



707 S. Madison Ave. Greenwood, IN 46143



PROPERTY DESCRIPTION

Greenwood Centre is a stabilized neighborhood strip center located in Greenwood, Indiana. The property offers durable, diversified retail income supported by triple-net (NNN) expense recoveries and professional third-party management.

The asset is well-suited for private investors seeking predictable income with limited expense volatility and long-term retail fundamentals driven by service-oriented tenancy.

PROPERTY OVERVIEW

- Adjacent to \$84MM The Madison development
- Redevelopment Opportunity
- Parking Ratio: 4.35/1,000 SF
- National Tenants
- Excellent Location
- High traffic counts
- High visibility
- Pylon signs
- Road Frontage on 3 roads

OFFERING SUMMARY

Sale Price:	\$8,795,000
Lot Size:	4.57 AC
Building Size:	51,580 SF
Occupancy:	100%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,655	30,530	59,731
Total Population	11,049	78,235	156,051
Average HH Income	\$85,343	\$96,653	\$102,714



Jeff Marchio • Sr. Vice President - Managing Broker
317.432.5361 • jeff@tharprealty.com

FOR SALE



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BROKERAGE | MANAGEMENT | DEVELOPMENT

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Architectural Concept Renderings of Finished Development, The Madison, Adjacent to 707 S. Madison Ave.



<https://www.wthr.com/article/news/local/look-inside-the-madison-development-in-downtown-greenwood/531-772acff1-9006-45c5-84b6-417516a8037f>



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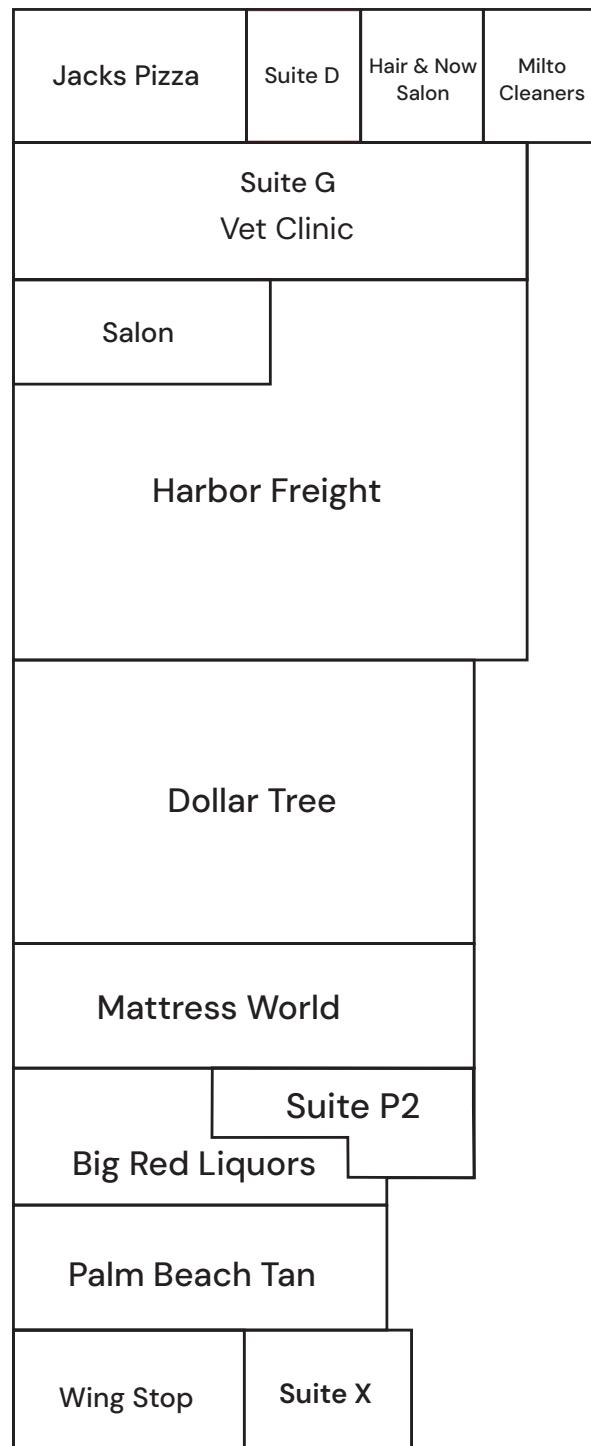
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**707 S. Madison Ave.
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Suite Plan



