



707 S. Madison Ave.  
Greenwood, IN 46143  
For Lease



### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	51,580 SF

### PROPERTY OVERVIEW

- Pylon sign and plenty of Parking
- National Tenants
- Excellent Location
- Surrounded by new construction
- High traffic counts
- High visibility



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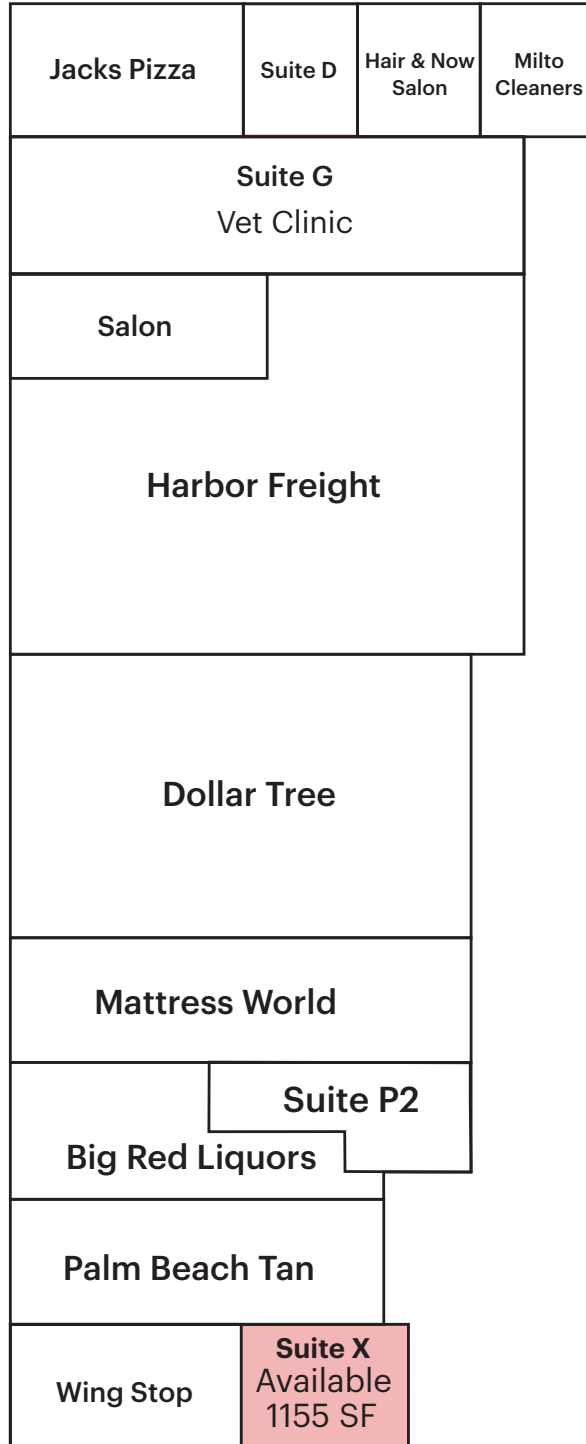
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## Suite Plan



