancies in the lines of occupation is equal to that discrepancy itself and in situations where that uncertainty is less than that of the appropriate RPA, it may have been considered negligible and gone unnoted. Unless otherwise noted or shown on the within survey plat, there is no evidence of occupation along the perimeter lines of the subject real estate.

This plat of survey accurately shows the location of all visible improvements, unless noted otherwise, on the premises as of the date of last field work for this project. Also shown are all lines of occupation and their relationship to the established lines of the subject real estate. A more accurate explanation of these relationships and how they were determined is described within this report. Unless otherwise illustrated herein, there is no evidence of occupation along the exterior perimeter of the subject real estate.

This plat of survey accurately shows the position of easements, highways, rights of way, restrictions, covenants or other encumbrances of which the Surveyor was informed. Of Land Surveyor's within the State of Indiana are not qualified to perform the extensive searches needed to acquire all of those documents or agreements, and they rely upon a Title Company, the client, the client's attorney, or the land owner to provide such information. Observable evidence of these burdens are shown herein as utility lines or associated improvements, drains, swales, roadways, driveways, paths, etcetera.

Land Survey Markers, or monuments, were either set or found at all corners of the subject real estate, as shown and noted herein. In situations where the corner is inaccessible or it would not be reasonable to set a monument at a corner, due to terrain or other hindrances, offset monuments may have been set instead, and those have been annotated herein as well.

There may be differences of deed (D) dimensions versus measured (M) dimensions along the established lines of the subject real estate and likewise, there may be found survey markers near, but not precisely at, some established corners. In cases where the extent of these differences are less than the stated RPA, and less than the uncertainty recognized with regard to any reference monuments used for this project, those differences may be considered insignificant and have been shown only for the purposes of mathematical closure. Conversely, any differences that may exceed the stated RPA and other uncertainties are considered significant and have been discussed further below.

The Theory of Location applied for this project is as follows:
The basis of bearings for this project is the North line of the subject lot, bearing North 87 degrees 49 minutes 10 seconds East, per plat.

It is this Land Surveyor's professional opinion that the cause and the amount of uncertainty in these lines and corners is due to the following:

- (A) Availability and condition of reference monuments
Monuments found in the Northeast Quarter of Section 1, Township 15 North, Range 6 East: NE Corner (Harrison Monument found); SE Corner (Railroad Spike found). Centerline copper weld monuments were found in Sawmill Sub, Section 1. These monuments were used to control this survey.
- Additional monuments were found at or near the established corners for the subject real estate and its adjoiners and any variances have been annotated herein.
- The amount of uncertainty created by the controlling monuments and any other monuments shown herein is equal to 0.3'.
(B) Occupation or possession lines
- A concrete pad dumpster enclosure along the North line of the subject lot was found to be as much as 2.1'.
- The amount of uncertainty created by these discrepancies is equal to 2.1'.
(C) Clarity or ambiguity of the record documents
- No gaps or overlaps in title or deed lines were discovered during this survey.
(D) The relative positional accuracy of the measurements
- This survey meets or exceeds the requirements set forth by the State of Indiana.

Land Surveyor's Notes
Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will SEA Group, its employees, agents, and/or assigns, be held liable for any damages arising out of the furnishing and/or use of such information. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Agency at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.

No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will SEA Group, its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.

Any depiction of possible intrusion, trespass, invasion, and/or possible encroachment into the possessions or rights of another is not a matter of survey. An attorney and/or title company should be consulted in all matters with respect to any rights of possession(s) and matters of title.

Along any line where a deed gap or overlap or inconsistency in line of occupation occurs, unwritten rights may be available to the subject and/or the adjoining real estates.

Flood Information Note
Flood status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the United States Department of Homeland Security, Federal Emergency Management Agency (FEMA), on their website, located at <http://msc.fema.gov/>.

The Subject Real Estate described herein was mathematically calculated and scaled on the FIRM Maps of Hancock County, Indiana, Map Number 18059C01410, dated 12/04/07, and was found to be located in Flood Zone X (unshaded).

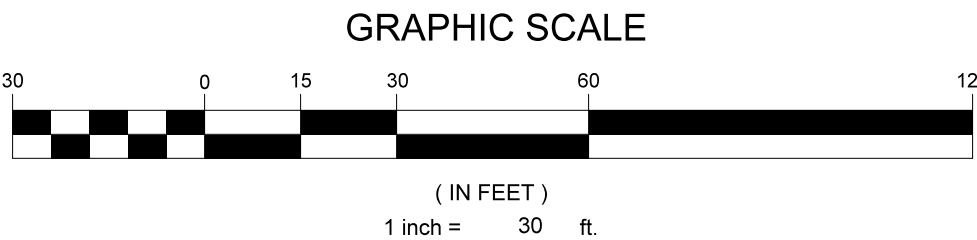
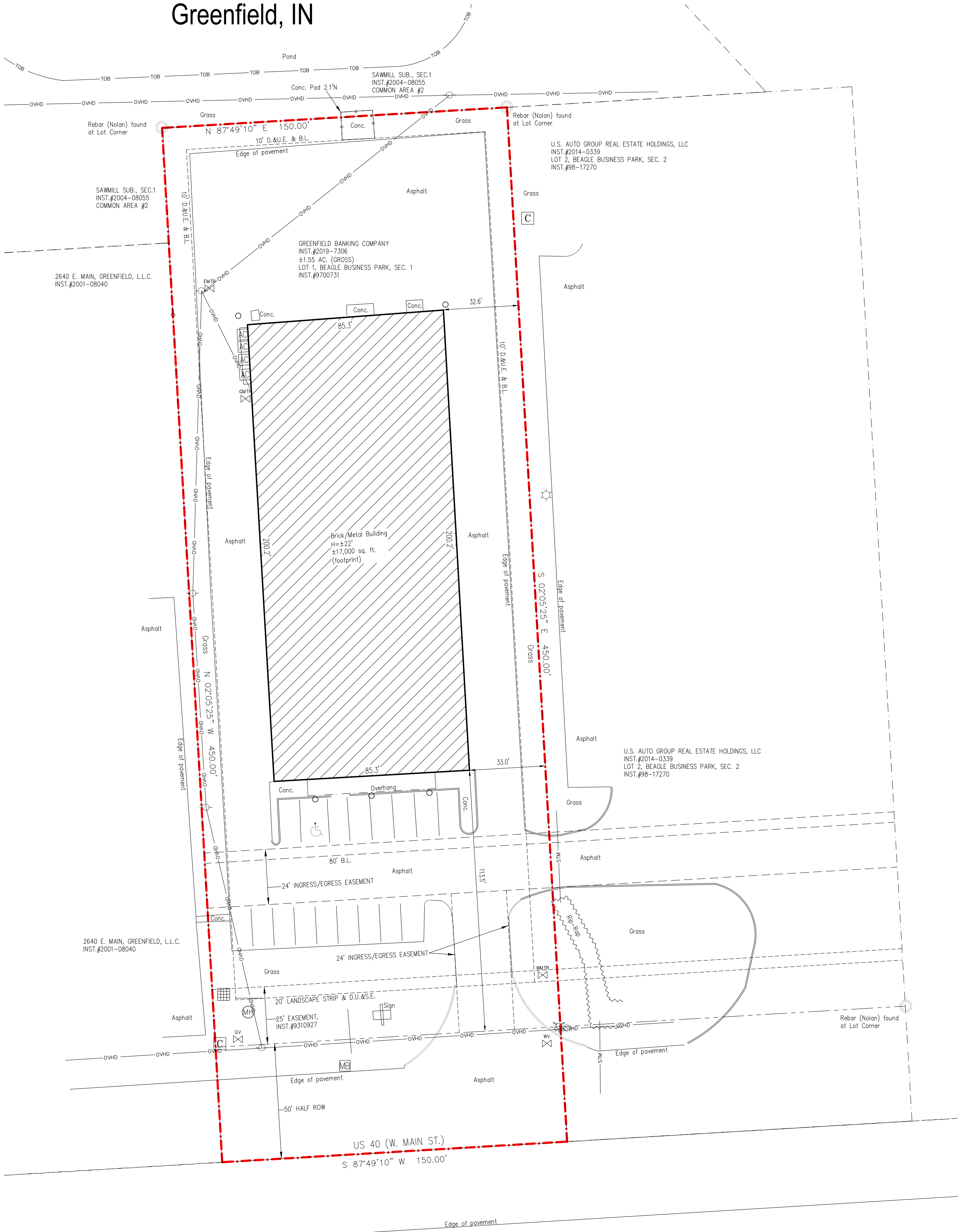
The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential.

Title Insurance Company Commitment Note
Evidence of source of title for the subject tract was provided by Chicago Title Insurance Company, having a Title Commitment Number of 19-37151 and is dated effective 10/14/19. Some certain survey-related "Exceptions" exist that were disclosed in Schedule B of said title commitment, and have been depicted on the survey, each being identified by their recording data. Should any additional items need to be depicted on the survey, please notify us and provide the appropriate documents.

Survey related "Exceptions" with regard to the Subject Real Estate:

- #14. Inst.#9310927 - Shown herein.
#15. Inst.#9310928 - The easement described in the document does not touch or adjoin the subject parcel.
#16. Inst.#9700731 - Those parts that could be graphically depicted, are shown herein.

Current ownership for the Subject and Adjoining real estates are shown per County Assessor records, and the documents listed herein can be obtained from the County Recorder's Office.



SYMBOL LEGEND			
SEA GROUP MONUMENT SET	SIGN	FIRE MAIN	GAS LINE MARKER
CUT "X" SET or FOUND	LARGE SIGN	FIRE HYDRANT	GAS VALVE
BRASS PLUG / COPPER WELD	UTILITY POLE	WATER METER	GAS METER
SURVEY MARKER FOUND	LIGHT POLE	WATER VALVE	COMMUNICATIONS MANHOLE
PK or MAG NAIL FOUND	GROUND LIGHT	WATER WELL	TRAFFIC UTILITY
SECTION CORNER (AS NOTED)	ELECTRIC METER	BEE-HIVE INLET	COMMUNICATIONS LINE MARKER
BENCHMARK (AS NOTED)	ELECTRIC UTILITY	CURB INLET	SANITARY SEWER MANHOLE
RIGHT OF WAY MARKER	DECIDUOUS TREE	DRAINAGE INLET	SANITARY SEWER MARKER
TRAFFIC SIGNAL POLE	EVERGREEN TREE	MANHOLE	STORM SEWER MANHOLE
AIR CONDITIONER	MAIL BOX	AIR / VACUUM EQUIPMENT	COMMUNICATIONS UTILITY
BOLLARD	HANDICAPPED PARKING SPOT	MONITORING WELL	CLEAN OUT



494 Gradle Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
V3co.com

Surveyors - Scientists - Engineers

PROJECT LOCATED IN:

SECTION 01 - TOWNSHIP 15 NORTH - RANGE 06 EAST

HANCOCK COUNTY, IN

ALTA/NSPS
LAND TITLE SURVEY

PREPARED FOR:

Greenfield Banking Company
1920 N. State St.
Greenfield, IN 46140

REV. # DATE REV. DESC.