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Suite Plan



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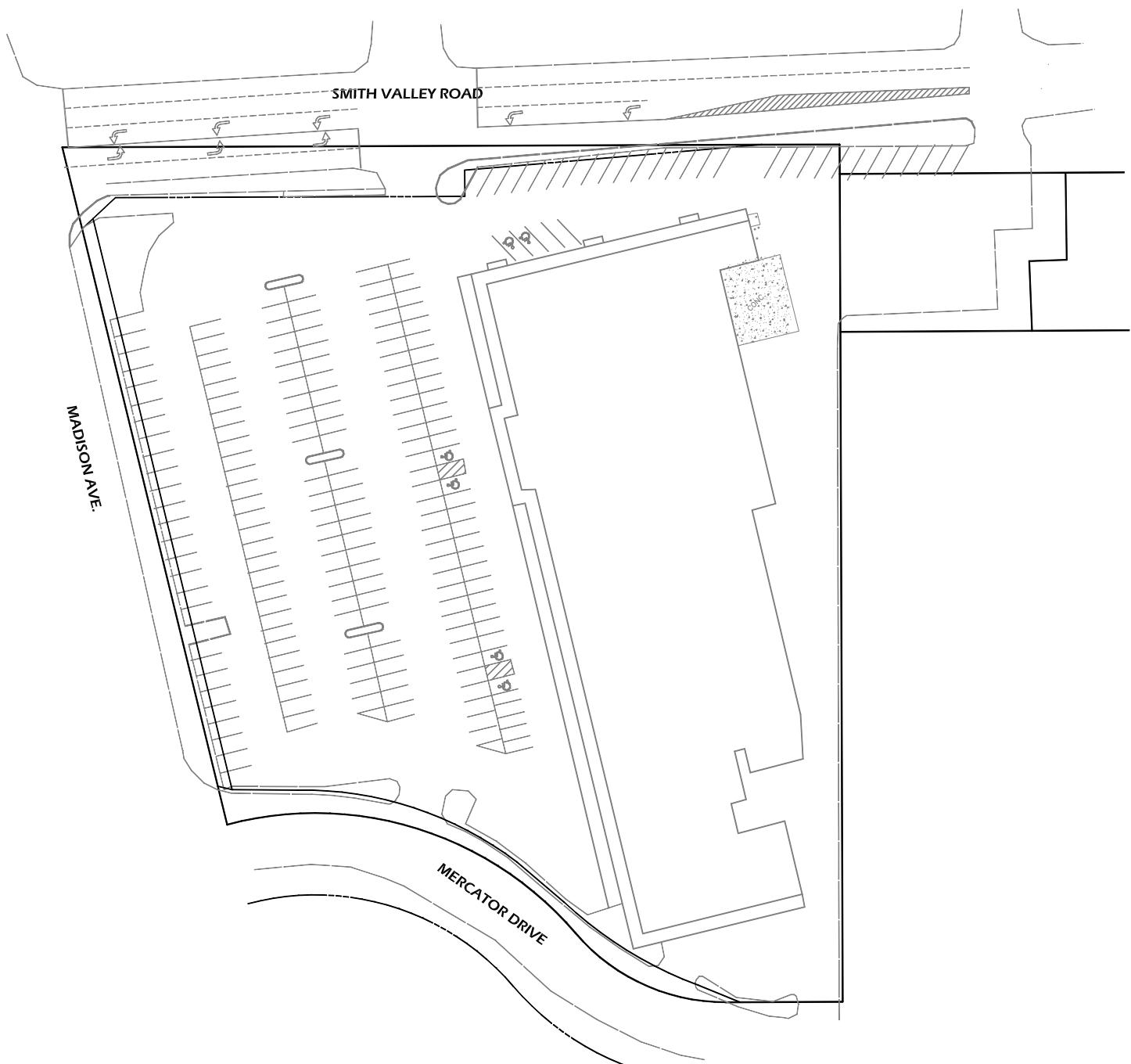
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Site Plan



