



707 S. Madison Ave. Greenwood, IN 46143



PROPERTY DESCRIPTION

Get Noticed in This Busy Greenwood Center. Large retail strip center with Harbor Freight and Dollar Tree anchoring it, and outstanding retail spaces are still available among these national tenants.

PROPERTY HIGHLIGHTS

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

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,155 SF
Building Size:	51,580 SF

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





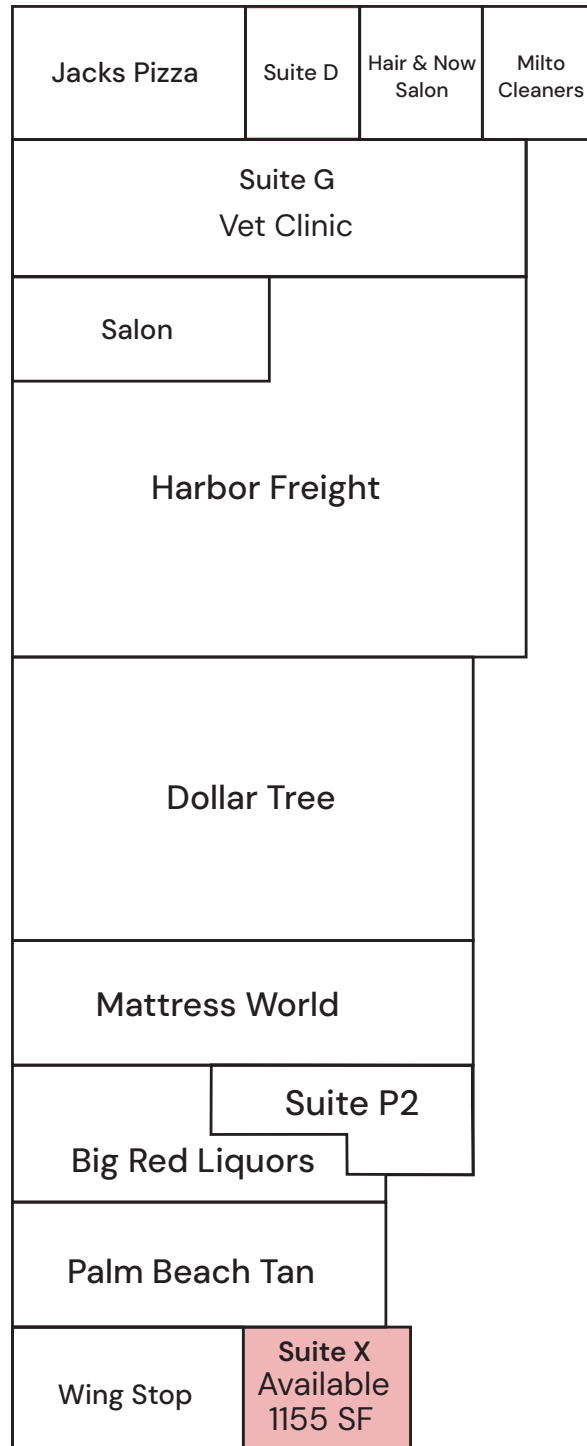
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Suite Plan





