



State Road 9

Greenfield, IN 46140



•Financial Institution and Medical Use Restricted•

+/- 9.3 Acres over 5 lots Available in a Highly Dense Retail Corridor on State Road 9 in Greenfield, IN, just south of I-70. Looking for Big Box Retail or Restaurant Uses. Heavy daytime population and traffic volume with fast growing businesses and residential areas. Hancock County was the #1 fastest growing county in Indiana. Surrounding national retailer's include Culver's, Walmart, Panda Express, Starbucks, Chick-Fil-A, The Home Depot, ALDI, and many more!

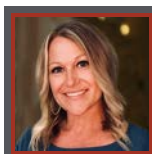
PROPERTY HIGHLIGHTS

- Less than 1-Mile from I-70
- Excellent Visibility to State Road 9
- High Concentration of Retail and Industrial Distribution
- Strong Retail Corridor
- Infrastructure will be in place
- Lots may be combined or realigned in a future plat

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot 1 Size:	UNDER CONTRACT
Lot 2 Size:	UNDER CONTRACT
Lot 3 Size:	±2.0 Acres
Lot 4 Size:	±2.5 Acres
Lot 5 Size:	±2.5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,906	11,109	14,053
Total Population	4,522	27,172	34,584
Average HH Income	\$80,793	\$88,951	\$91,938



Crystal Kennard
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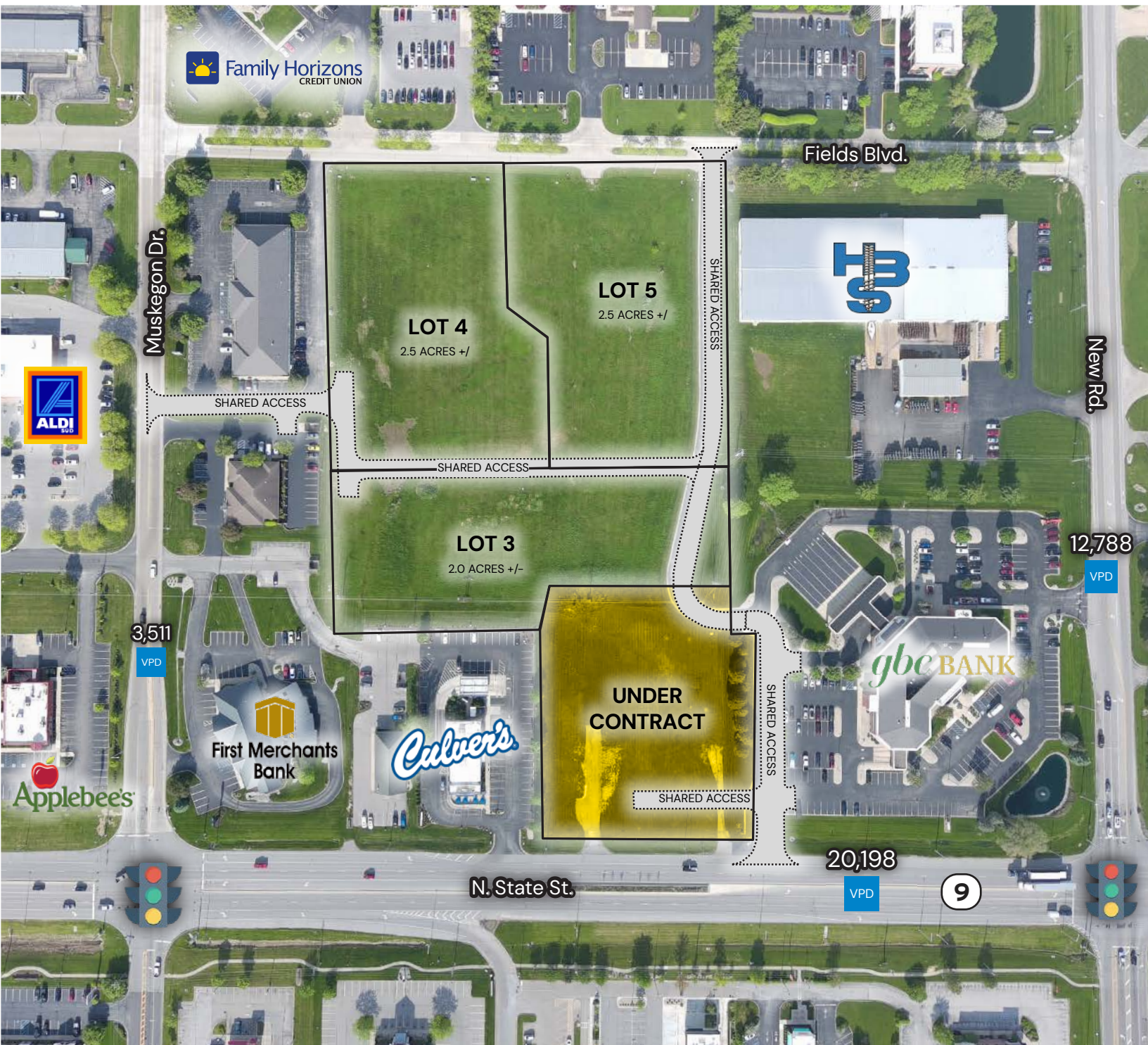