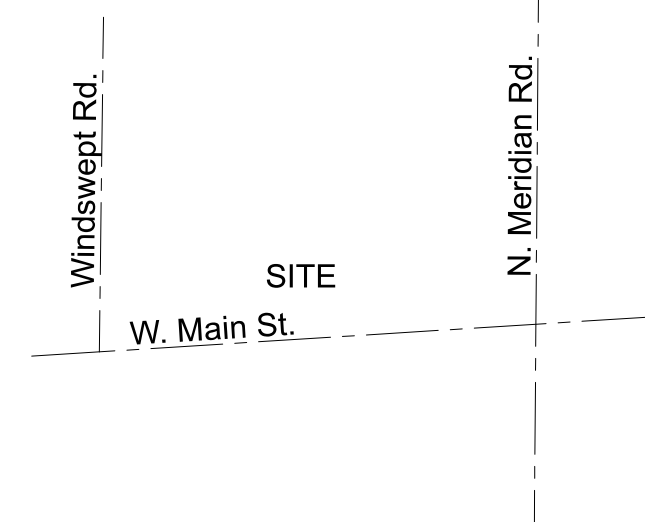
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DRAWING LEGEND

EXISTING METAL-TYPE FENCE	EXISTING WOOD-TYPE FENCE
GAS = UNDERGROUND GAS LINES	COM = COMMUNICATION LINES
WTR = UNDERGROUND WATER LINES	STM = UNDERGROUND STORM SEWER
WTR = UNDERGROUND WATER LINES	SAN = UNDERGROUND SANITARY SEWER
FOBP = UNDERGROUND FIBER-OPTIC	LOE = UNDERGROUND ELECTRIC
OHE = OVERHEAD ELECTRIC	OUD = OVERHEAD UTILITY
TRAF = OVERHEAD TRAFFIC LINES	IRR = UNDERGROUND IRRIGATION LINES
SECTION LINE (AS NOTED)	R.O.W. = RIGHT-OF-WAY (AS NOTED)
CENTERLINE (AS NOTED)	B.S.L. = BUILDING SETBACK LINE
EASEMENT (AS NOTED)	REAL ESTATE LINES (AS NOTED)
SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)	EXISTING CONC. CURB (AS NOTED)
TOB = TOP OF BANK	TOS = TOP OF SLOPE
EXISTING FLOWLINE	CONTOURS - MAJOR INTERVAL
CONTOURS - MINOR INTERVAL	

(P) = PLATTED BEARING AND DIMENSION
(D) = DEEDED BEARING AND DIMENSION
(C) = CALCULATED BEARING AND DIMENSION
(M) = MEASURED BEARING AND DIMENSION
B.L. = BUILDING SETBACK LINE (PER PLAT)
R.O.W. = RIGHT-OF-WAY (PER PLAT)
DRAINAGE = DRAINAGE & UTILITY EASEMENT (PER PLAT)
S.E. = SEWER EASEMENT (PER PLAT)

VICINITY MAP - NOT TO SCALE



Approved By: JMF
Drawn By: JMF
Date of Last Field Work: 11/18/19
Date Plotted: 11/21/19

Reference #:

Project Number:

19540
Sheet Number :

Market Profile

2390 W Main St, Greenfield, Indiana, 46140
Rings: 1, 3, 5 mile radii

By Jeffery Baumgartner, CCIM

Latitude: 39.78413

Longitude: -85.80818

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,121	15,714	25,311
2010 Total Population	1,766	18,433	31,570
2020 Total Population	2,743	20,378	35,626
2020 Group Quarters	12	472	548
2025 Total Population	3,081	21,703	38,327
2020-2025 Annual Rate	2.35%	1.27%	1.47%
2020 Total Daytime Population	2,829	21,586	34,094
Workers	1,041	9,479	13,345
Residents	1,788	12,107	20,749
Household Summary			
2000 Households	441	6,236	9,731
2000 Average Household Size	2.54	2.47	2.57
2010 Households	643	7,219	12,127
2010 Average Household Size	2.74	2.49	2.56
2020 Households	1,025	8,051	13,814
2020 Average Household Size	2.66	2.47	2.54
2025 Households	1,152	8,599	14,904
2025 Average Household Size	2.66	2.47	2.53
2020-2025 Annual Rate	2.36%	1.33%	1.53%
2010 Families	486	4,946	8,675
2010 Average Family Size	3.16	2.98	3.01
2020 Families	775	5,441	9,746
2020 Average Family Size	3.06	2.97	2.99
2025 Families	865	5,785	10,474
2025 Average Family Size	3.07	2.97	2.99
2020-2025 Annual Rate	2.22%	1.23%	1.45%
Housing Unit Summary			
2000 Housing Units	466	6,668	10,386
Owner Occupied Housing Units	79.6%	66.3%	70.7%
Renter Occupied Housing Units	15.0%	27.2%	23.0%
Vacant Housing Units	5.4%	6.5%	6.3%
2010 Housing Units	707	7,851	13,190
Owner Occupied Housing Units	76.2%	63.0%	66.9%
Renter Occupied Housing Units	14.7%	29.0%	25.0%
Vacant Housing Units	9.1%	8.0%	8.1%
2020 Housing Units	1,086	8,709	14,936
Owner Occupied Housing Units	82.2%	64.5%	68.1%
Renter Occupied Housing Units	12.2%	27.9%	24.4%
Vacant Housing Units	5.6%	7.6%	7.5%
2025 Housing Units	1,216	9,297	16,122
Owner Occupied Housing Units	83.3%	65.3%	67.7%
Renter Occupied Housing Units	11.4%	27.2%	24.8%
Vacant Housing Units	5.3%	7.5%	7.6%
Median Household Income			
2020	\$75,854	\$60,235	\$63,702
2025	\$79,769	\$63,658	\$67,584
Median Home Value			
2020	\$152,492	\$146,122	\$159,263
2025	\$163,693	\$159,020	\$172,006
Per Capita Income			
2020	\$31,052	\$28,737	\$30,734
2025	\$33,639	\$31,176	\$33,571
Median Age			
2010	34.9	38.1	38.1
2020	36.8	39.8	39.7
2025	36.4	40.3	40.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 13, 2020

Market Profile

2390 W Main St, Greenfield, Indiana, 46140
Rings: 1, 3, 5 mile radii

By Jeffery Baumgartner, CCIM

Latitude: 39.78413

Longitude: -85.80818

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	1,025	8,051	13,814
<\$15,000	2.8%	8.4%	6.9%
\$15,000 - \$24,999	4.0%	9.6%	7.8%
\$25,000 - \$34,999	8.9%	9.6%	9.4%
\$35,000 - \$49,999	8.7%	10.1%	10.2%
\$50,000 - \$74,999	24.8%	23.8%	24.2%
\$75,000 - \$99,999	17.4%	15.6%	15.7%
\$100,000 - \$149,999	24.7%	15.1%	16.0%
\$150,000 - \$199,999	6.2%	5.7%	6.8%
\$200,000+	2.5%	2.2%	3.2%
Average Household Income	\$86,185	\$73,427	\$79,292
2025 Households by Income			
Household Income Base	1,152	8,599	14,904
<\$15,000	2.4%	7.1%	5.9%
\$15,000 - \$24,999	3.5%	8.8%	7.1%
\$25,000 - \$34,999	8.0%	8.9%	8.7%
\$35,000 - \$49,999	8.0%	9.6%	9.6%
\$50,000 - \$74,999	23.7%	23.9%	23.9%
\$75,000 - \$99,999	17.8%	16.4%	16.2%
\$100,000 - \$149,999	26.7%	16.5%	17.3%
\$150,000 - \$199,999	7.2%	6.5%	7.9%
\$200,000+	2.7%	2.2%	3.4%
Average Household Income	\$93,307	\$79,503	\$86,383
2020 Owner Occupied Housing Units by Value			
Total	893	5,616	10,168
<\$50,000	2.8%	4.4%	3.7%
\$50,000 - \$99,999	12.5%	18.8%	13.9%
\$100,000 - \$149,999	32.9%	29.0%	26.8%
\$150,000 - \$199,999	34.8%	29.2%	30.0%
\$200,000 - \$249,999	13.9%	8.9%	13.6%
\$250,000 - \$299,999	2.5%	3.0%	3.8%
\$300,000 - \$399,999	0.2%	2.7%	3.5%
\$400,000 - \$499,999	0.3%	2.9%	3.2%
\$500,000 - \$749,999	0.0%	0.6%	1.2%
\$750,000 - \$999,999	0.0%	0.0%	0.0%
\$1,000,000 - \$1,499,999	0.0%	0.2%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$152,520	\$162,903	\$176,734
2025 Owner Occupied Housing Units by Value			
Total	1,013	6,068	10,908
<\$50,000	1.8%	3.2%	2.5%
\$50,000 - \$99,999	9.4%	14.5%	10.3%
\$100,000 - \$149,999	28.0%	26.4%	23.0%
\$150,000 - \$199,999	39.3%	32.4%	32.0%
\$200,000 - \$249,999	17.3%	10.8%	16.2%
\$250,000 - \$299,999	3.2%	3.9%	4.8%
\$300,000 - \$399,999	0.4%	3.5%	4.5%
\$400,000 - \$499,999	0.6%	3.8%	4.4%
\$500,000 - \$749,999	0.0%	1.0%	1.9%
\$750,000 - \$999,999	0.0%	0.2%	0.1%
\$1,000,000 - \$1,499,999	0.0%	0.2%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$163,043	\$177,307	\$194,404

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 13, 2020

Market Profile

2390 W Main St, Greenfield, Indiana, 46140
Rings: 1, 3, 5 mile radii

By Jeffery Baumgartner, CCIM

Latitude: 39.78413

Longitude: -85.80818

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	1,766	18,434	31,569
0 - 4	8.4%	6.6%	6.7%
5 - 9	9.1%	7.1%	7.2%
10 - 14	8.5%	7.3%	7.5%
15 - 24	10.1%	11.8%	11.9%
25 - 34	14.0%	13.1%	12.6%
35 - 44	16.2%	13.3%	13.7%
45 - 54	11.8%	14.5%	14.9%
55 - 64	8.8%	11.5%	11.8%
65 - 74	6.6%	7.6%	7.5%
75 - 84	4.8%	4.9%	4.4%
85 +	1.6%	2.2%	1.8%
18 +	69.6%	74.8%	74.4%
2020 Population by Age			
Total	2,743	20,378	35,625
0 - 4	7.3%	6.0%	6.1%
5 - 9	8.1%	6.4%	6.5%
10 - 14	8.0%	6.5%	6.6%
15 - 24	11.4%	12.1%	11.9%
25 - 34	12.6%	12.6%	12.7%
35 - 44	14.8%	13.1%	13.0%
45 - 54	12.2%	12.8%	13.2%
55 - 64	10.6%	12.9%	13.2%
65 - 74	8.1%	9.8%	9.8%
75 - 84	5.0%	5.5%	5.1%
85 +	2.0%	2.4%	2.0%
18 +	72.1%	77.2%	76.8%
2025 Population by Age			
Total	3,082	21,701	38,328
0 - 4	7.3%	6.0%	6.1%
5 - 9	7.8%	6.3%	6.4%
10 - 14	7.9%	6.5%	6.8%
15 - 24	11.1%	11.4%	11.2%
25 - 34	14.0%	13.1%	13.0%
35 - 44	13.7%	12.7%	13.1%
45 - 54	11.7%	12.1%	12.2%
55 - 64	10.4%	12.3%	12.6%
65 - 74	8.4%	10.4%	10.3%
75 - 84	5.7%	6.6%	6.2%
85 +	2.0%	2.4%	2.1%
18 +	72.3%	77.3%	76.8%
2010 Population by Sex			
Males	868	8,945	15,440
Females	898	9,488	16,130
2020 Population by Sex			
Males	1,347	9,891	17,396
Females	1,396	10,486	18,230
2025 Population by Sex			
Males	1,513	10,539	18,708
Females	1,568	11,164	19,619

