

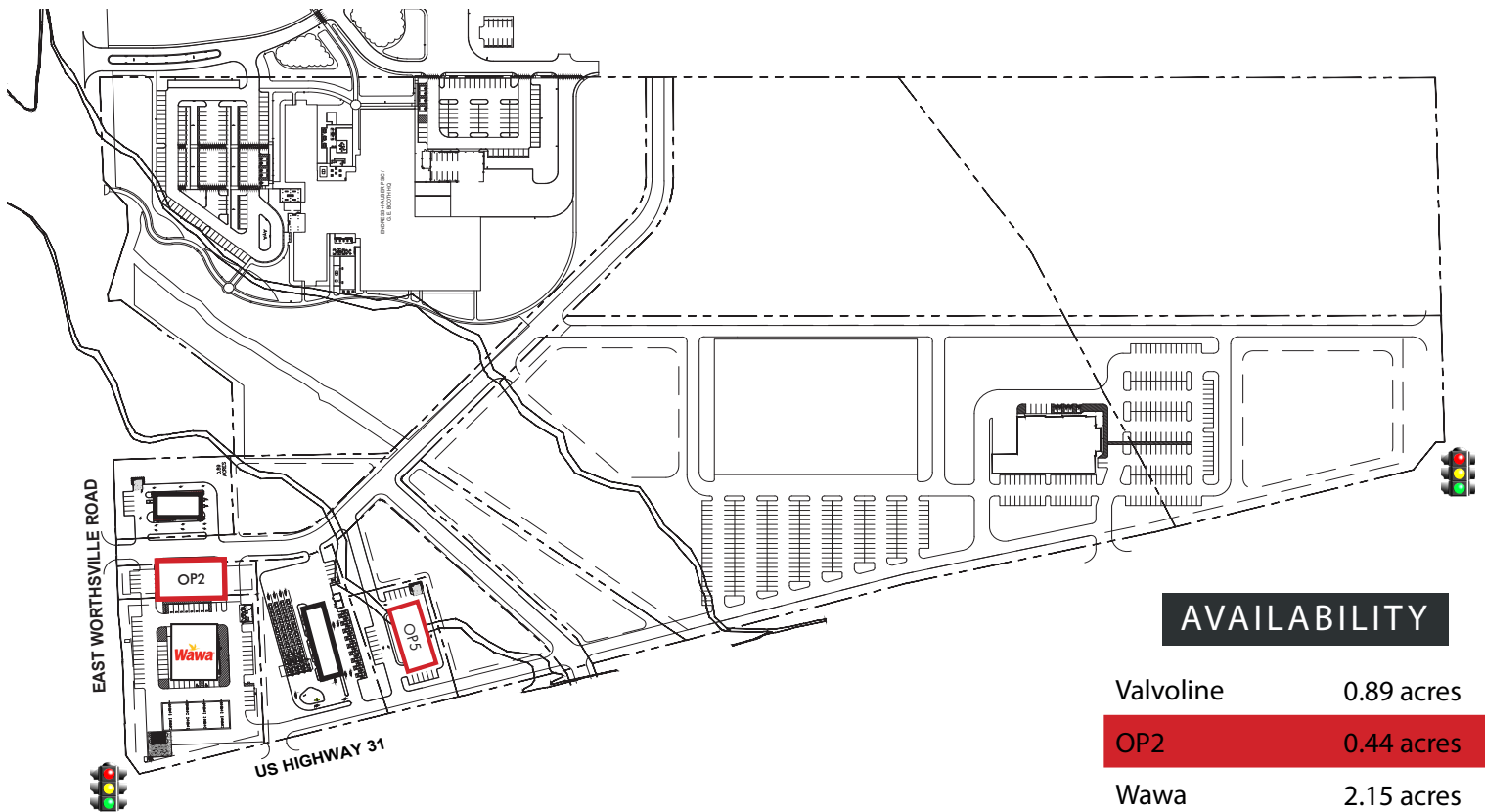
Outparcel Opportunity

US 31 and Worthsville Road

Greenwood, Indiana

PROPERTY HIGHLIGHTS

- 2 outparcels available for ground lease
- Nestled within a traffic signalized intersection, the property is surrounded by densely populated residential neighborhoods
- Co-tenants include Wawa, Valvoline, Crew Car Wash and high-end office use, bringing over 200 employees to the site daily
- Located in the largest city in Johnson County with a population of over 100K
- Situated just 2 miles from numerous distribution centers, such as Amazon and Fedex, and will soon feature a 40 acre baseball park, bringing thousands of teams to the area
- Situated 3.5 miles south of Greenwood Park Mall
- Bordered by an international company with 550 employees onsite
- Visibility along US 31 Highway with an AADT of 32,020
- Across the street from a Kroger-anchored neighborhood retail center
- Seeking QSRs, car washes, and drive-through concepts