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## Suite Plan



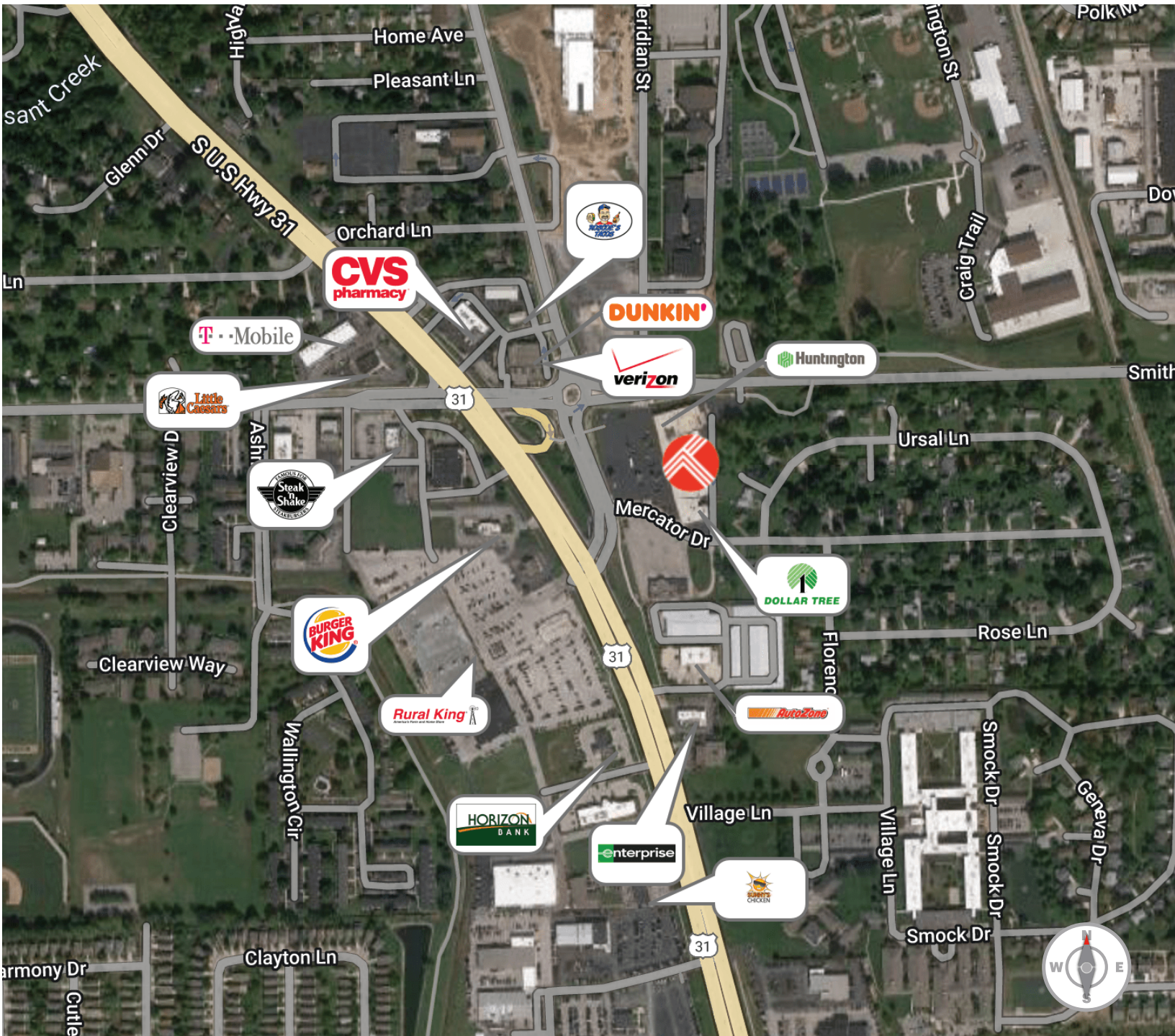
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## Area Retailers



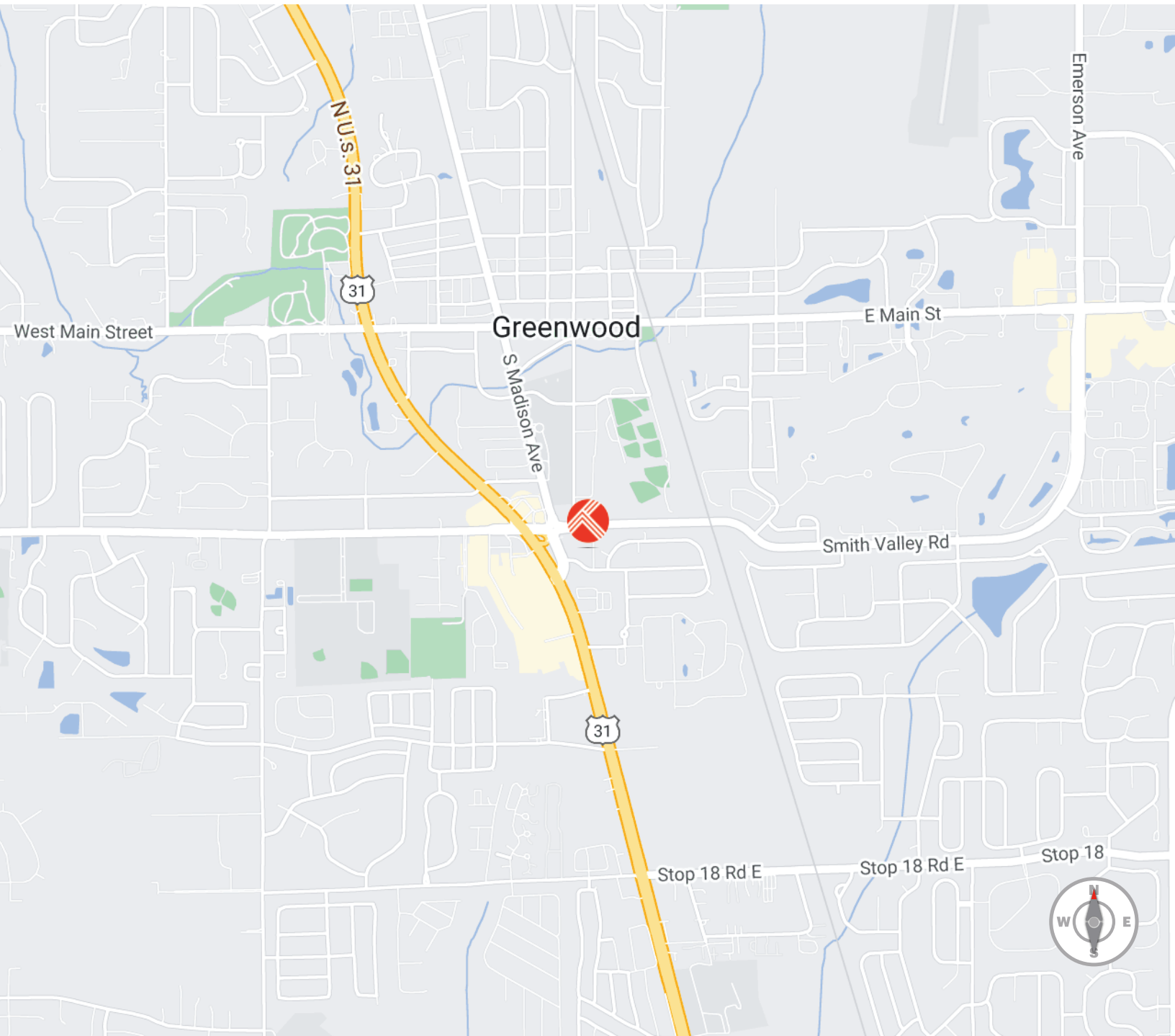
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## Area Map



