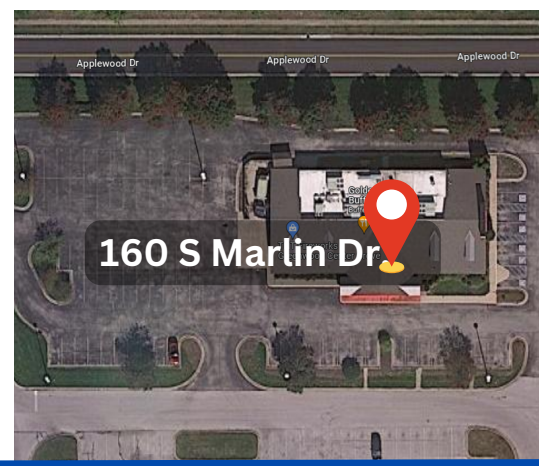
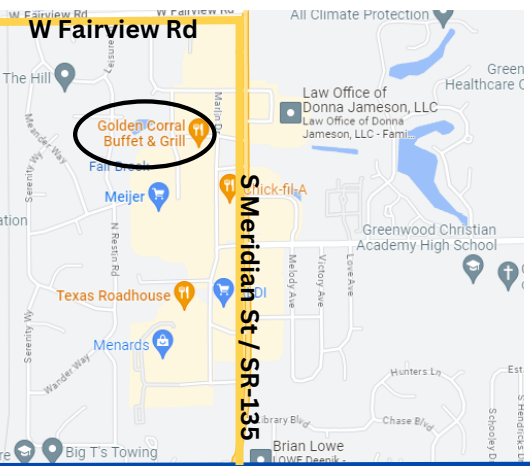


FOR SALE / FOR LEASE
10,040 SQ. FT.



SALE PRICE - \$2,800,000

LEASE PRICE - \$18.00/SF + NNN

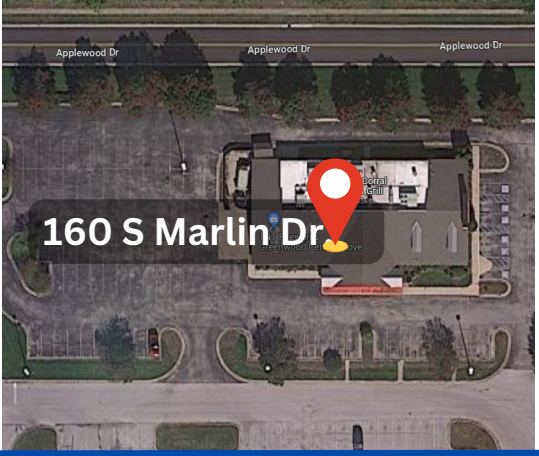
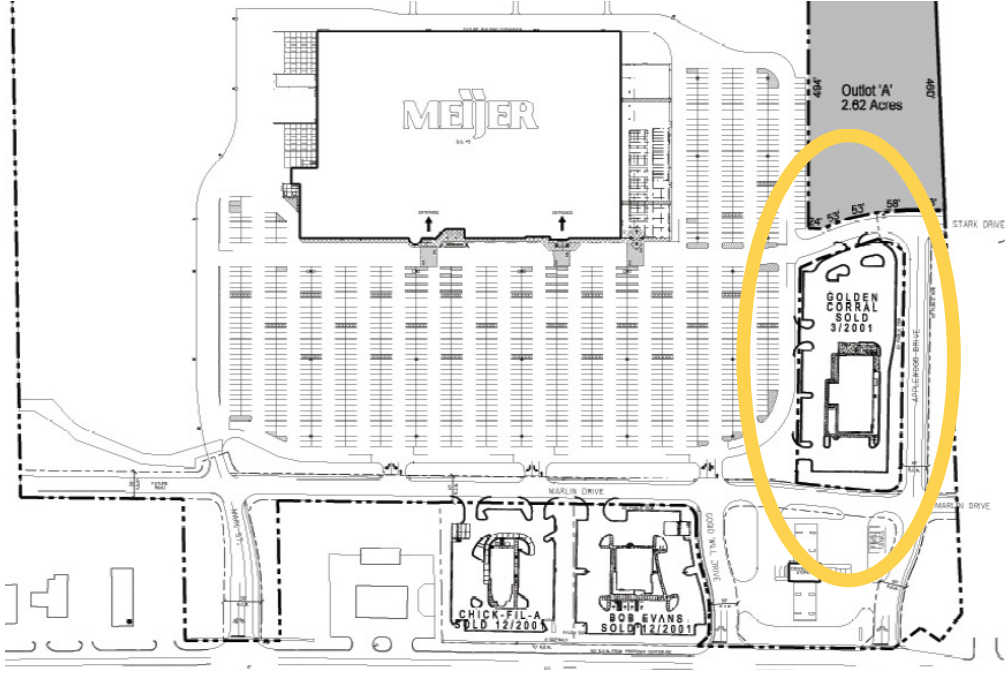


ABOUT THE PROPERTY:

- Former Golden Corral
- Restaurant Equipment Available
- Immediate Occupancy
- Constructed 2001 | Renovated 2022
- Convenient location - Visible from 135 & Marlin Dr.

