



Worthsville Rd & Sheek Rd.

Greenwood, IN 46143



PROPERTY DESCRIPTION

•GAS RESTRICTED•

- 1.5 AC
- Excellent Access to I-465
- Located at a Gateway Round-About
- Directly across the street from an Elementary & Middle School
- Divided to Suit Subject to Approval/Line Movable
- Excellent Visibility and Frontage on Worthsville Road.
- Only True Corridor Road West - 4 lanes from I-65 Interchange to US 31.

OFFERING SUMMARY

| | |
|------------------------|----------------|
| Lease Rate/Sale Price: | Contact Broker |
| Lot Size: | 1.50 Acres |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,146 | 35,035 | 125,829 |
| Total Population | 5,116 | 87,150 | 325,758 |
| Average HH Income | \$65,677 | \$64,362 | \$67,732 |





Worthsville Rd & Sheek Rd. Greenwood, IN 46143



WORTHVILLE CROSSING | CITY PROJECTS

CITY PROJECTS



- **DOWNTOWN REVITALIZATION:** on the heart of greenwood they are revitalizing 9 miles of streetscapes, 9 acres of new or upgraded open space, 75,000 sq/ft of potential retail/office space and adding 450 apartments and 130 townhomes.
- **WORTHVILLE RD INTERCHANGE (COMPLETED)**
*Connects I-65 to US 31 and SR135
- **DOWNTOWN FIELDHOUSE:** repurposing the old middle school into a fieldhouse with elevated indoor running and walking track, two turf fields, basketball/volleyball courts and indoor pickle ball courts.
- **OLD CITY PARK:** reimagining the park in the heart of the city custom designed play tower, landscaping, open space, walking bridge, porch swings, bocce ball court and more..
- **DEPARTMENT OF PUBLIC WORKS BUILDING:** a new building for the city housing administration office, sanitation department, street department and Parks Maintenance Division.
- **1265 N. MDISON AVE:** A former eyesore for the city that has been turned into a green space is open for input from the cities residents.
- **OLD TOWN STREETSAPES:** Improving infrastructure to transform pedestrian and street features including decorative lighting and signage, modern traffic signals and widened sidewalks.

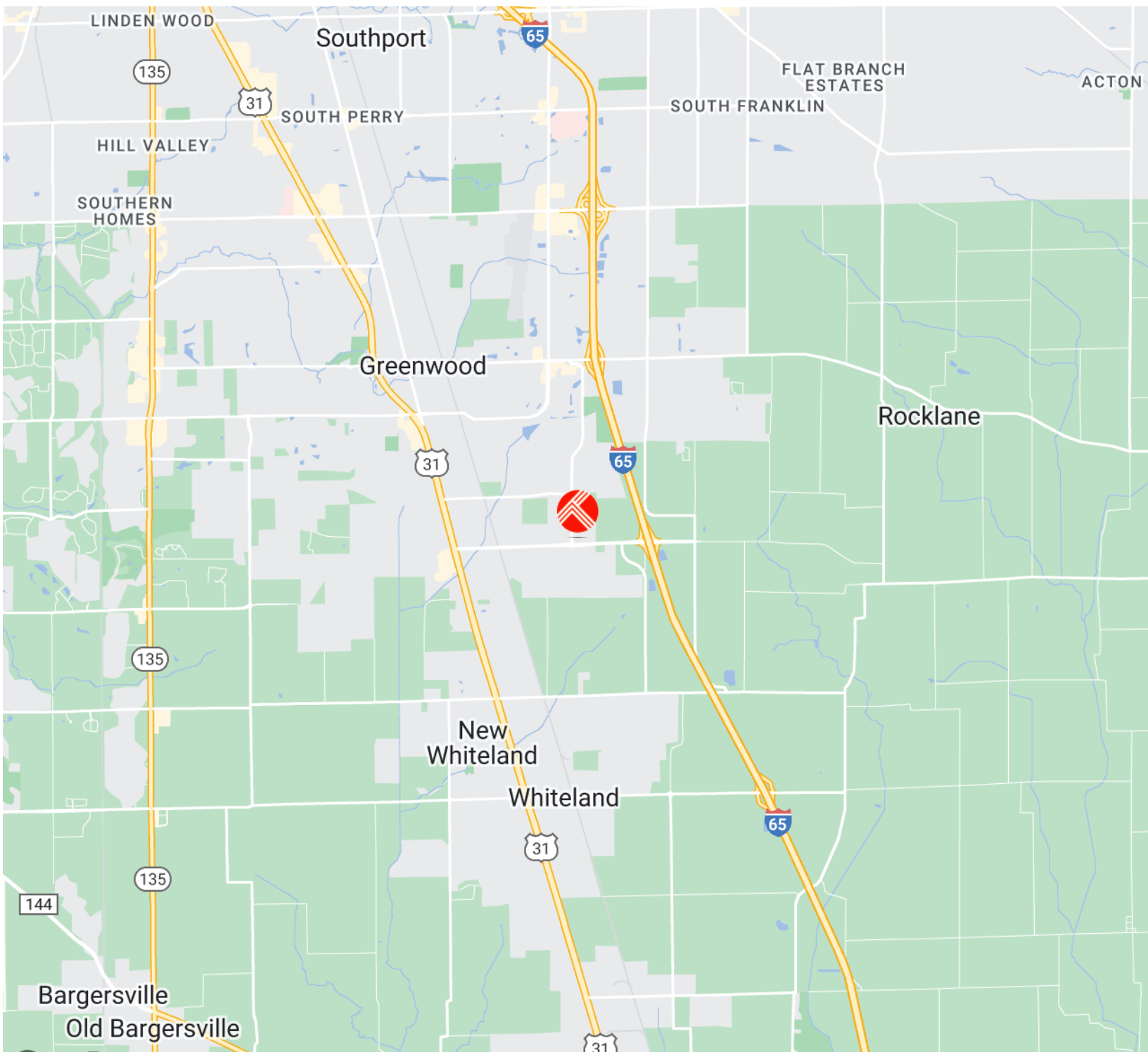




Worthsville Rd & Sheek Rd.

