

**AVAILABLE SPACE**  
3,980 SQ. FT.



## ABOUT THE PROPERTY

- Single story office buildings
- Office / Flex space available
- Monument + entry signage available
- Tenant Controlled HVAC
- T/I allowance negotiable

## OUR PROPERTY FEATURES

- Visibility from I-65, 98,000+ VPD
- Abundant parking
- Property is sprinklered
- Building 2 has 14' clearance height, dock doors & overhead doors



## BUILDING 2



### OFFERING SUMMARY:

Building Size: 86,806 SF  
 Available SQ FT: 3,980 SF  
 Lot Size: 7.1 AC  
 Constructed: 1990  
 Building Class: B

### AVAILABLE SPACE

<u>SUITE</u>	<u>SQ FT</u>	<u>LEASE RATE</u>
140	3,980 SF	\$12.50 / SF <ul style="list-style-type: none"> <li>• Modified Gross &amp; Utilities</li> <li>• *Signed LOI in hand*</li> </ul>

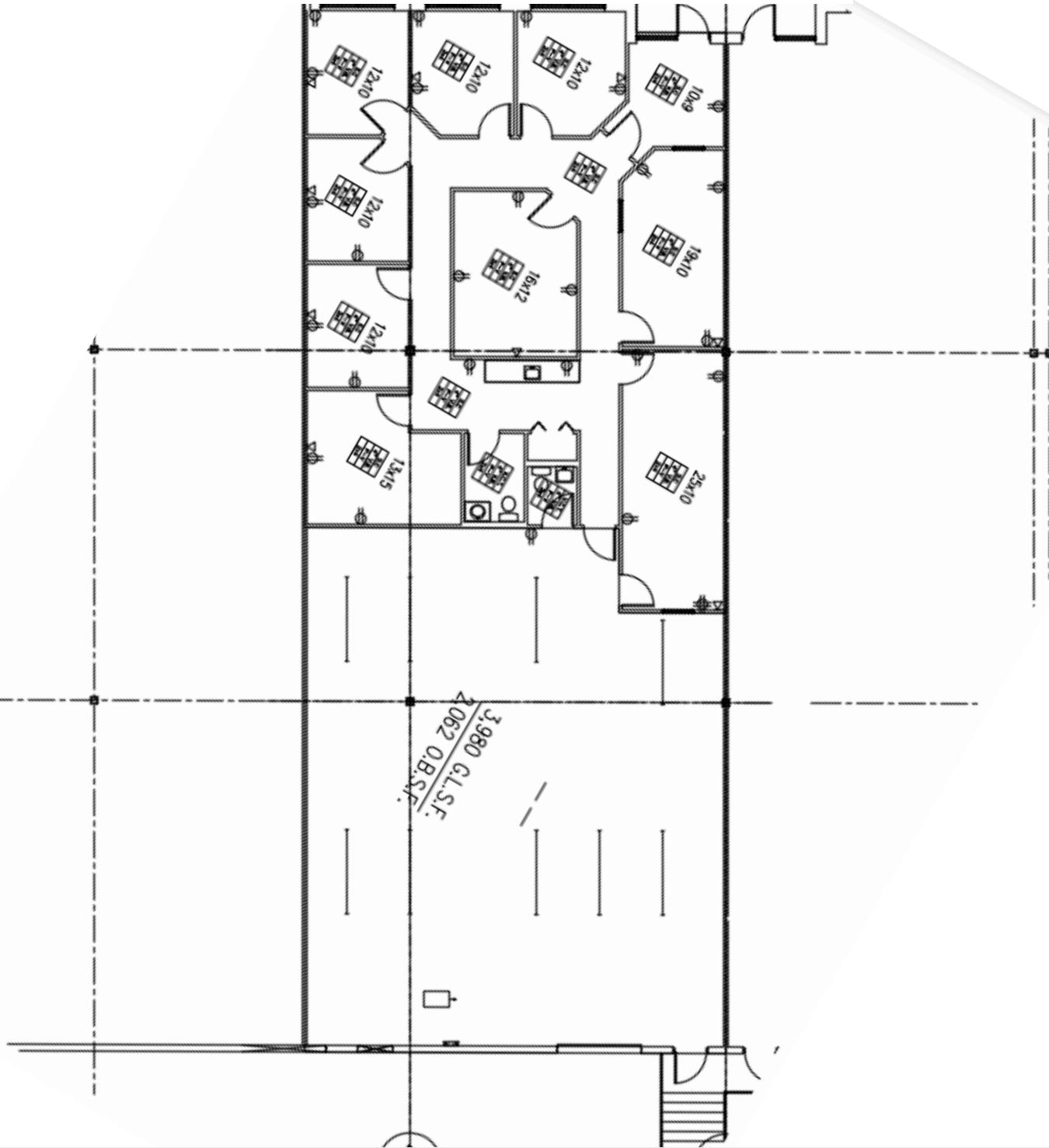


# StreetWise COMMERCIAL REAL ESTATE

# SOUTH PARK BUSINESS CENTER

**I-65 & Main Street, South Park Blvd, Greenwood, IN 46143**

## SUITE 140 - BUILDING 2 - 3,980 SF



# StreetWise COMMERCIAL REAL ESTATE

\*information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice\*

## CONTACT US



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## DAILY TRAFFIC COUNTS

Main St & Park Blvd	7,787
E Main St	27,413
I - 65	98,843



## DEMOGRAPHICS:

### 1 MILE

### 3 MILE

### 5 MILE

POPULATION	5,855	63,498	146,404
HOUSEHOLDS	2,870	25,956	57,307
AVG. HH INCOME	\$65,407	\$77,554	\$82,904
MEDIAN AGE	39.2	36.8	36.7

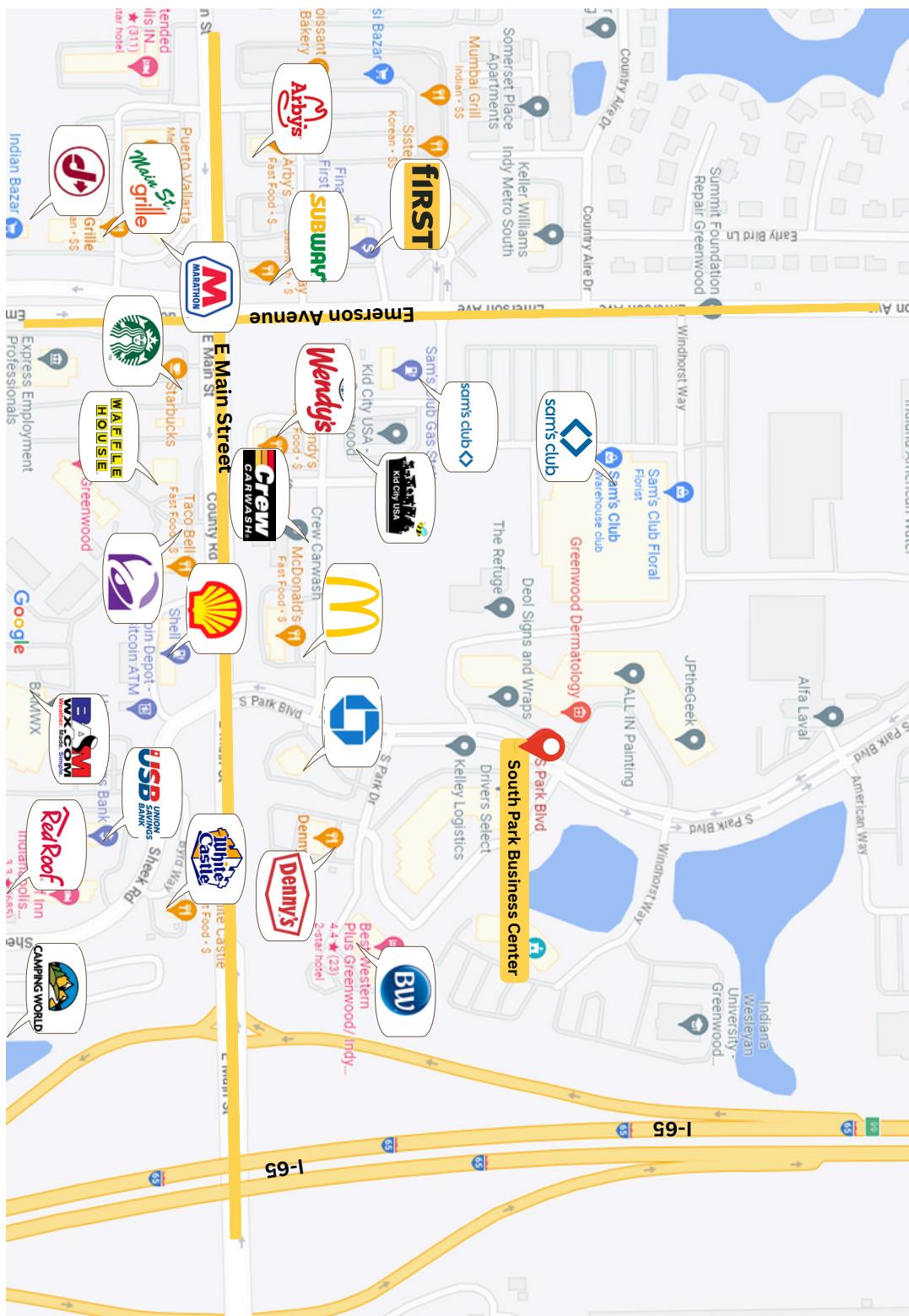




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