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Site Plan Overlay





Surrounding Area

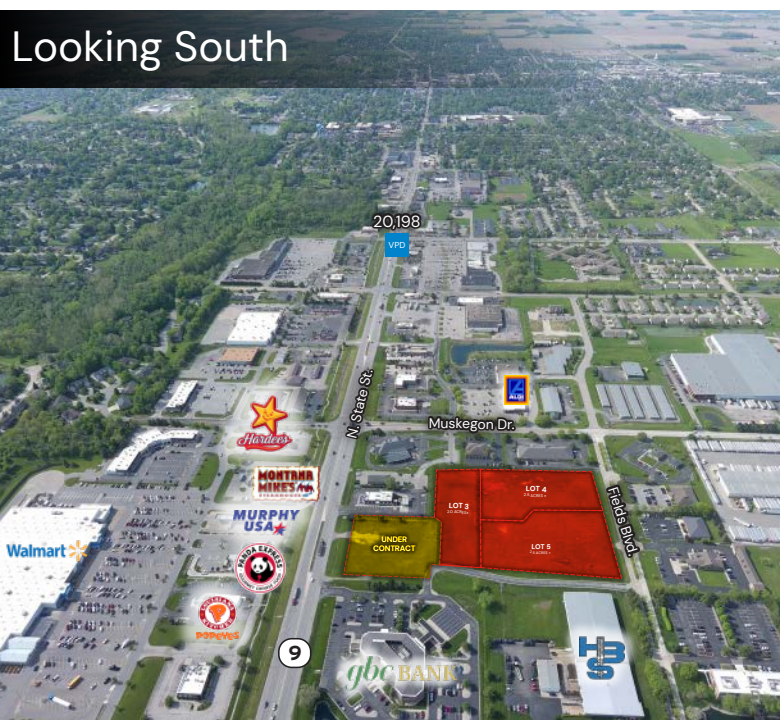
Looking North



Looking East



Looking South



Looking West

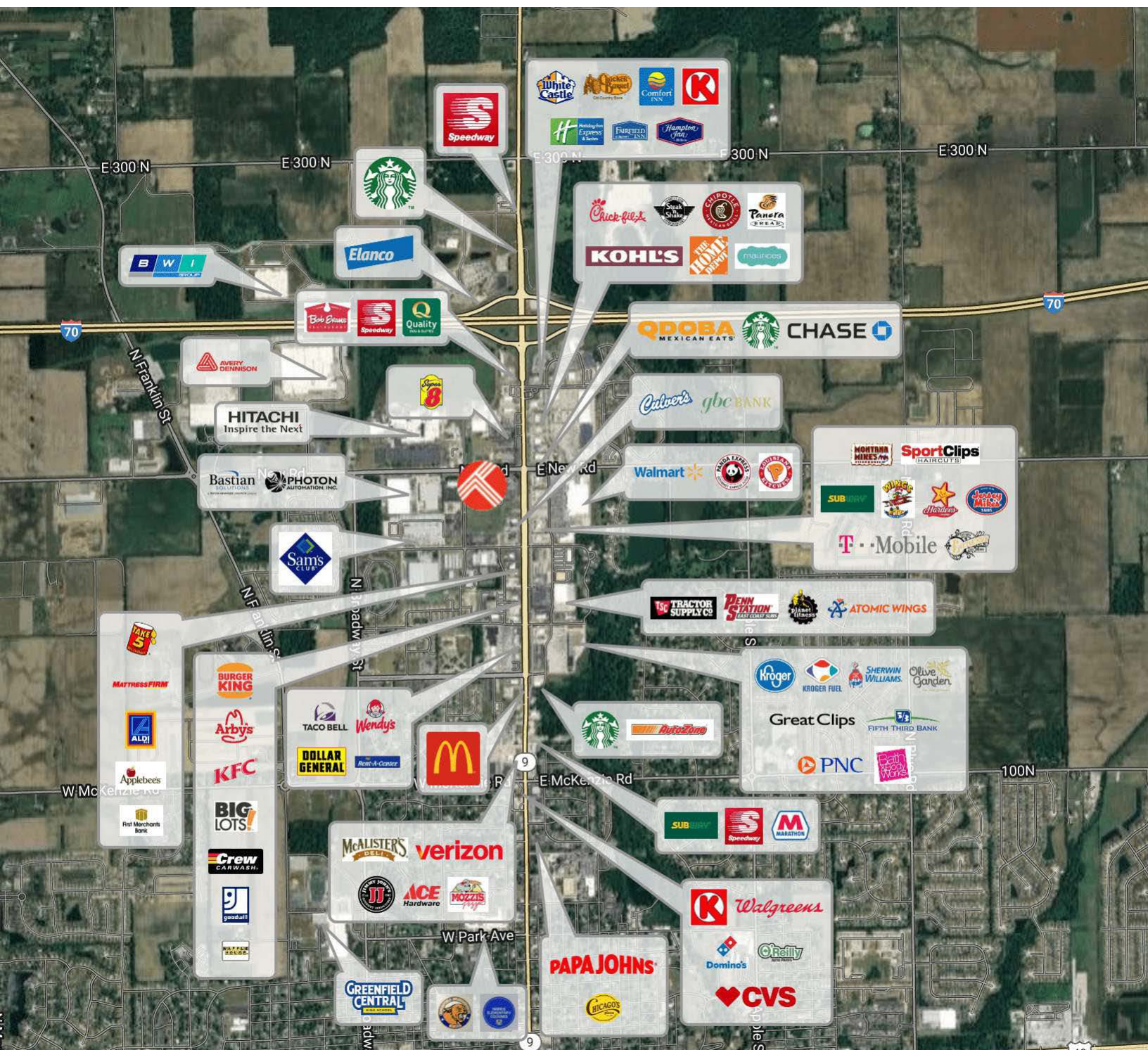




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Surrounding Businesses

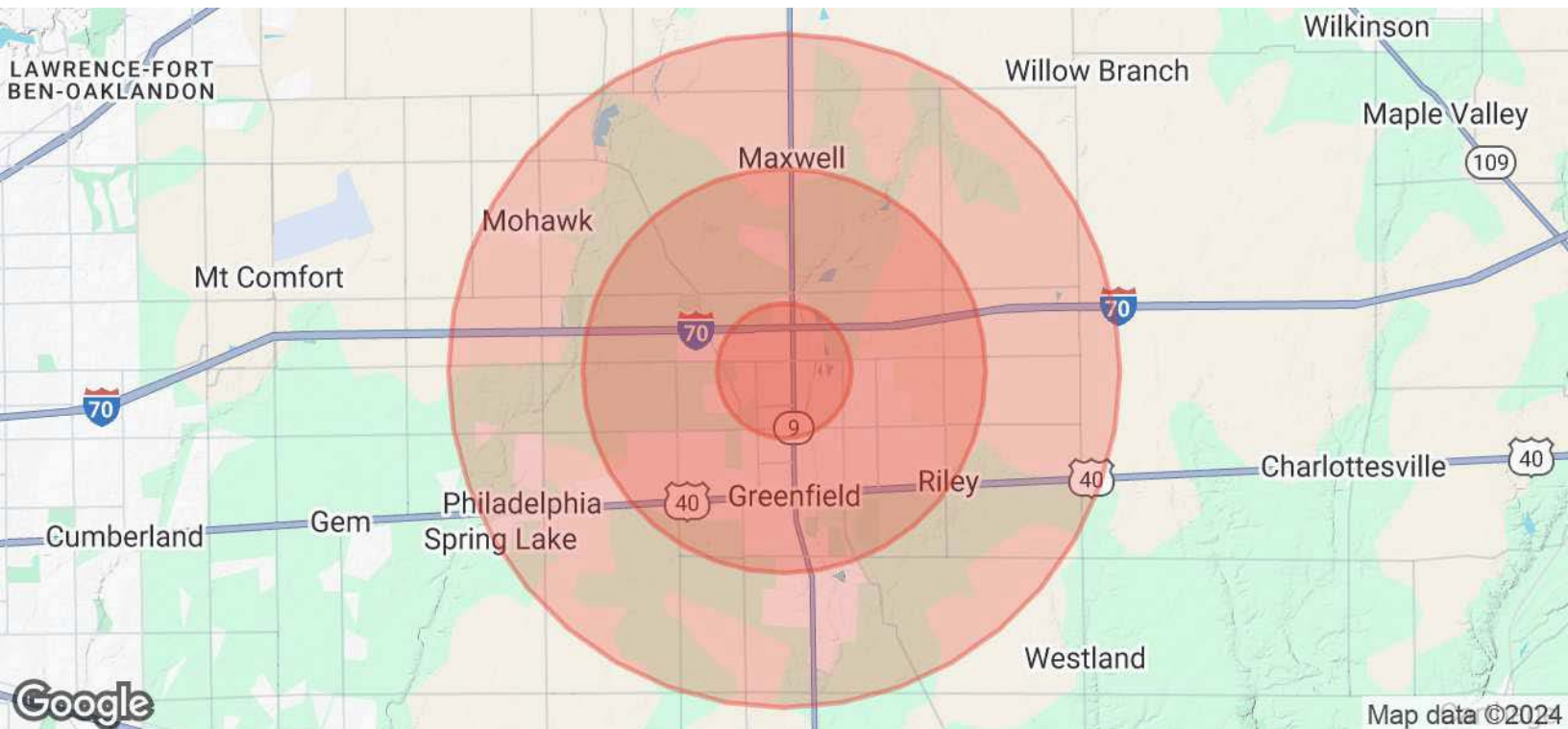




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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,522	27,172	34,584
Average Age	42	41	42
Average Age (Male)	40	39	40
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,906	11,109	14,053
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$80,793	\$88,951	\$91,938
Average House Value	\$212,605	\$227,308	\$241,100

Demographics data derived from AlphaMap