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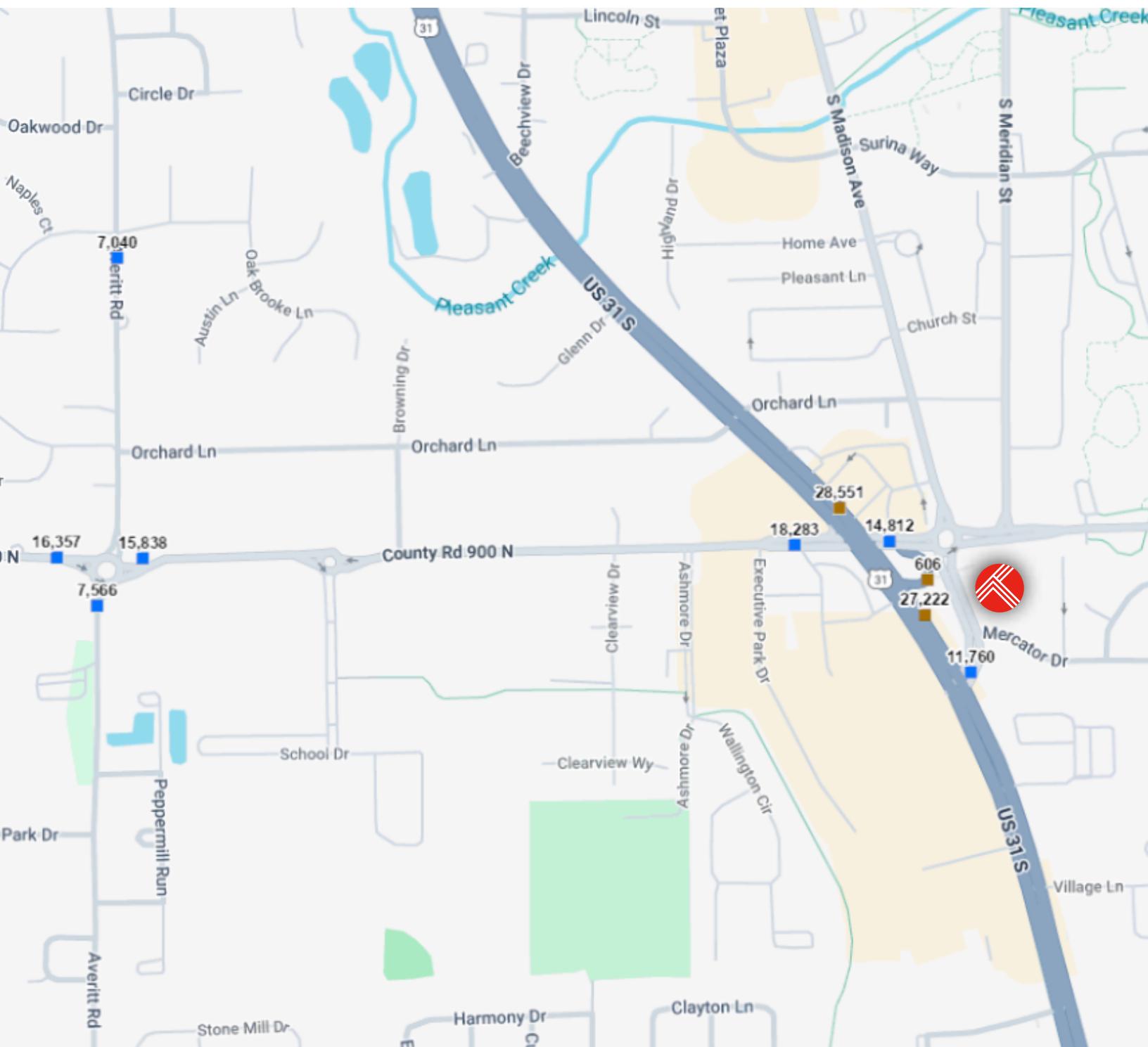
Area Retailers





