



# 2128 N. Middle Dr. Greensburg, IN 47240



## PROPERTY DESCRIPTION

- Up to 4,800 SF AVAILABLE NOW!
- 3 Miles from HONDA Manufacturing Plant.
- NNN Flexible Lease Terms
- Marked surface lot with ample parking available
- Less than a mile from the I-74 Interchange

## PROPERTY HIGHLIGHTS

- Build to Suit
- Plenty of Parking
- Multiple Entrances & Exits
- Close Proximity to the Interstate
- Surrounded by New Construction
- Across from Walmart & Starbucks
- ADT: 18,760

## OFFERING SUMMARY

Lease Rate:	\$15/SF
Available SF:	1,353 – 4,800 SF
Lot Size:	1.19 Acres
Building Size:	10,316 SF

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	6,007	9,402	39,094
Total Population	14,768	23,505	98,929
Average HH Income	\$90,089	\$94,543	\$91,681





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## Building Exterior and Pylon





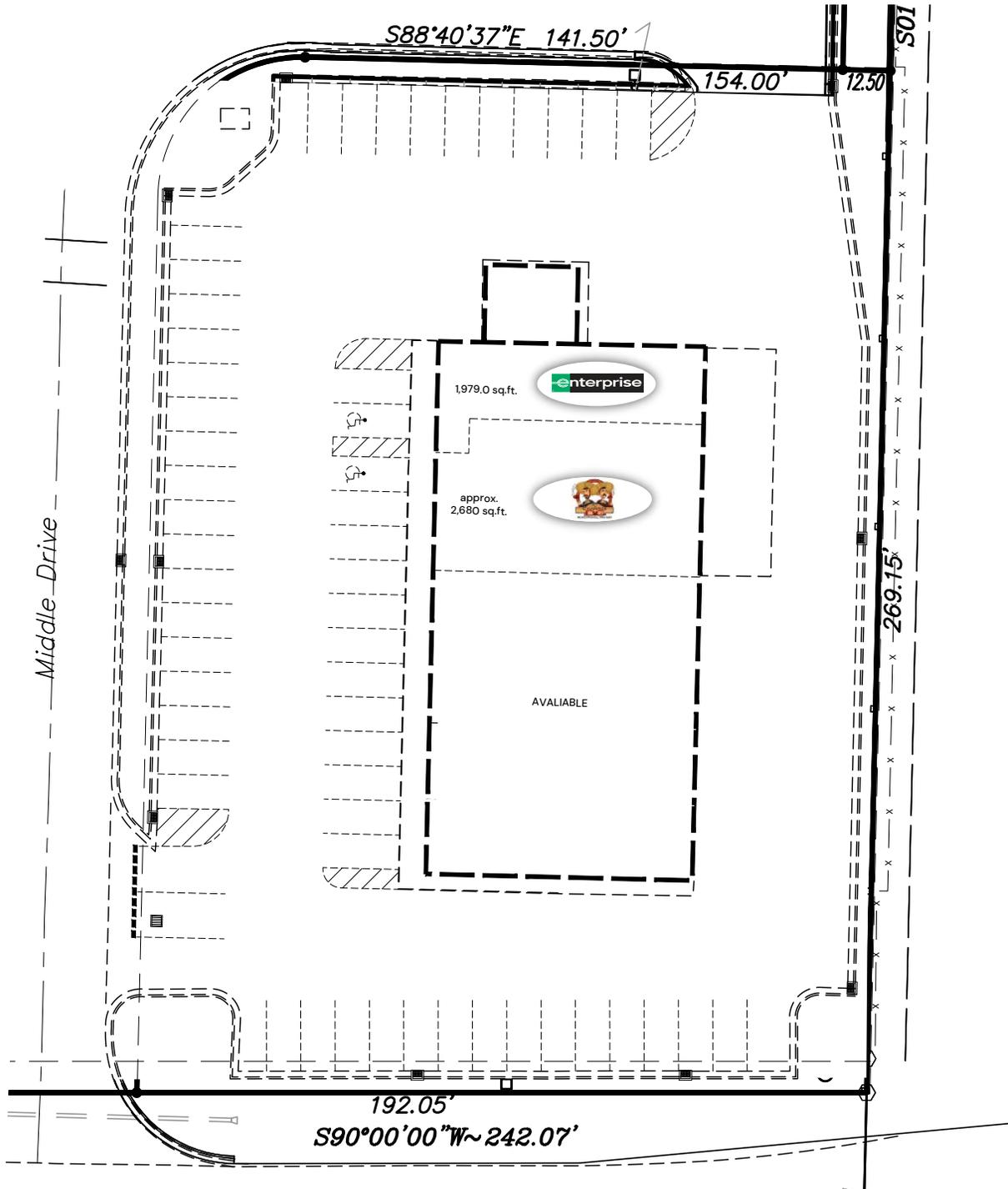
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Site Plan