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 13, 2020

Market Profile

2390 W Main St, Greenfield, Indiana, 46140
Rings: 1, 3, 5 mile radii

By Jeffery Baumgartner, CCIM

Latitude: 39.78413

Longitude: -85.80818

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	1,767	18,434	31,570
White Alone	96.9%	97.1%	97.0%
Black Alone	0.2%	0.5%	0.5%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	1.2%	0.7%	0.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.2%	0.3%	0.3%
Two or More Races	1.2%	1.2%	1.1%
Hispanic Origin	1.2%	1.6%	1.5%
Diversity Index	8.2	8.6	8.8
2020 Population by Race/Ethnicity			
Total	2,742	20,378	35,626
White Alone	96.3%	96.0%	95.9%
Black Alone	0.3%	0.7%	0.8%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	1.3%	0.7%	0.8%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	0.3%	0.5%	0.4%
Two or More Races	1.6%	1.8%	1.7%
Hispanic Origin	1.9%	2.3%	2.3%
Diversity Index	10.7	12.0	12.2
2025 Population by Race/Ethnicity			
Total	3,080	21,703	38,327
White Alone	95.8%	95.4%	95.2%
Black Alone	0.4%	0.8%	0.9%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	1.3%	0.8%	0.9%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	0.3%	0.5%	0.5%
Two or More Races	1.8%	2.0%	2.0%
Hispanic Origin	2.3%	2.8%	2.8%
Diversity Index	12.3	13.9	14.1
2010 Population by Relationship and Household Type			
Total	1,766	18,433	31,570
In Households	99.6%	97.4%	98.3%
In Family Households	89.1%	82.3%	84.8%
Householder	27.2%	26.7%	27.5%
Spouse	21.9%	20.0%	21.3%
Child	34.9%	30.9%	31.5%
Other relative	2.9%	2.4%	2.3%
Nonrelative	2.2%	2.3%	2.2%
In Nonfamily Households	10.5%	15.1%	13.5%
In Group Quarters	0.4%	2.6%	1.7%
Institutionalized Population	0.4%	2.3%	1.6%
Noninstitutionalized Population	0.0%	0.3%	0.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 13, 2020

Market Profile

2390 W Main St, Greenfield, Indiana, 46140
Rings: 1, 3, 5 mile radii

By Jeffery Baumgartner, CCIM

Latitude: 39.78413
Longitude: -85.80818

	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	1,790	14,064	24,547
Less than 9th Grade	1.1%	2.5%	2.0%
9th - 12th Grade, No Diploma	4.4%	5.2%	5.5%
High School Graduate	33.2%	28.1%	27.7%
GED/Alternative Credential	4.3%	8.7%	8.1%
Some College, No Degree	17.3%	19.2%	19.6%
Associate Degree	9.3%	10.9%	10.6%
Bachelor's Degree	18.4%	17.2%	18.2%
Graduate/Professional Degree	12.1%	8.1%	8.4%
2020 Population 15+ by Marital Status			
Total	2,104	16,535	28,793
Never Married	20.2%	25.4%	25.2%
Married	58.4%	52.4%	55.7%
Widowed	10.2%	8.2%	7.2%
Divorced	11.3%	14.0%	11.9%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,073	9,376	16,871
Population 16+ Employed	89.8%	87.9%	88.4%
Population 16+ Unemployment rate	10.2%	12.1%	11.6%
Population 16-24 Employed	9.8%	13.0%	11.9%
Population 16-24 Unemployment rate	16.8%	18.7%	19.7%
Population 25-54 Employed	71.7%	64.6%	65.4%
Population 25-54 Unemployment rate	9.3%	11.4%	10.5%
Population 55-64 Employed	15.1%	16.7%	17.3%
Population 55-64 Unemployment rate	8.8%	9.4%	9.0%
Population 65+ Employed	3.4%	5.7%	5.3%
Population 65+ Unemployment rate	13.2%	11.3%	13.5%
2020 Employed Population 16+ by Industry			
Total	964	8,240	14,910
Agriculture/Mining	0.1%	0.9%	1.2%
Construction	4.8%	8.5%	8.2%
Manufacturing	11.5%	18.0%	17.3%
Wholesale Trade	3.3%	3.2%	3.7%
Retail Trade	6.2%	11.0%	10.1%
Transportation/Utilities	5.5%	4.7%	5.3%
Information	3.3%	1.3%	1.5%
Finance/Insurance/Real Estate	7.6%	3.9%	4.5%
Services	47.4%	42.1%	41.0%
Public Administration	10.3%	6.4%	7.0%
2020 Employed Population 16+ by Occupation			
Total	968	8,243	14,910
White Collar	66.2%	60.4%	61.7%
Management/Business/Financial	13.2%	12.0%	14.1%
Professional	26.6%	21.5%	22.0%
Sales	9.0%	8.8%	8.9%
Administrative Support	17.4%	18.0%	16.7%
Services	12.4%	13.6%	12.8%
Blue Collar	21.8%	26.0%	25.5%
Farming/Forestry/Fishing	0.7%	0.3%	0.5%
Construction/Extraction	4.1%	5.9%	5.7%
Installation/Maintenance/Repair	7.1%	6.0%	5.0%
Production	5.7%	8.9%	9.1%
Transportation/Material Moving	4.1%	4.9%	5.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 13, 2020

Market Profile

2390 W Main St, Greenfield, Indiana, 46140
Rings: 1, 3, 5 mile radii

By Jeffery Baumgartner, CCIM

Latitude: 39.78413
Longitude: -85.80818

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	642	7,219	12,126
Households with 1 Person	20.4%	25.8%	23.2%
Households with 2+ People	79.6%	74.2%	76.8%
Family Households	75.7%	68.5%	71.5%
Husband-wife Families	60.9%	51.5%	55.5%
With Related Children	31.5%	22.6%	24.4%
Other Family (No Spouse Present)	14.8%	17.0%	16.0%
Other Family with Male Householder	4.0%	5.1%	4.9%
With Related Children	3.0%	3.6%	3.4%
Other Family with Female Householder	10.7%	11.9%	11.1%
With Related Children	7.9%	8.0%	7.5%
Nonfamily Households	3.9%	5.7%	5.2%
All Households with Children	43.2%	34.7%	35.9%
Multigenerational Households	3.7%	3.4%	3.3%
Unmarried Partner Households	5.8%	7.3%	6.9%
Male-female	5.3%	6.8%	6.3%
Same-sex	0.5%	0.5%	0.6%
2010 Households by Size			
Total	642	7,217	12,129
1 Person Household	20.4%	25.8%	23.2%
2 Person Household	30.8%	34.6%	35.5%
3 Person Household	18.5%	16.6%	17.1%
4 Person Household	17.9%	13.9%	14.8%
5 Person Household	8.1%	6.1%	6.4%
6 Person Household	3.3%	2.1%	2.1%
7 + Person Household	0.9%	0.9%	0.9%
2010 Households by Tenure and Mortgage Status			
Total	643	7,219	12,127
Owner Occupied	83.8%	68.5%	72.8%
Owned with a Mortgage/Loan	69.8%	52.6%	56.5%
Owned Free and Clear	14.0%	15.8%	16.3%
Renter Occupied	16.2%	31.5%	27.2%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	279	230	223
Percent of Income for Mortgage	8.4%	10.1%	10.4%
Wealth Index	86	74	82
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	707	7,851	13,190
Housing Units Inside Urbanized Area	93.5%	89.9%	78.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	6.5%	10.1%	21.7%
2010 Population By Urban/ Rural Status			
Total Population	1,766	18,433	31,570
Population Inside Urbanized Area	93.5%	89.6%	77.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	6.5%	10.4%	22.6%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 13, 2020

Market Profile

2390 W Main St, Greenfield, Indiana, 46140
Rings: 1, 3, 5 mile radii

By Jeffery Baumgartner, CCIM

Latitude: 39.78413
Longitude: -85.80818

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Middleburg (4C)	Middleburg (4C)	Middleburg (4C)
2.	Traditional Living (12B)	Traditional Living (12B)	Traditional Living (12B)
3.	Old and Newcomers (8F)		Green Acres (6A)
2020 Consumer Spending			
Apparel & Services: Total \$	\$2,124,124	\$14,165,920	\$26,127,843
Average Spent	\$2,072.32	\$1,759.52	\$1,891.40
Spending Potential Index	97	82	88
Education: Total \$	\$1,577,366	\$10,909,976	\$20,357,223
Average Spent	\$1,538.89	\$1,355.11	\$1,473.67
Spending Potential Index	86	76	82
Entertainment/Recreation: Total \$	\$3,207,168	\$21,932,773	\$40,289,845
Average Spent	\$3,128.94	\$2,724.23	\$2,916.60
Spending Potential Index	96	84	90
Food at Home: Total \$	\$5,224,976	\$35,497,994	\$65,031,345
Average Spent	\$5,097.54	\$4,409.14	\$4,707.64
Spending Potential Index	95	83	88
Food Away from Home: Total \$	\$3,758,299	\$24,802,156	\$45,841,864
Average Spent	\$3,666.63	\$3,080.63	\$3,318.51
Spending Potential Index	97	82	88
Health Care: Total \$	\$5,861,859	\$40,319,532	\$73,807,690
Average Spent	\$5,718.89	\$5,008.02	\$5,342.96
Spending Potential Index	99	87	93
HH Furnishings & Equipment: Total \$	\$2,221,202	\$14,801,308	\$27,427,016
Average Spent	\$2,167.03	\$1,838.44	\$1,985.45
Spending Potential Index	99	84	91
Personal Care Products & Services: Total \$	\$932,985	\$6,235,517	\$11,498,722
Average Spent	\$910.23	\$774.50	\$832.40
Spending Potential Index	99	84	91
Shelter: Total \$	\$18,178,561	\$122,502,886	\$226,281,150
Average Spent	\$17,735.18	\$15,215.86	\$16,380.57
Spending Potential Index	92	79	85
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,456,003	\$16,080,888	\$29,903,847
Average Spent	\$2,396.10	\$1,997.38	\$2,164.75
Spending Potential Index	102	85	92
Travel: Total \$	\$2,353,882	\$15,585,215	\$29,178,309
Average Spent	\$2,296.47	\$1,935.81	\$2,112.23
Spending Potential Index	95	80	88
Vehicle Maintenance & Repairs: Total \$	\$1,169,206	\$8,071,141	\$14,677,170
Average Spent	\$1,140.69	\$1,002.50	\$1,062.49
Spending Potential Index	98	86	92