Greenwood, IN 46143

Area Map





Worthsville Rd & Sheek Rd. Greenwood, IN 46143

Surrounding Businesses

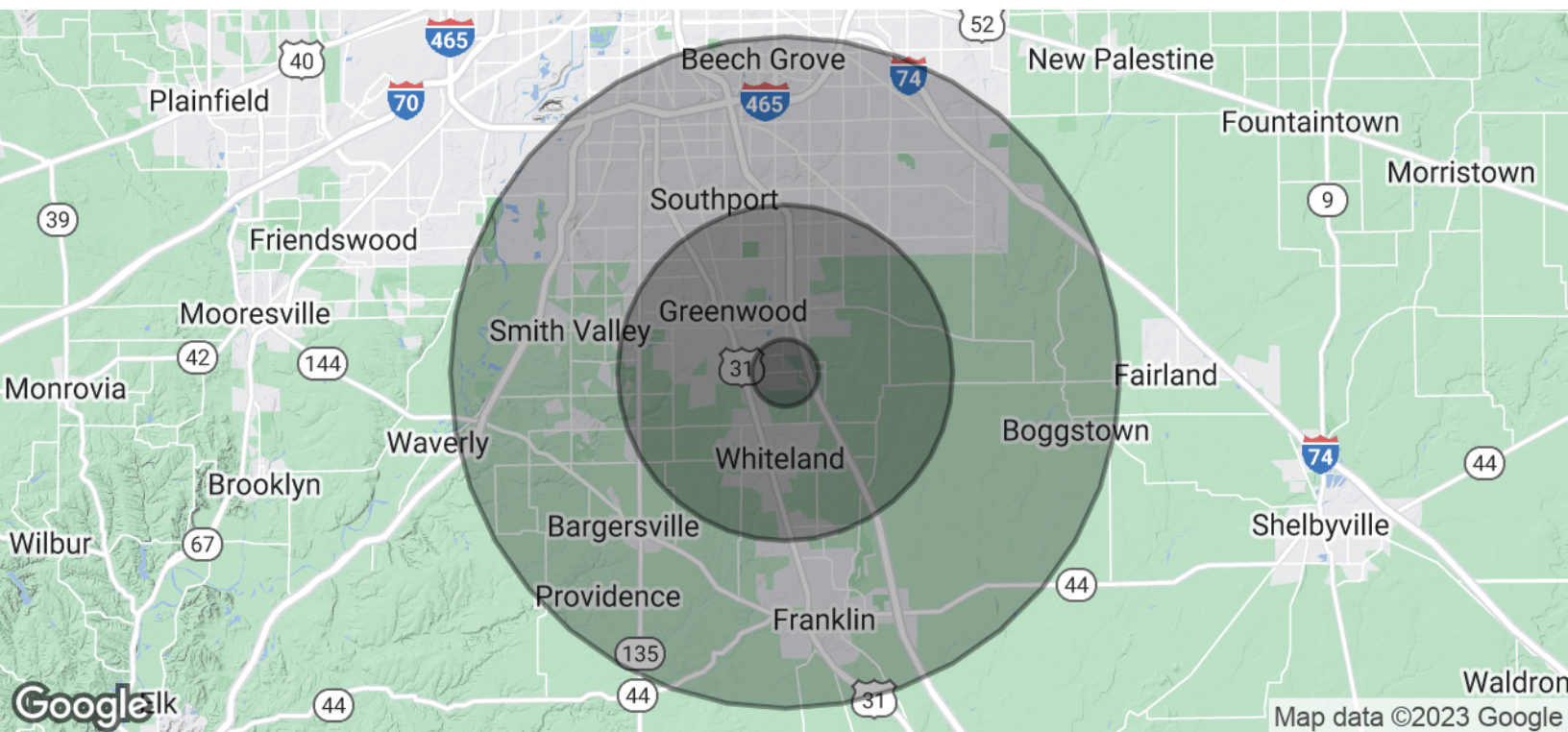




Worthsville Rd & Sheek Rd.

Greenwood, IN 46143

Demographics



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 5,116 | 87,150 | 325,758 |
| Average Age | 32.3 | 34.2 | 35.5 |
| Average Age (Male) | 31.4 | 32.9 | 34.4 |
| Average Age (Female) | 34.1 | 35.6 | 36.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,146 | 35,035 | 125,829 |
| # of Persons per HH | 2.4 | 2.5 | 2.6 |
| Average HH Income | \$65,677 | \$64,362 | \$67,732 |
| Average House Value | \$151,215 | \$149,372 | \$153,776 |

* Demographic data derived from 2020 ACS - US Census