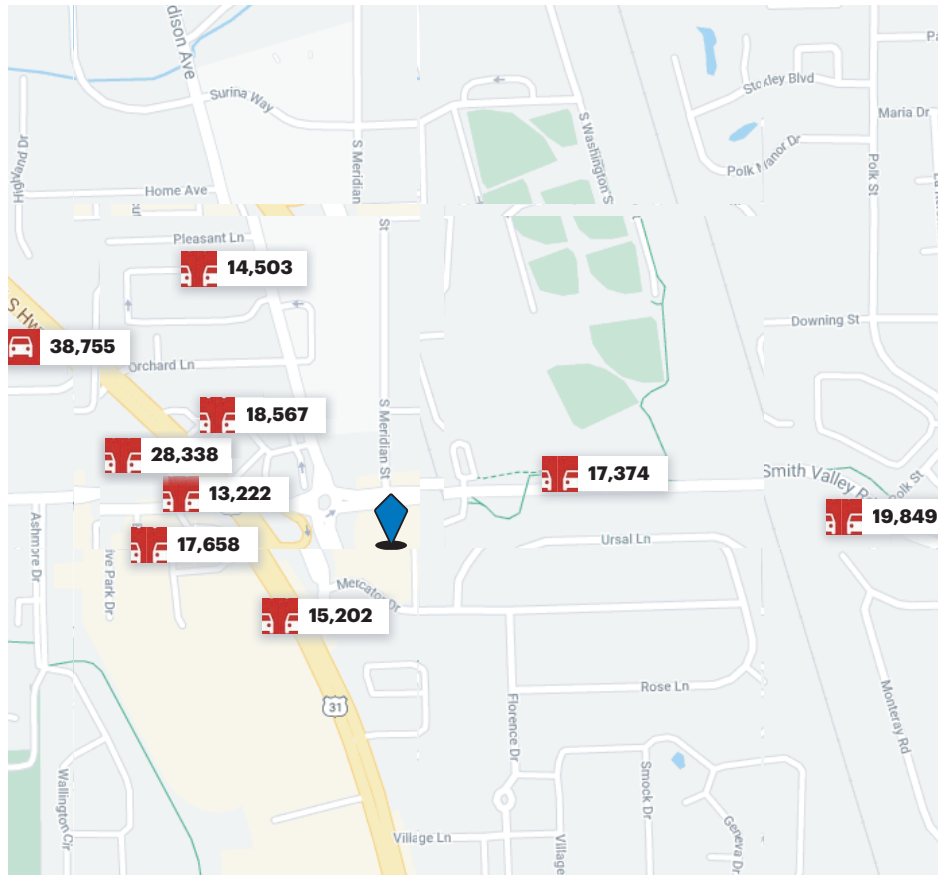
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## Traffic Counts