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

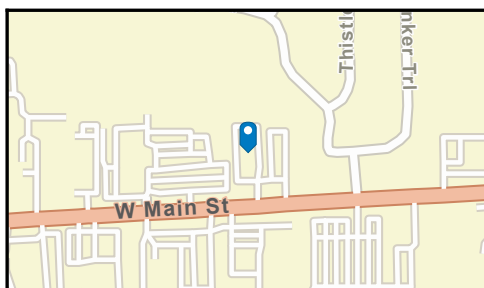
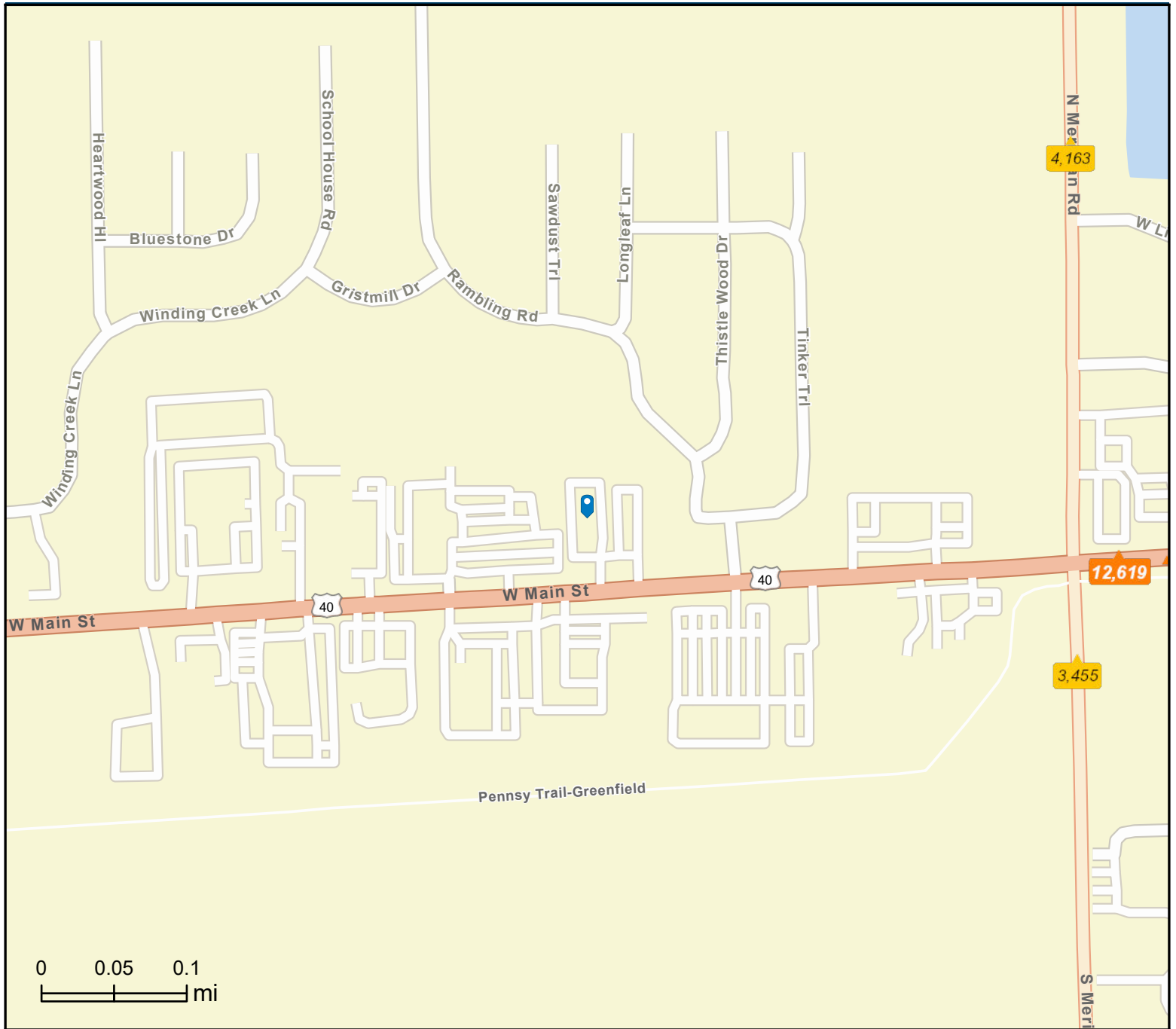
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

October 13, 2020

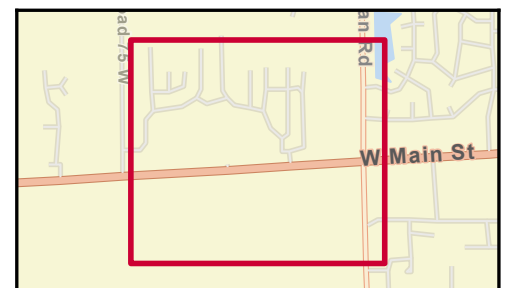
Traffic Count Map - Close Up

2390 W Main St, Greenfield, Indiana, 46140
Rings: 1, 3, 5 mile radii

By Jeffery Baumgartner, CCIM
Latitude: 39.78413
Longitude: -85.80818



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q3 2020).

October 13, 2020

Executive Summary

2390 W Main St, Greenfield, Indiana, 46140
Rings: 1, 3, 5 mile radii

By Jeffery Baumgartner, CCIM

Latitude: 39.78413

Longitude: -85.80818

	1 mile	3 miles	5 miles
Population			
2000 Population	1,121	15,714	25,311
2010 Population	1,766	18,433	31,570
2020 Population	2,743	20,378	35,626
2025 Population	3,081	21,703	38,327
2000-2010 Annual Rate	4.65%	1.61%	2.23%
2010-2020 Annual Rate	4.39%	0.98%	1.19%
2020-2025 Annual Rate	2.35%	1.27%	1.47%
2020 Male Population	49.1%	48.5%	48.8%
2020 Female Population	50.9%	51.5%	51.2%
2020 Median Age	36.8	39.8	39.7

In the identified area, the current year population is 35,626. In 2010, the Census count in the area was 31,570. The rate of change since 2010 was 1.19% annually. The five-year projection for the population in the area is 38,327 representing a change of 1.47% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	96.3%	96.0%	95.9%
2020 Black Alone	0.3%	0.7%	0.8%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2020 Asian Alone	1.3%	0.7%	0.8%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	0.3%	0.5%	0.4%
2020 Two or More Races	1.6%	1.8%	1.7%
2020 Hispanic Origin (Any Race)	1.9%	2.3%	2.3%

Persons of Hispanic origin represent 2.3% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 12.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	86	74	82
2000 Households	441	6,236	9,731
2010 Households	643	7,219	12,127
2020 Total Households	1,025	8,051	13,814
2025 Total Households	1,152	8,599	14,904
2000-2010 Annual Rate	3.84%	1.47%	2.23%
2010-2020 Annual Rate	4.65%	1.07%	1.28%
2020-2025 Annual Rate	2.36%	1.33%	1.53%
2020 Average Household Size	2.66	2.47	2.54

The household count in this area has changed from 12,127 in 2010 to 13,814 in the current year, a change of 1.28% annually. The five-year projection of households is 14,904, a change of 1.53% annually from the current year total. Average household size is currently 2.54, compared to 2.56 in the year 2010. The number of families in the current year is 9,746 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

October 13, 2020

Executive Summary

2390 W Main St, Greenfield, Indiana, 46140
Rings: 1, 3, 5 mile radii

By Jeffery Baumgartner, CCIM

Latitude: 39.78413

Longitude: -85.80818

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	8.4%	10.1%	10.4%
Median Household Income			
2020 Median Household Income	\$75,854	\$60,235	\$63,702
2025 Median Household Income	\$79,769	\$63,658	\$67,584
2020-2025 Annual Rate	1.01%	1.11%	1.19%
Average Household Income			
2020 Average Household Income	\$86,185	\$73,427	\$79,292
2025 Average Household Income	\$93,307	\$79,503	\$86,383
2020-2025 Annual Rate	1.60%	1.60%	1.73%
Per Capita Income			
2020 Per Capita Income	\$31,052	\$28,737	\$30,734
2025 Per Capita Income	\$33,639	\$31,176	\$33,571
2020-2025 Annual Rate	1.61%	1.64%	1.78%

Households by Income

Current median household income is \$63,702 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$67,584 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$79,292 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$86,383 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,734 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,571 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	279	230	223
2000 Total Housing Units	466	6,668	10,386
2000 Owner Occupied Housing Units	371	4,423	7,344
2000 Renter Occupied Housing Units	70	1,813	2,387
2000 Vacant Housing Units	25	432	655
2010 Total Housing Units	707	7,851	13,190
2010 Owner Occupied Housing Units	539	4,943	8,825
2010 Renter Occupied Housing Units	104	2,276	3,302
2010 Vacant Housing Units	64	632	1,063
2020 Total Housing Units	1,086	8,709	14,936
2020 Owner Occupied Housing Units	893	5,616	10,168
2020 Renter Occupied Housing Units	132	2,434	3,646
2020 Vacant Housing Units	61	658	1,122
2025 Total Housing Units	1,216	9,297	16,122
2025 Owner Occupied Housing Units	1,013	6,068	10,908
2025 Renter Occupied Housing Units	139	2,531	3,997
2025 Vacant Housing Units	64	698	1,218

Currently, 68.1% of the 14,936 housing units in the area are owner occupied; 24.4%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 13,190 housing units in the area - 66.9% owner occupied, 25.0% renter occupied, and 8.1% vacant. The annual rate of change in housing units since 2010 is 5.68%. Median home value in the area is \$159,263, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.55% annually to \$172,006.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

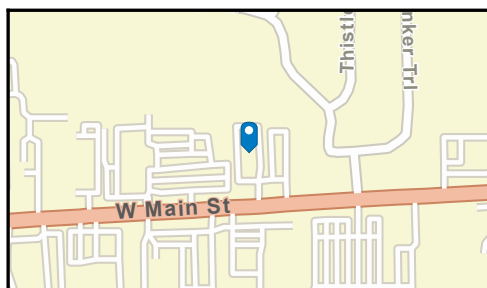
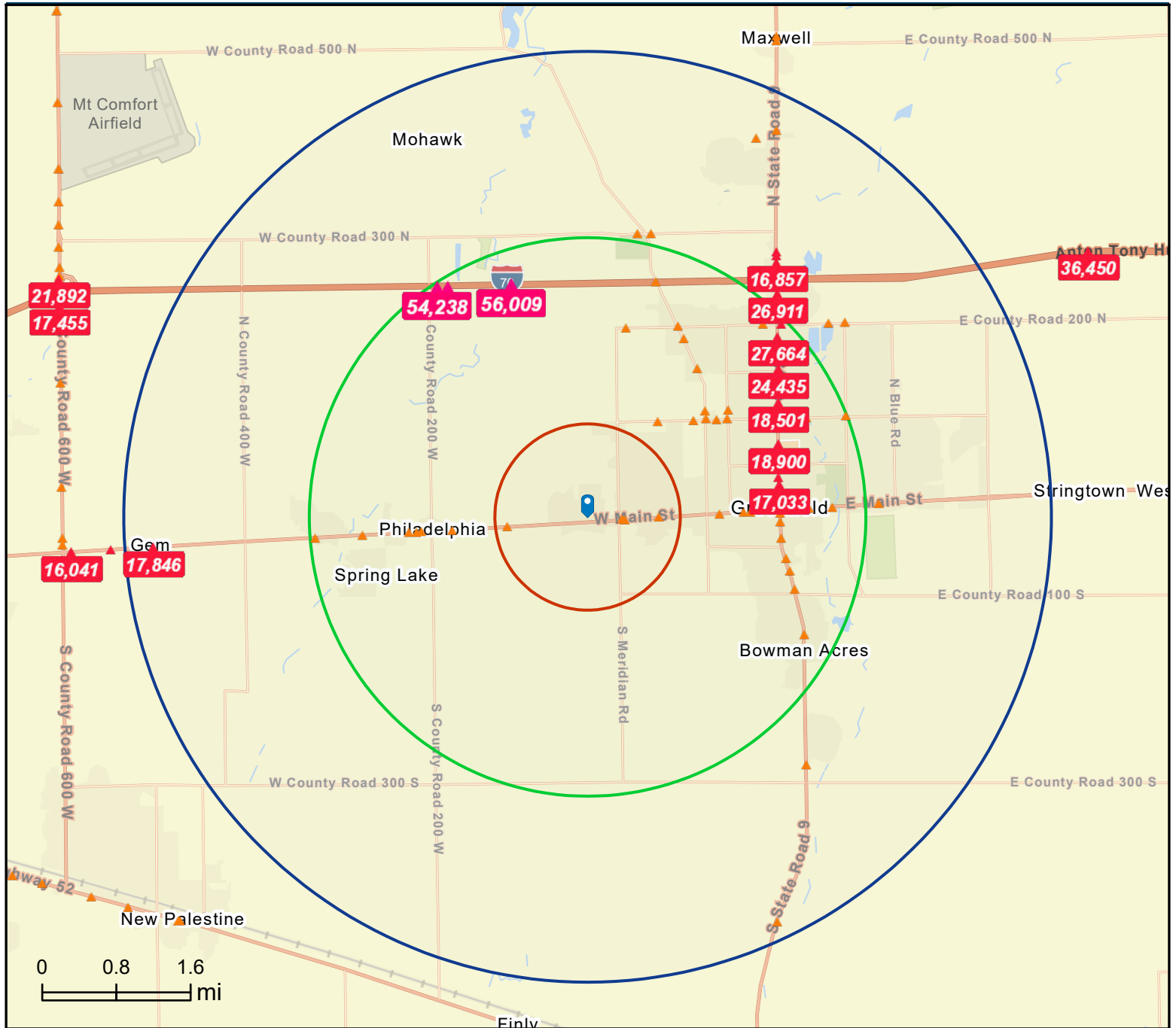
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

