

# SOUTH PARK BUSINESS CENTER

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

**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

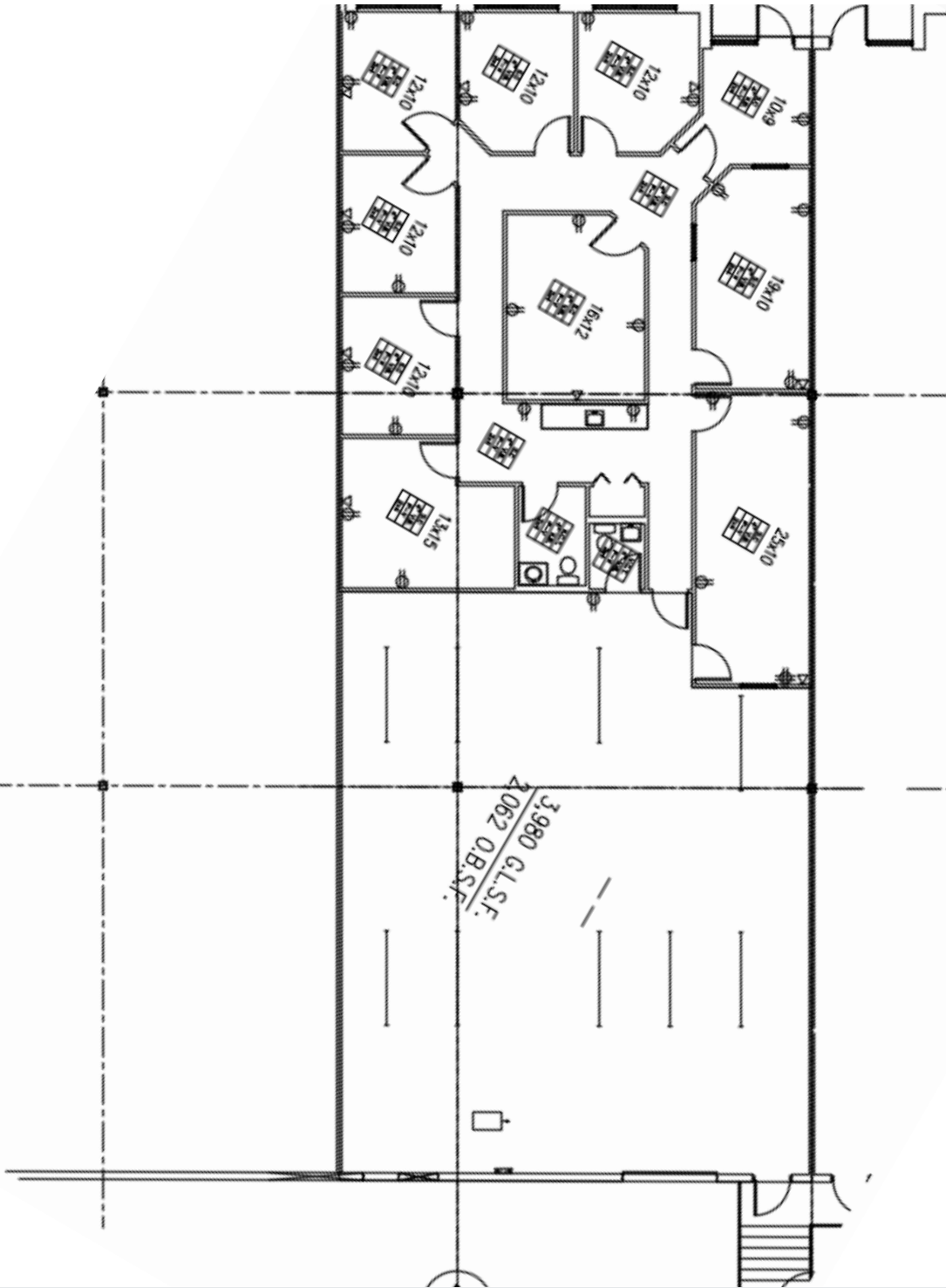
### Available Space

#### SUITE SQ FT LEASE RATE

140 3,980 SF \$12.50 / SF

- Modified Gross & Utilities
- \*Signed LOI in hand\*

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





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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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