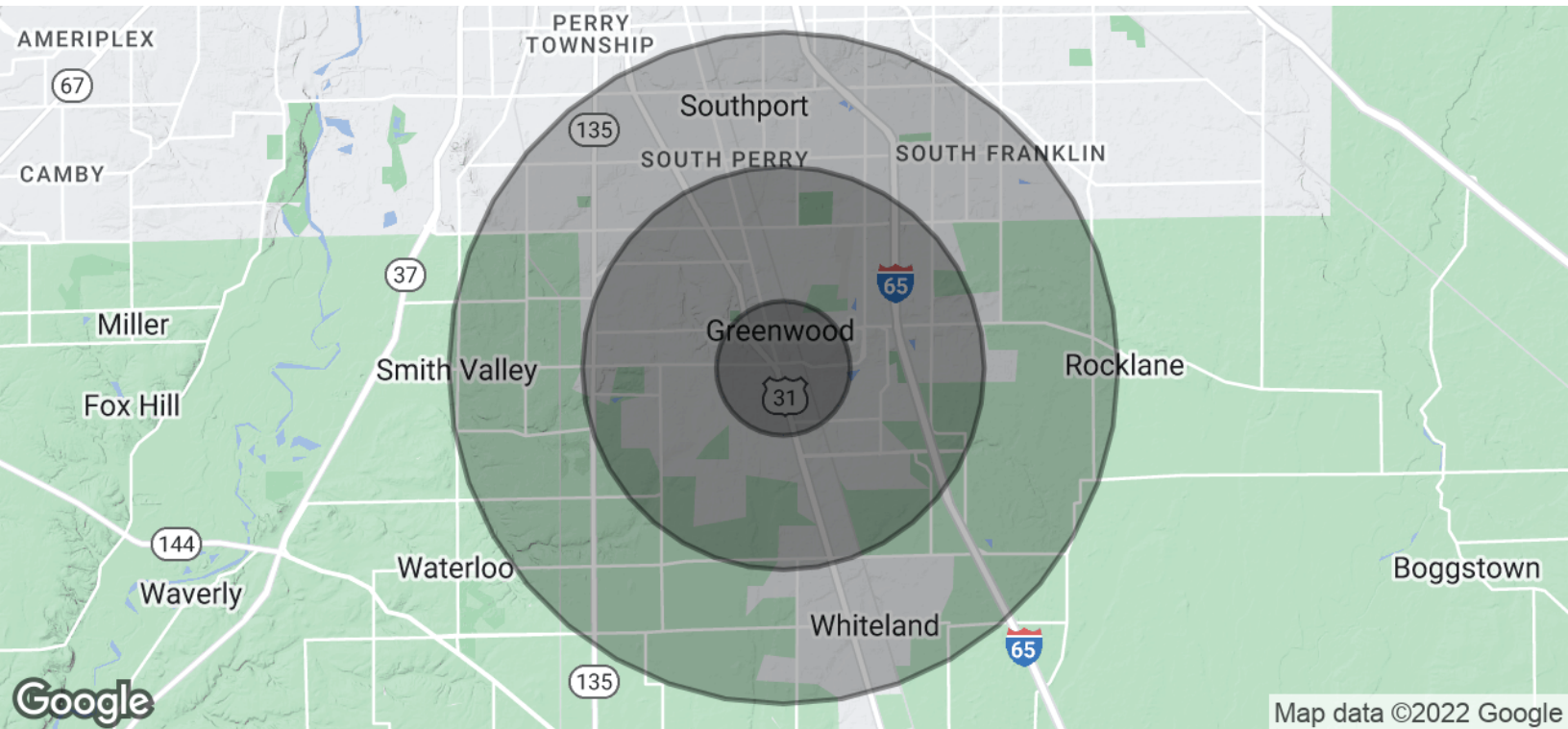
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
S Madison Ave	US Hwy 31, SW	15,202	2020	0.08 mi
W Smith Valley Rd	US Hwy 31, W	13,222	2018	0.15 mi
W Smith Valley Rd	US Hwy 31, E	18,567	2020	0.18 mi
W Smith Valley Rd	US Hwy 31, E	17,658	2018	0.18 mi
E Smith Valley Rd	Smith Valley Rd, E	17,374	2018	0.19 mi
US Hwy 31	W Smith Valley Rd, SE	27,927	2020	0.20 mi
US Hwy 31	W Smith Valley Rd, SE	28,338	2018	0.20 mi
South Madison Avenue	Paul Velez Cir, S	14,503	2020	0.27 mi
US Hwy 31	Orchard Ln W, SE	38,755	2018	0.33 mi
Smith Valley Road	Polk Ave, NW	19,849	2020	0.42 mi

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## Demographics



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,102	56,511	133,293
Average Age	35.4	35.0	35.8
Average Age (Male)	32.1	33.0	34.5
Average Age (Female)	38.2	37.3	37.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,527	23,685	53,499
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$61,945	\$62,059	\$66,200
Average House Value	\$166,758	\$152,782	\$150,639

\* Demographic data derived from 2020 ACS - US Census

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