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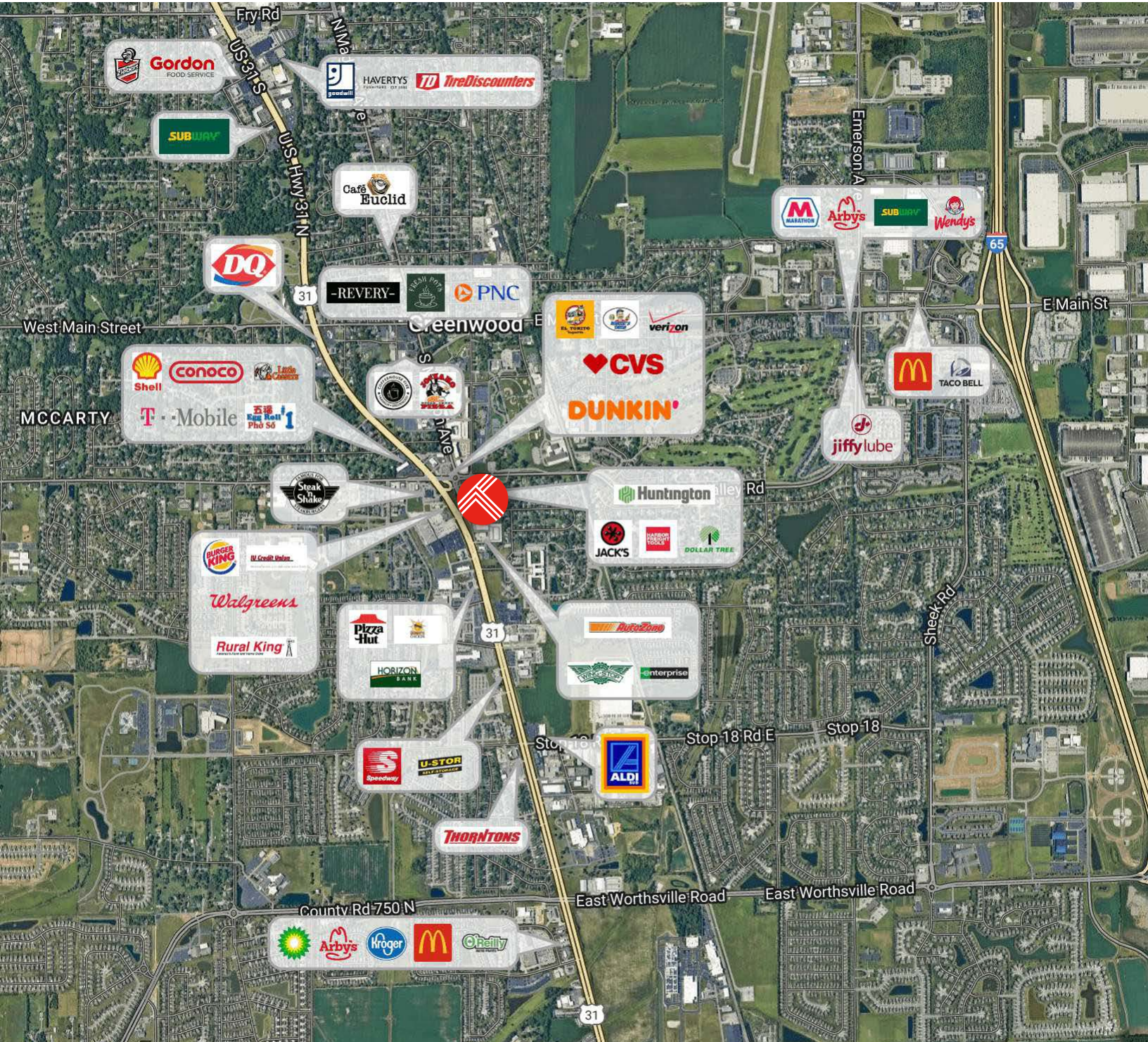
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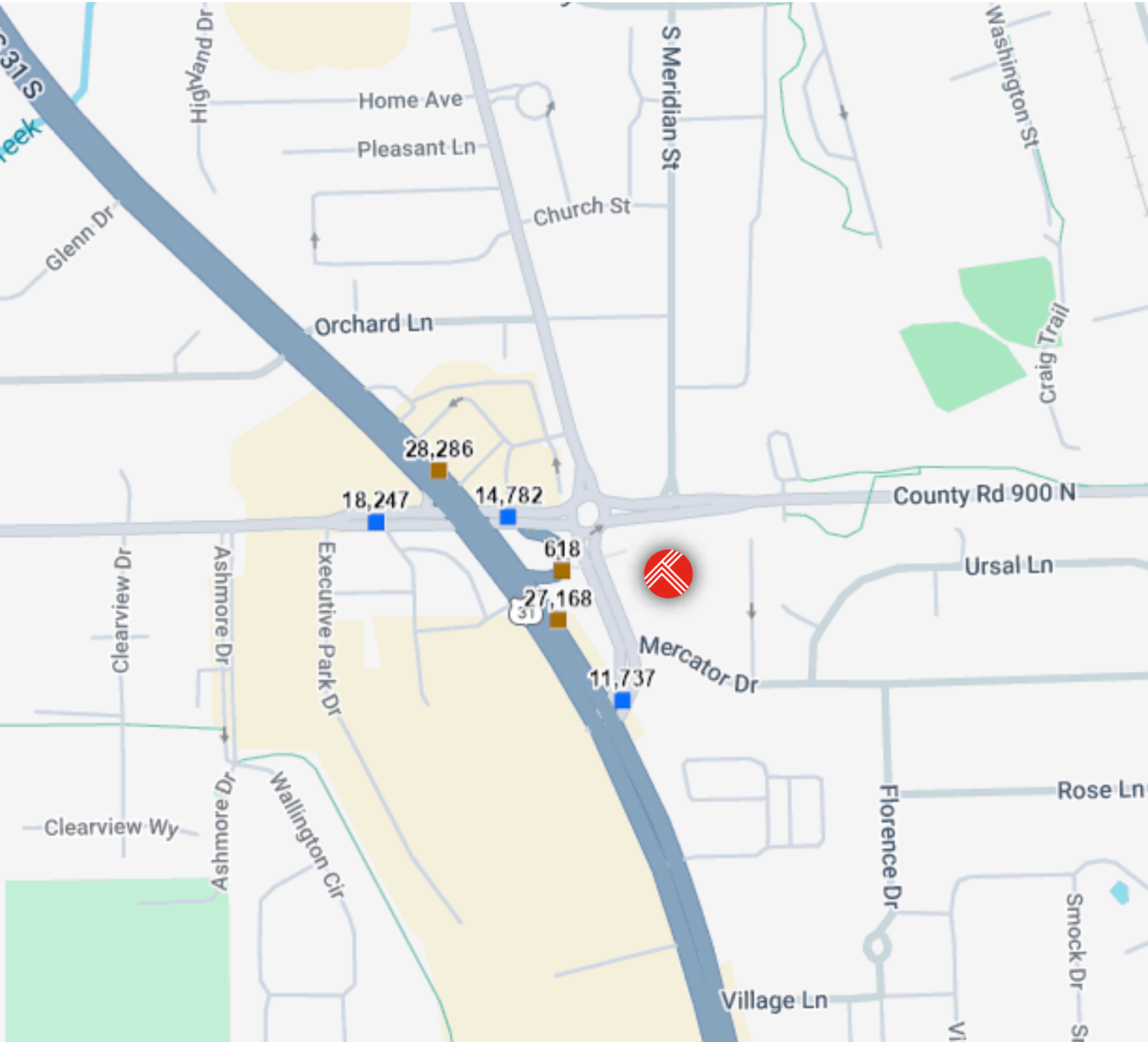
Area Retailers