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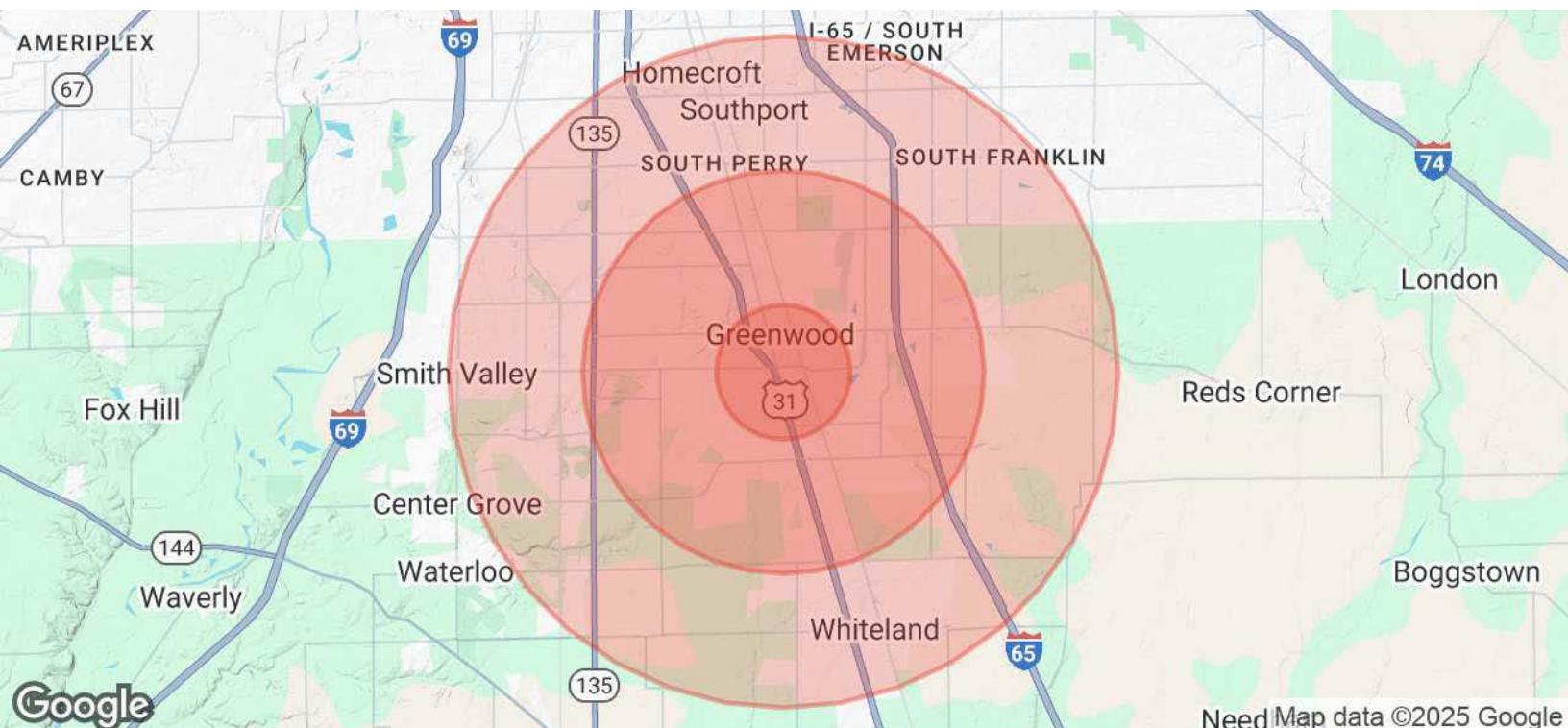
Traffic Counts





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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,049	78,235	156,051
Average Age	40	38	39
Average Age (Male)	39	37	37
Average Age (Female)	42	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,655	30,530	59,731
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$85,343	\$96,653	\$102,714
Average House Value	\$224,387	\$268,671	\$287,517

Demographics data derived from AlphaMap