October 13, 2020

Traffic Count Map

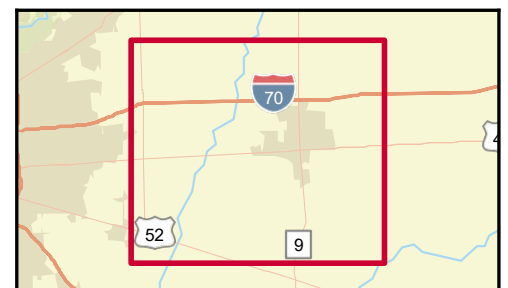
2390 W Main St, Greenfield, Indiana, 46140
Rings: 1, 3, 5 mile radii

By Jeffery Baumgartner, CCIM
Latitude: 39.78413
Longitude: -85.80818



Average Daily Traffic Volume

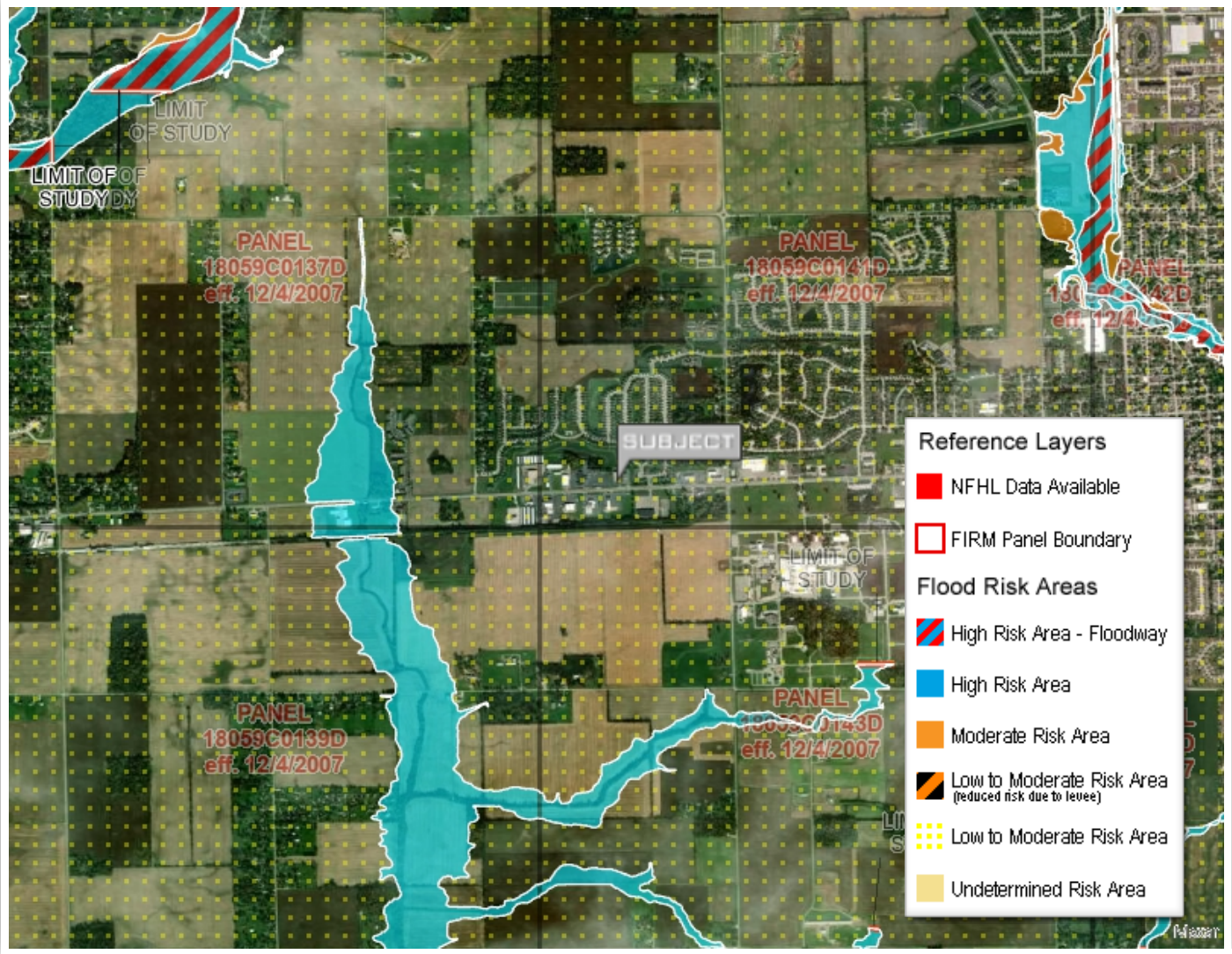
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q3 2020).

October 13, 2020

Flood Risk Analysis
FEMA Map Last Updated:2022-08-30



Flood Hazard Designations

FEMA Map Last Updated:2022-08-30

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.
Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

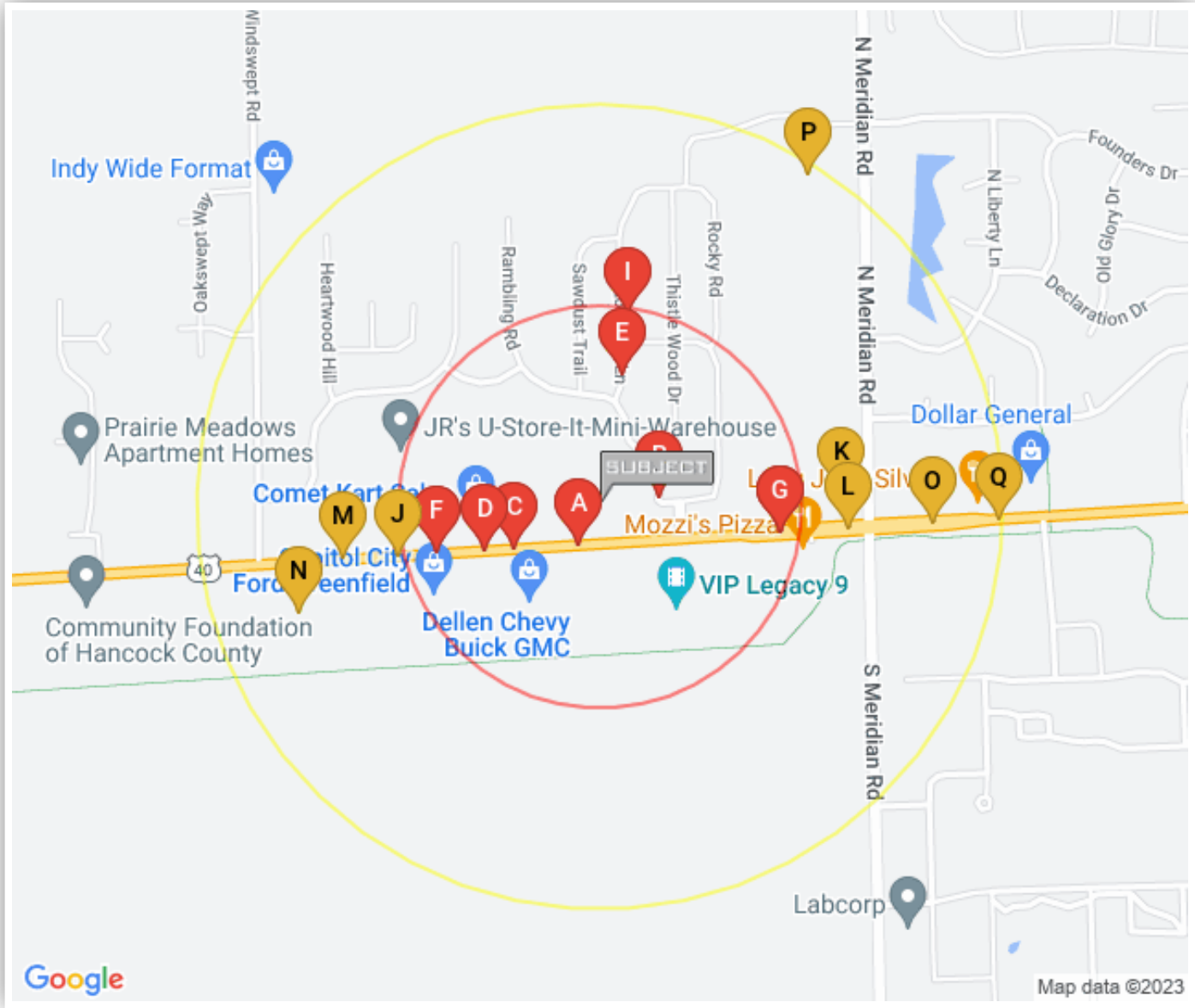
Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



ENVIRONMENTAL RISK ANALYSIS



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2390 W MAIN ST, GREENFIELD, IN

2390 W Main St, Greenfield, IN, 46140

LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject



RUSS DELLEN CHEVROLET GEO INC

Latest Update: 07-Oct-2014

Site Type: STATIONARY
County: HANCOCK
Country: UNITED STATES

Address: 2415 W MAIN ST
Facility Detail Report: [110003075966](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		LARRY FOLZ	317-462-9231
UNSPECIFIED UNIVERSE	RCRAINFO		LARRY FOLZ	317-462-9231



SAWMILL, SECTION 6

Latest Update:

Site Type: STATIONARY
County: HANCOCK
Country: USA

Address: RAMBLING RD
Facility Detail Report: [110070113948](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	na	JIM VANNESS	3177147911



RUSS DELLEN INCORPORATED

Latest Update: 30-Apr-2014

Site Type: STATIONARY
County: HANCOCK
Country: UNITED STATES

Address: 2640 W MAIN STREET
Facility Detail Report: [110003078259](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		JAY STREET	317-462-5591
UNSPECIFIED UNIVERSE	RCRAINFO		JAY STREET	3174625591



COMET CAR SALES

Latest Update:

Site Type: STATIONARY
County: HANCOCK
Country: UNITED STATES

Address: 2650 W MAIN ST
Facility Detail Report: [110058700428](#)



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2390 W MAIN ST, GREENFIELD, IN

2390 W Main St, Greenfield, IN, 46140

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	IN-TEMPO			



SAWMILL SECTION 7 D R HORTON

Latest Update:

Site Type: STATIONARY
County: MARION
Country: USA
Address: 215 LONGLEAF LN
Facility Detail Report: [110070220284](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			



INSKEEPS AUTO MART INC

Latest Update: 30-Apr-2014

Site Type: STATIONARY
County: HANCOCK
Country: UNITED STATES
Address: 2651 W MAIN ST
Facility Detail Report: [110003081272](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		JEFF INSKEEP	3174621470
UNSPECIFIED UNIVERSE	RCRAINFO	president	JEFF INSKEEP	317-462-1470



VACANT

Latest Update:

Site Type: STATIONARY
County: HANCOCK
Country: UNITED STATES
Address: 2260 W MAIN ST
Facility Detail Report: [110058752835](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	IN-TEMPO			



JENKINS AUTOMOTIVE SVC KARS ETC

Latest Update: 10-Feb-2005

Site Type: STATIONARY
County: HANCOCK
Country: UNITED STATES
Address: 2260 W MAIN ST
Facility Detail Report: [110012096132](#)



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Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	IN-FRS			

I SAWMILL SECTION 8

Latest Update:

Site Type: STATIONARY Address: N WINDSWEPT RD & W US HWY 40
County: County: Facility Detail Report: 110070555459
Country: USA

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

Locations within 0.50 mile of Subject

J GASAMERICA SERVICES

Latest Update:

Site Type: Address: 2700 W. MAIN ST.
County: HANCOCK Facility Detail Report: 110070242495
Country: US