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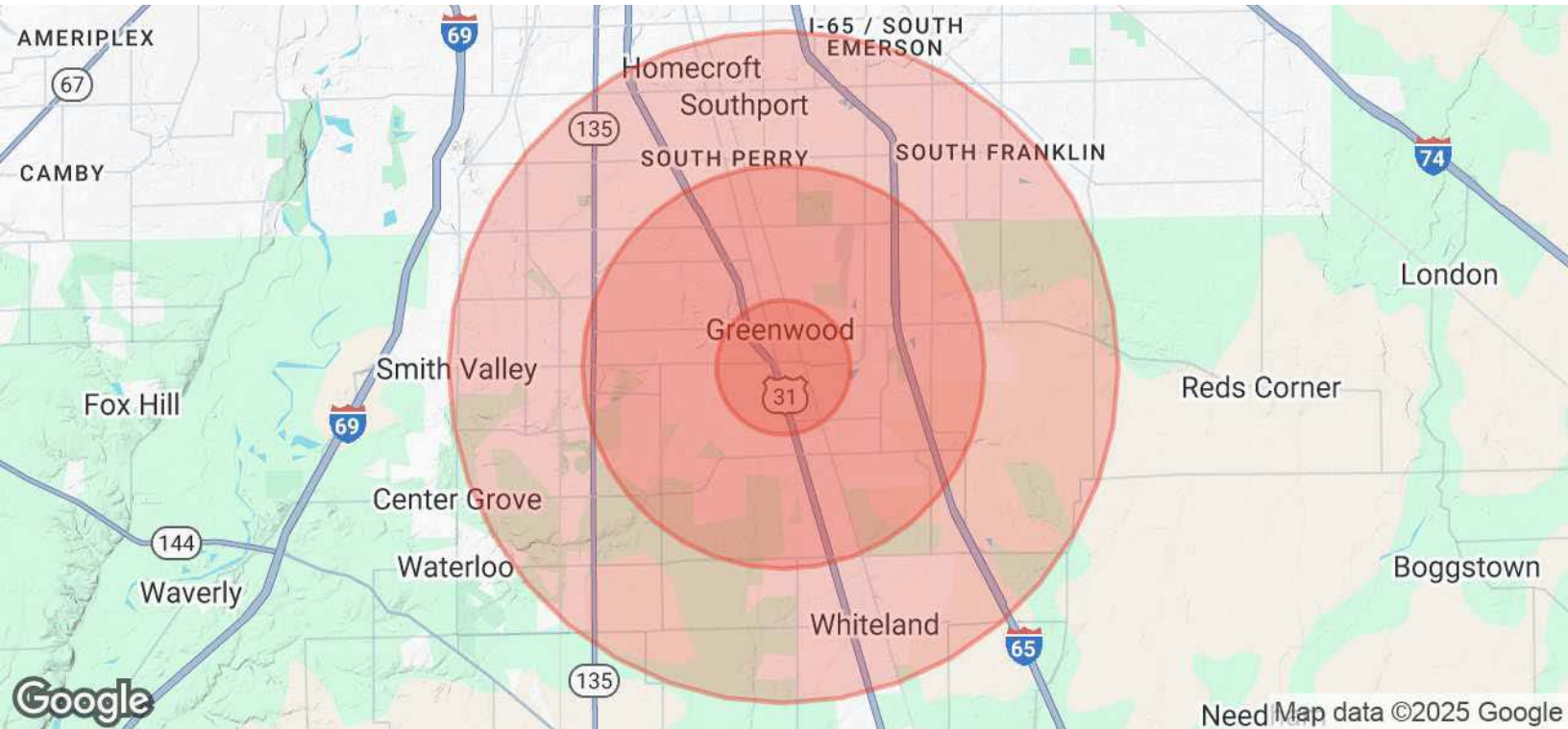
Traffic Counts





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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

