



**WOODCREST**  
CAPITAL, LLC

**Greensburg Crossing**  
1809-1929 N Greensburg Xing | Greensburg IN

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**1,750 SF**  
**Offices: 11,255 SF**



- 97,773 SF Center
- Decatur County, Indiana
- Large Parking Field
- Great Visibility & Access
- ½ mi from I-74

| Type        | PSF            |
|-------------|----------------|
| NNN's       | \$ 2.26        |
| Lease Rates | Call for Rates |

| Traffic Counts      |            |
|---------------------|------------|
| Greensburg Crossing | 17,873 VPD |
| I-74                | 25,186 VPD |



| Demographics      | 1-mile*  | 3-mile   | 5-mile   | True Trade Area** |
|-------------------|----------|----------|----------|-------------------|
| Population        | 4,048    | 12,725   | 14,103   | 772,283           |
| Households        | 1,714    | 5,115    | 5,659    | 293,994           |
| Average HH Income | \$60,580 | \$71,312 | \$72,567 | \$75,243          |

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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