Interest Type	Source	Contact Role	Contact Name	Phone
ETHANOL FACILITYGASOLINE AND DIESEL PRODUCERS	OTAQREG			

K LEOS CONVENIENCE STORE

Latest Update:

Site Type: STATIONARY Address: MERIDIAN RD & US HWY 40
County: HANCOCK Facility Detail Report: 110070392097
Country: USA

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			

2390 W MAIN ST, GREENFIELD, IN

2390 W Main St, Greenfield, IN, 46140

LOCATION RISK ANALYSIS

DAILEY OIL INC

Latest Update: 30-Apr-2014

Site Type: STATIONARY
County: HANCOCK
Country: UNITED STATES

Address: 2201 W MAIN
Facility Detail Report: [110012045839](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	IN-TEMPO			
STATE MASTER	IN-FRS			

PET HEAVEN INCORPORATED

Latest Update:

Site Type: STATIONARY
County: HANCOCK
Country: UNITED STATES

Address: 195 W US HWY 40
Facility Detail Report: [110058647790](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	IN-TEMPO			

SAWMILL OFFSITE DRAINAGE IMPROVEMENTS

Latest Update:

Site Type: STATIONARY
County: HANCOCK
Country: USA

Address: N WINDSWEPT RD & US HWY 40
Facility Detail Report: [110070519160](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	coordinator	DANIEL MILLER	3174774320
STORM WATER CONSTRUCTION	NPDES	coordinator	DANIEL MILLER	3174774320

SERVICE ENGINEERING INC

Latest Update: 30-Apr-2014

Site Type: STATIONARY
County: HANCOCK
Country: UNITED STATES

Address: 2190 W MAIN ST
Facility Detail Report: [110011988000](#)



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LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	IN-TEMPO			
STATE MASTER	IN-FRS			



LEGACY AT SPRINGHURST SECTION 2

Latest Update:

Site Type: STATIONARY
County: HANCOCK
Country: USA
Address: 2300 W LEGACY LN
Facility Detail Report: [110070107365](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	na	SCOTT HOLLINGER	5022131742



NATIONWISE AUTO PARTS 237

Latest Update: 30-Apr-2014

Site Type: STATIONARY
County: HANCOCK
Country: UNITED STATES
Address: 2040 W MAIN ST
Facility Detail Report: [110012076831](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	IN-TEMPO			
STATE MASTER	IN-FRS			



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Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

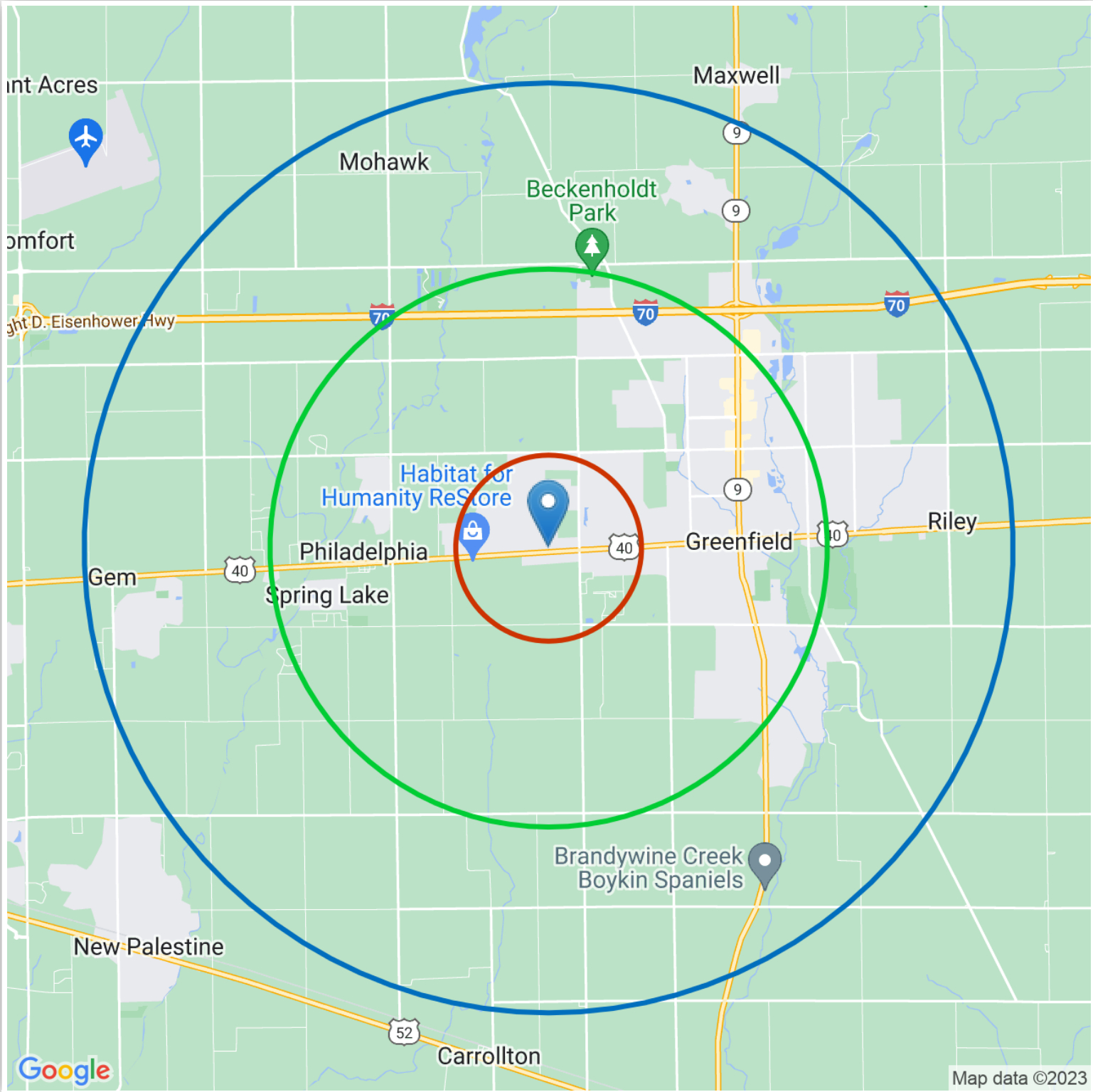
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COMMUNITY PROFILE

2,743

2.4%

2.7

10.7

36.8

\$75,854

\$217,161

\$152,492

28%

58%

14%

Population
Total

Pop
Growth

Average
HH Size

Diversity
Index

Median
Age

Median HH
Income

Median Net
Worth

Median Home
Value

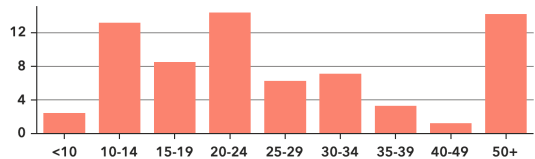
Under
18

Ages 18
to 65

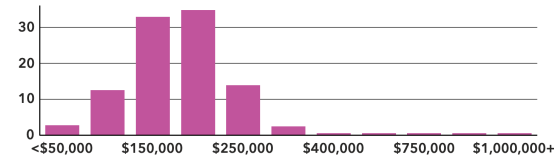
Aged
66+



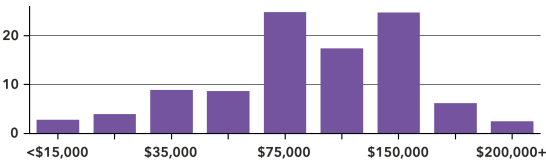
Mortgage as Percent of Salary



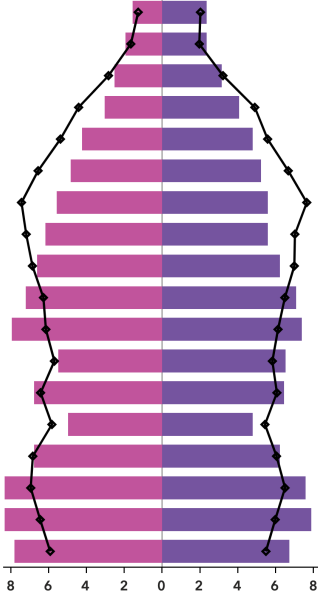
Home Value



Household Income



Age Profile: 5 Year Increments

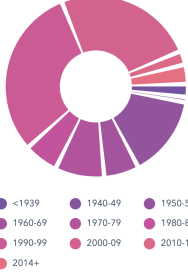


Dots show comparison to Hancock County

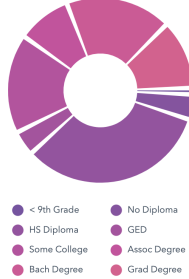
Home Ownership



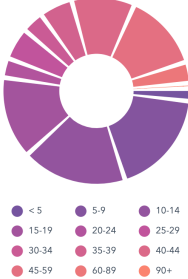
Housing: Year Built



Educational Attainment



Commute Time: Minutes



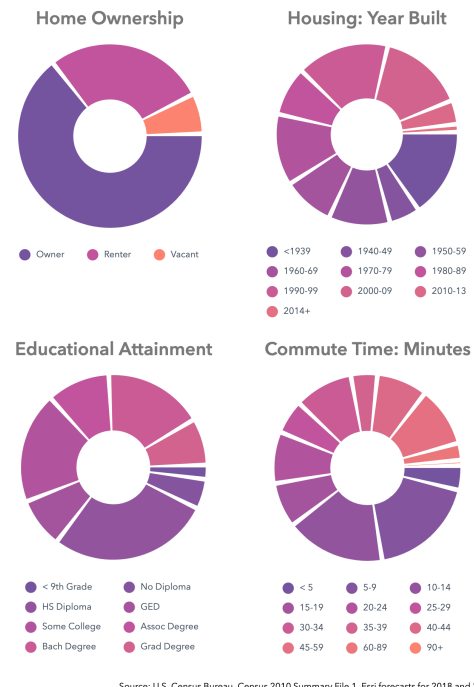
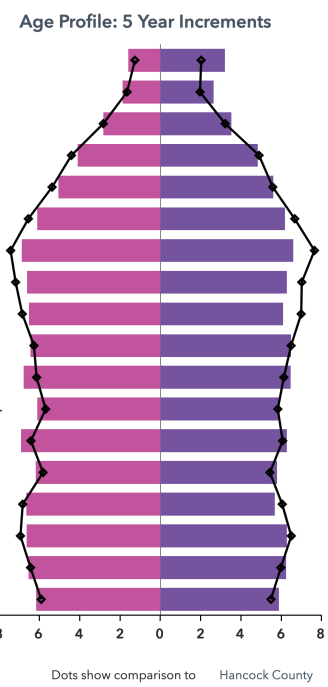
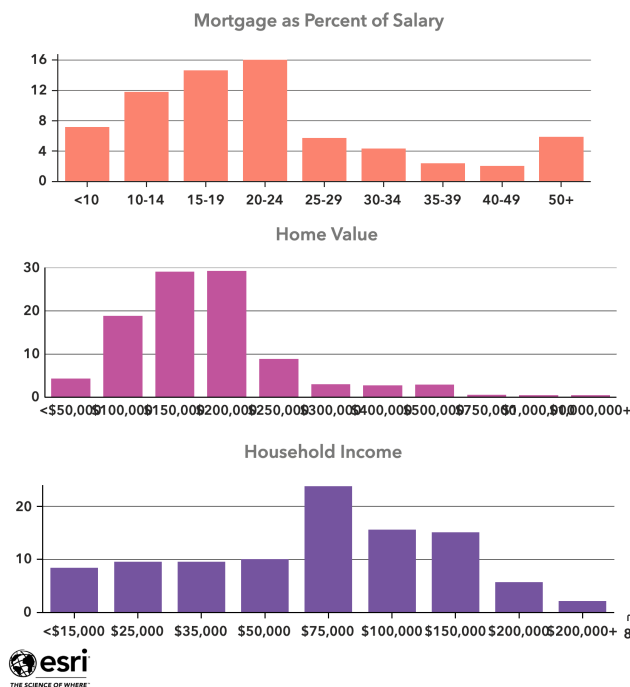
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023