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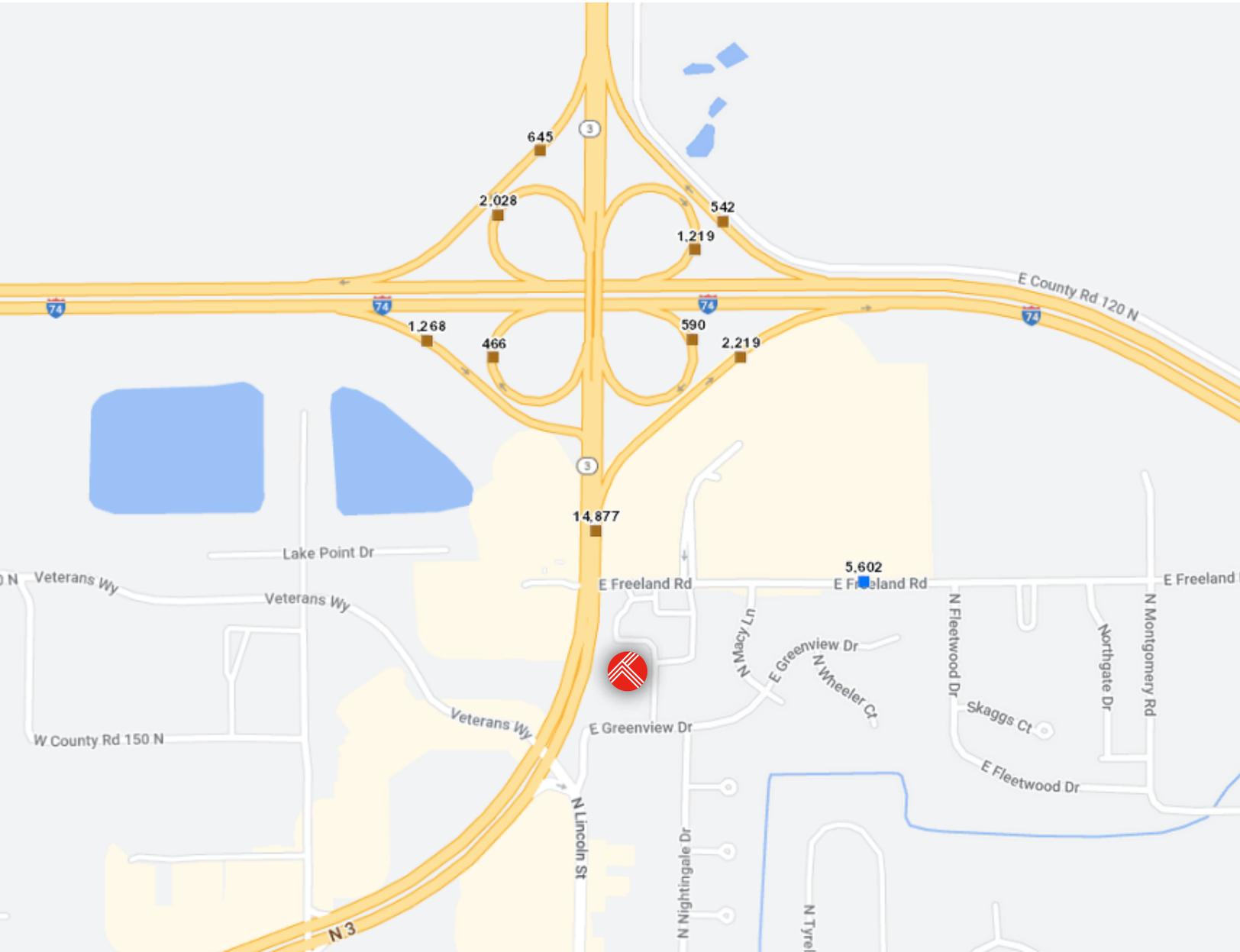
## Area Retailers