PROPERTY FEATURES:

- Parking: 95 spaces
- 10,040 sq ft restaurant
- Lot size: 1.94 ac
- Income producing property
- Monument + building signage available



OFFERING SUMMARY:

Building Size: 10,040 SQ FT
 Available SQ FT: 10,040 SQ FT
 Lot Size: 1.94 AC
 Constructed: 2001
 Zoning: CM

<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>
A	Former Golden Corral	1,092 sq ft

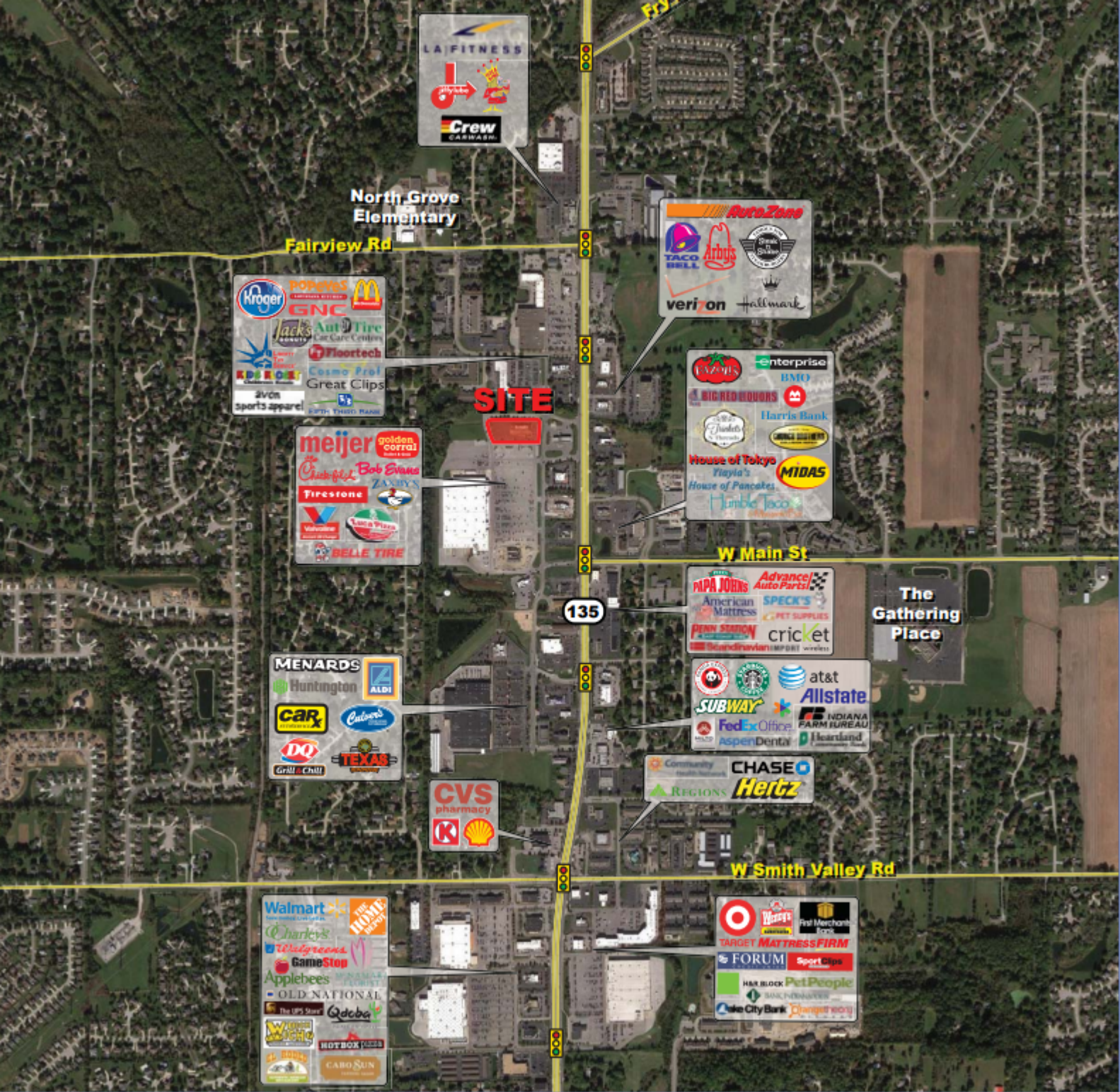
DAILY TRAFFIC COUNTS	
W Main St & Marlin Dr	8,130
SR 135	41,117
Main St E of SR 135	13,233



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	5,762	66,009	143,740
HOUSEHOLDS	2,429	27,558	60,051
AVG. HH INCOME	\$87,500	\$79,400	\$79,100
MEDIAN AGE	39	37	37

GOLDEN CORRAL

160 S Marlin Dr. Greenwood, IN 46142



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