COMMUNITY PROFILE

20,378 1.3% 2.5 12.0 39.8 \$60,235 \$102,493 \$146,122 23% 61% 17%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+

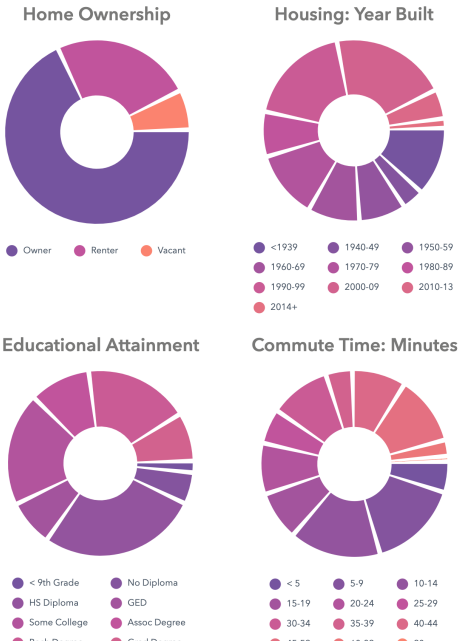
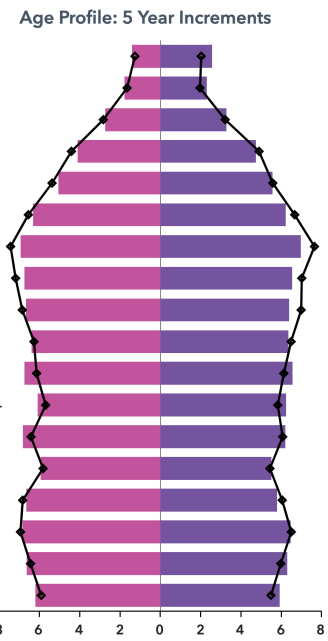
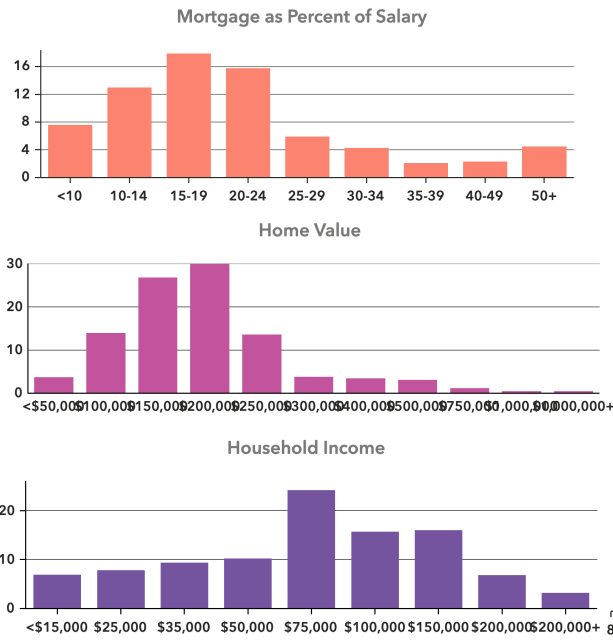


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

COMMUNITY PROFILE

35,626 1.5% 2.5 12.2 39.7 \$63,702 \$131,070 \$159,263 23% 61% 16%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+

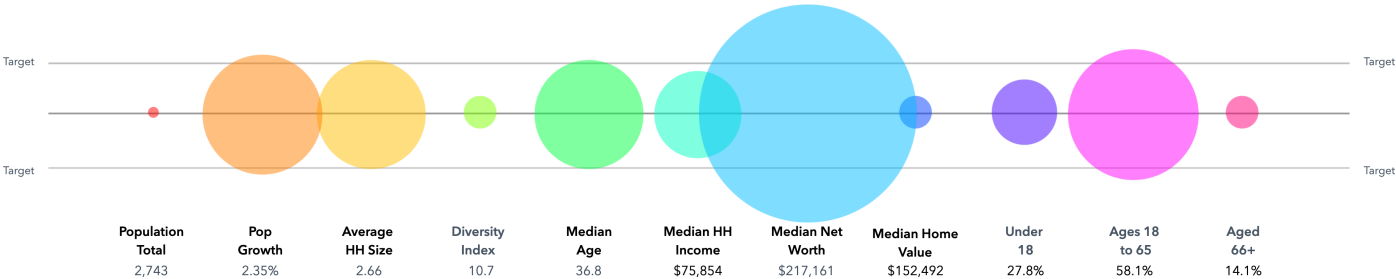


Dots show comparison to Hancock County

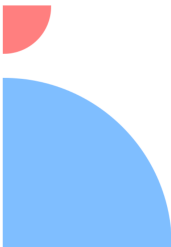
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

MARKET SUMMARY

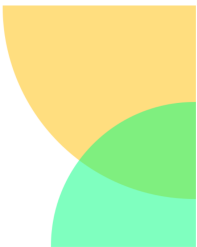
2390 W Main St, Greenfield, IN, 46140
1-mile ring



No High School Diploma 5%

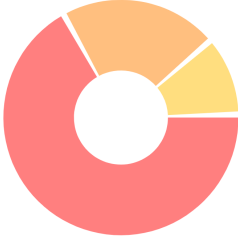


High School Graduate 37%



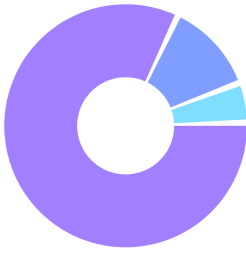
Bachelor's, Professional or Graduate Degree 30% Some College 27%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2021



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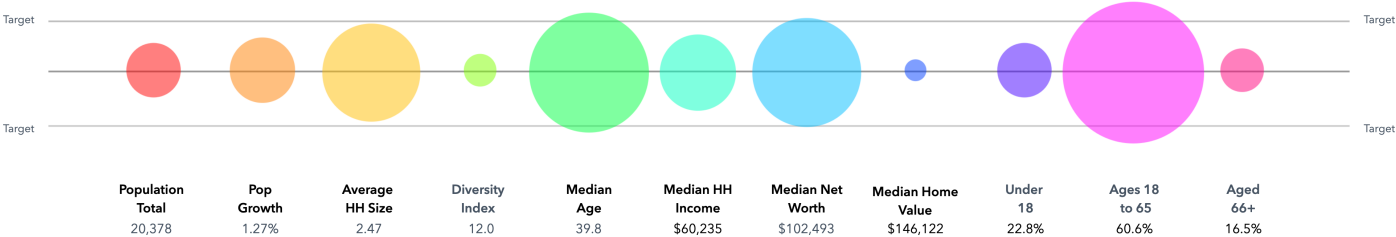
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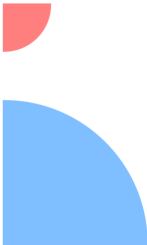


MARKET SUMMARY

2390 W Main St, Greenfield, IN, 46140
3-mile ring

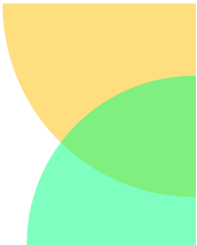


No High School Diploma 8%



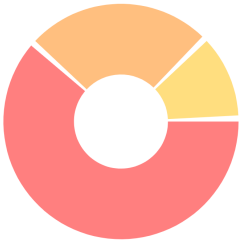
Bachelor's, Professional or Graduate Degree 25%

High School Graduate 37%



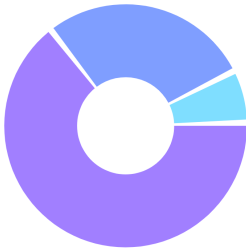
Some College 30%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2021



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4745 Statesmen Dr., Indianapolis IN 46250

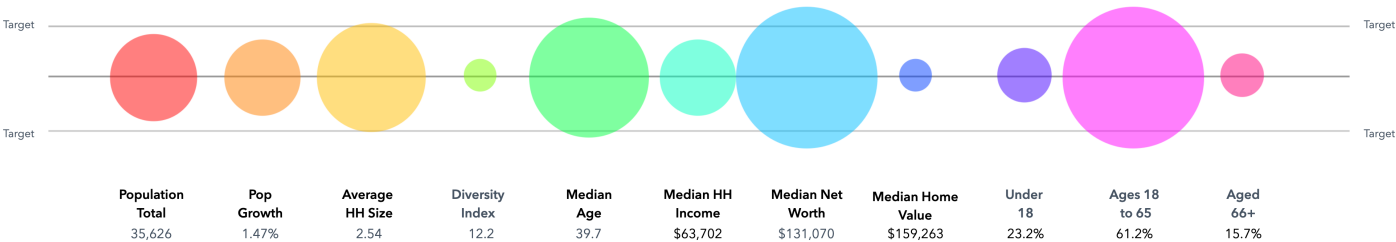
Tisco Trademark plays a crucial role in enabling the functioning and connectivity of the Internet through its innovative networking solutions. Next Paragraph. Tisco Trademark plays a crucial role in enabling the functioning and connectivity of the Internet through its innovative networking solutions

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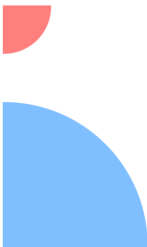


MARKET SUMMARY

2390 W Main St, Greenfield, IN, 46140
5-mile ring



No High School Diploma 7%

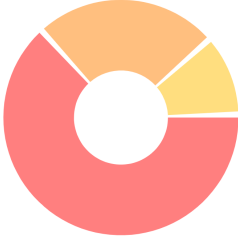


High School Graduate 36%



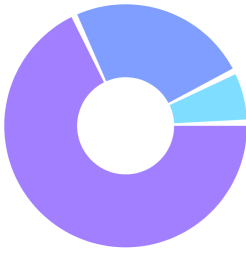
Bachelor's, Professional or Graduate Degree 27% Some College 30%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023



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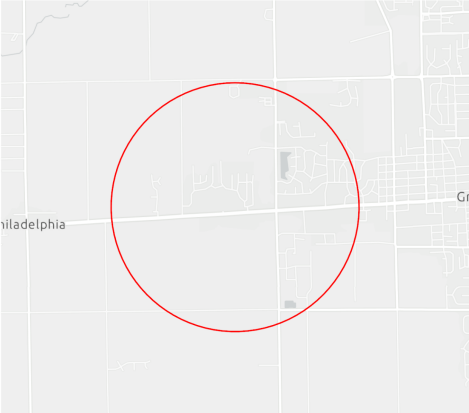
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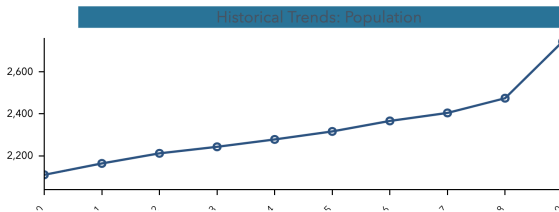
POPULATION TRENDS AND KEY INDICATORS

1 mile ring

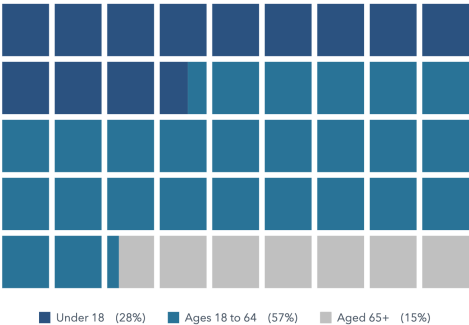
2,743	1,025	2.66	36.8	\$75,854	\$152,492	86	279	11
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index