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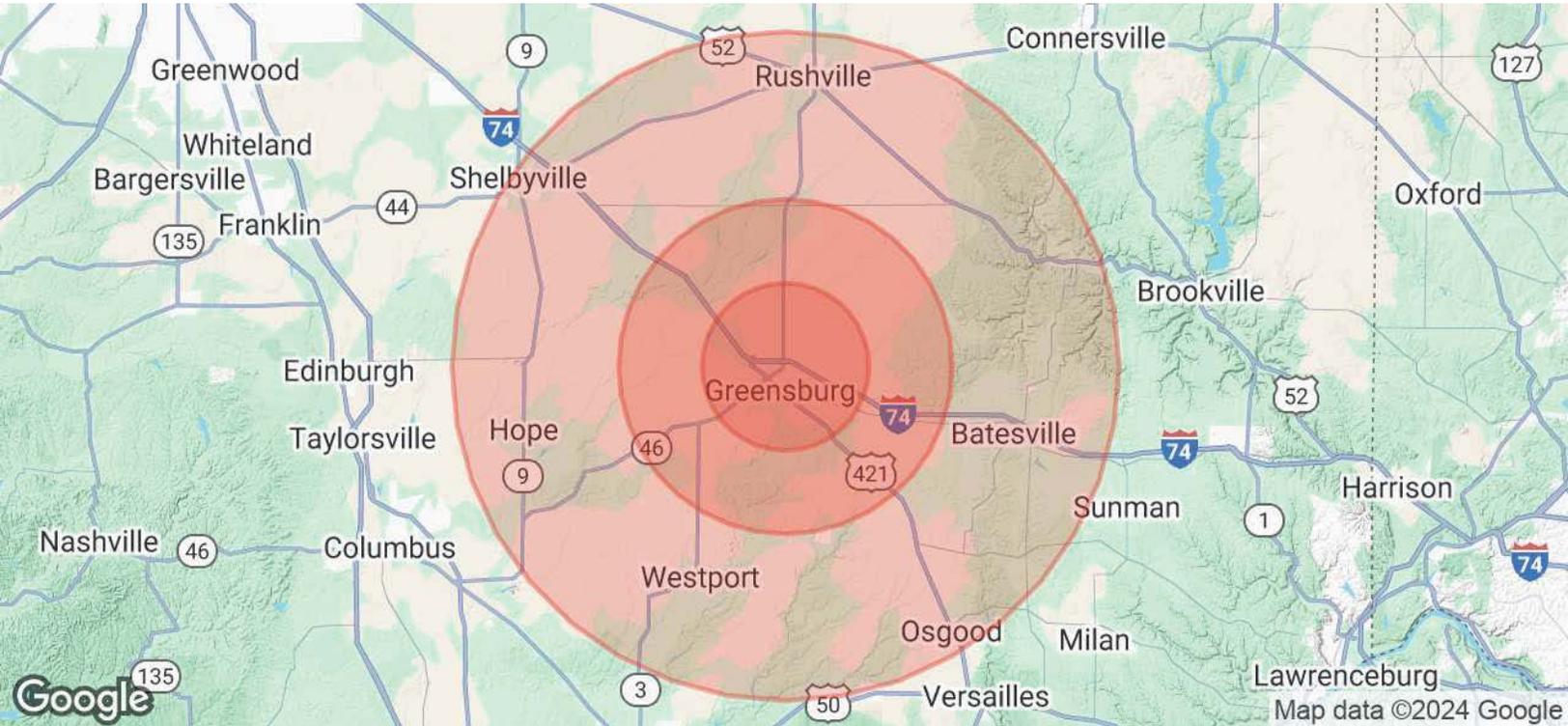
## Traffic Counts





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Demographics



<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Total Population	14,768	23,505	98,929
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	43	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Total Households	6,007	9,402	39,094
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$90,089	\$94,543	\$91,681
Average House Value	\$207,872	\$216,304	\$217,183

Demographics data derived from AlphaMap