AVAILABILITY

Valvoline	0.89 acres
OP2	0.44 acres
Wawa	2.15 acres
Crew Car Wash	1.72 acres
OP5	0.89 acres

FOR LEASING
INFORMATION:

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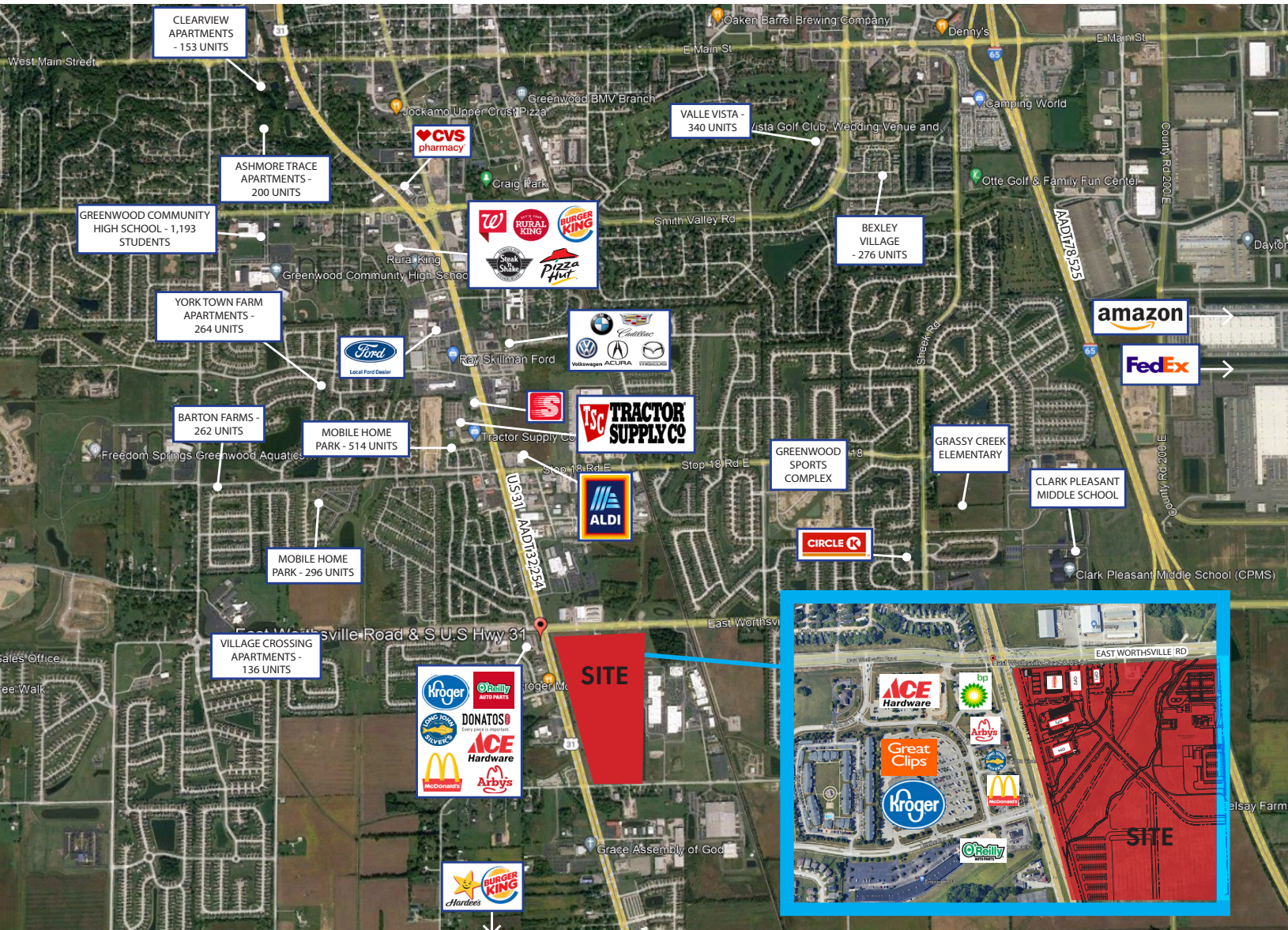
Greenwood, Indiana

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	11,091	57,712	132,981
Median Age	35	36.8	37.1
Average HH Income	\$89,193	\$90,815	\$95,513



AERIAL



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