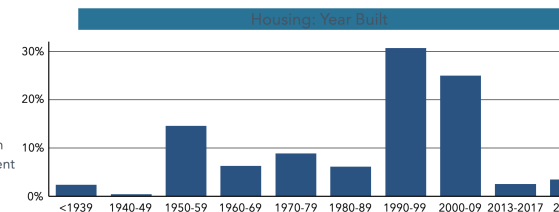
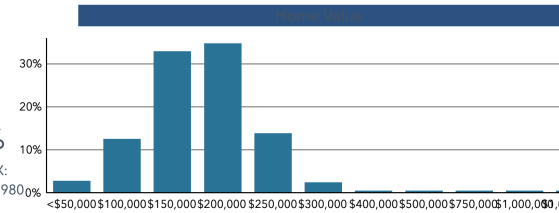
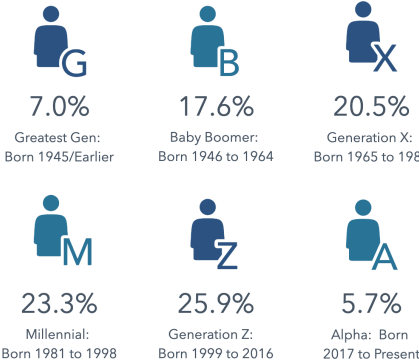
MORTGAGE INDICATORS

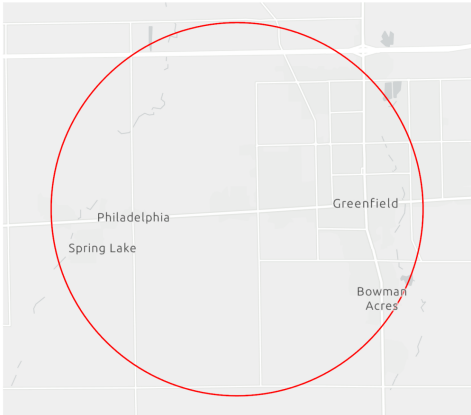


POPULATION BY AGE



POPULATION BY GENERATION



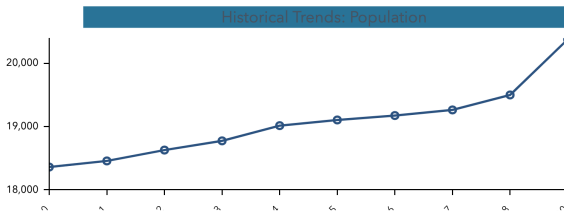


POPULATION TRENDS AND KEY INDICATORS

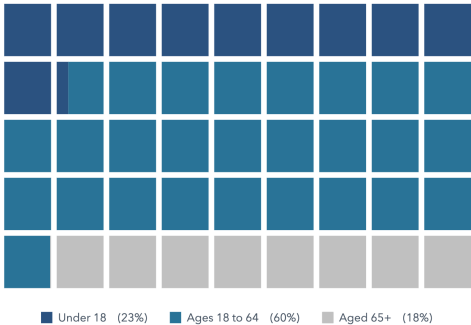
3 mile ring

20,378	8,051	2.47	39.8	\$60,235	\$146,122	74	230	12
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

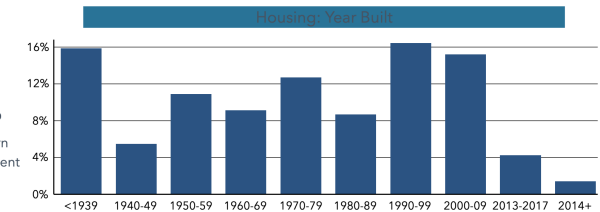
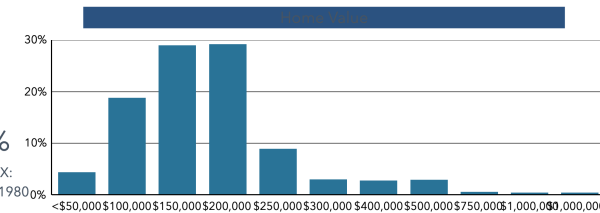
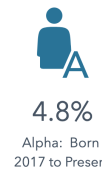
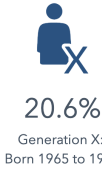
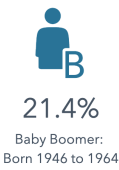
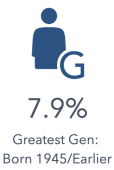
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri



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POPULATION TRENDS AND KEY INDICATORS

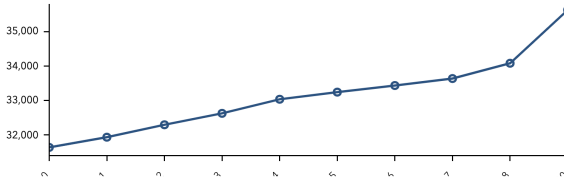
5 mile ring

35,626	13,814	2.54	39.7	\$63,702	\$159,263	82	223	12
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

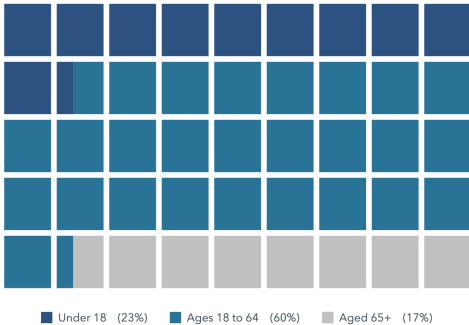
MORTGAGE INDICATORS



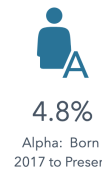
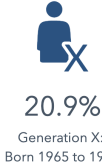
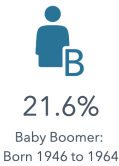
Historical Trends: Population



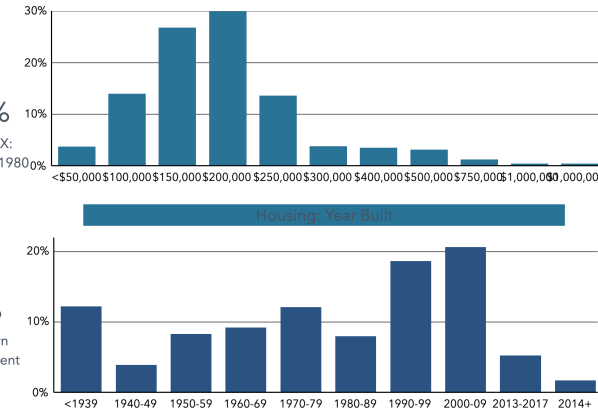
POPULATION BY AGE



POPULATION BY GENERATION



Housing: Year Built



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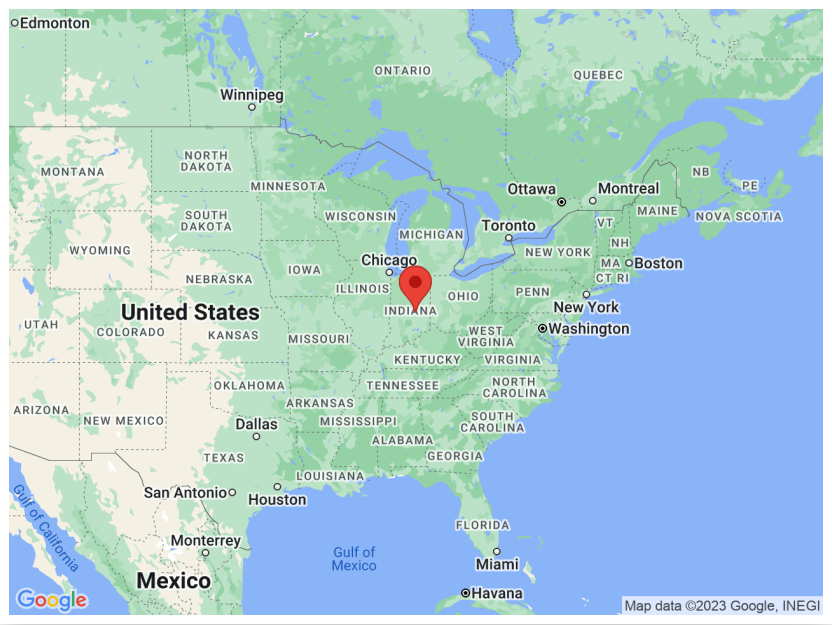
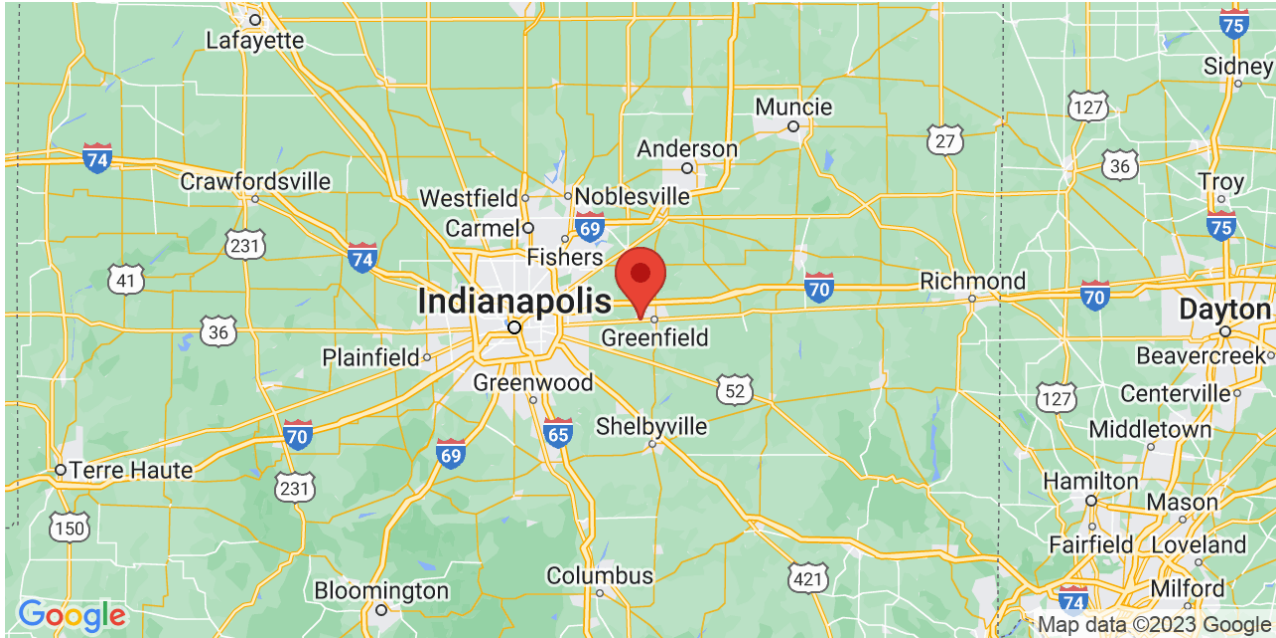


2390 W MAIN ST, GREENFIELD, IN

2390 W Main St, Greenfield, IN, 46140

AREA LOCATION MAP

2390 W Main St, Greenfield, IN
2390 W Main St, Greenfield, IN, 46140



2390 W Main St, Greenfield, IN
2390 W Main St, Greenfield, IN, 46140



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Jeffery Baumgartner, CCIM

Jeff works with clients to pursue strategic solutions with respect to development, acquisition, and disposition of real estate assets based on both short and long-term customer goals. This may entail site selection, lease vs. own analysis, availability of both human and natural resources, transportation options, and financial considerations. His goal is to pursue solutions to complex requirements and facilitate coordination between key partners.

In brokerage, Jeff has completed transactions with both public and private entities which include Purdue University, Indiana State University Foundation, FedEx Ground, Duke, and Scannell Properties as well as numerous individual user and investment clients.

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Indiana Commercial Board of Realtors
National Association of Realtors
Certified Commercial Investment Member [CCIM]

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