



KIN PROPERTIES

1276 Us Highway 31 N Greenwood, IN 46142

1276 US HIGHWAY 31 N | RETAIL PROPERTY

FOR SALE | 22,072 SF

\$2,495,625.00



PROPERTY DESCRIPTION

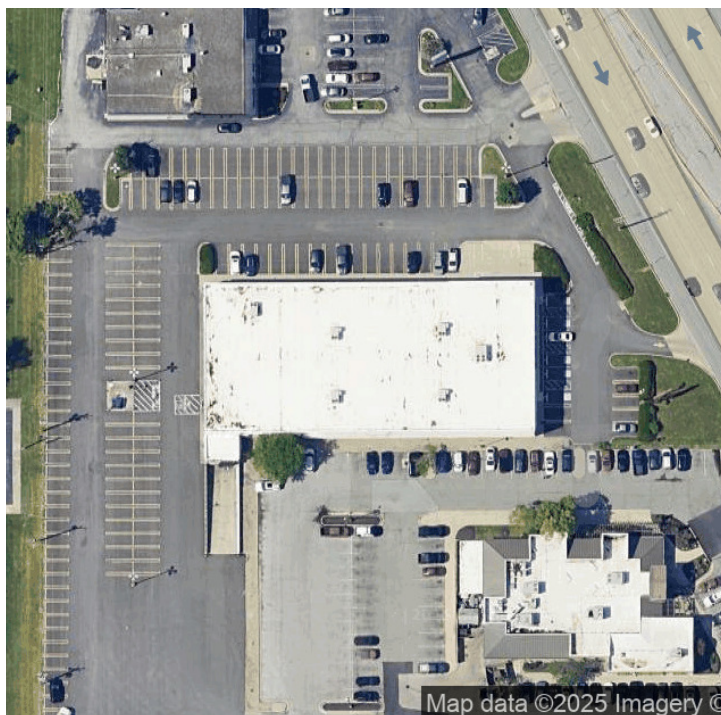
Freestanding building occupied by Office Depot. Excellent visibility to US 31, located across from Greenwood Park Mall (Simon owned).

PROPERTY HIGHLIGHTS

- Located on primary retail trade area of Greenwood
- Over 36,000 VPD on US 31

OFFERING SUMMARY

Available Size:	22,072 SF
Lot Size:	2.56 Acres
RE Taxes;	\$26,487 Yr (\$1.20 PSF)
Sale Price:	\$2,495,625
Terms:	Call for Info



JEFF ROSS

561.620.9200 x123

jross@kinproperties.com

BETH CALAY

561.620.9200 x121

bcalay@kinproperties.com

Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.

KINPROPERTIES.COM | 888.546.7767 | 185 NW SPANISH RIVER BLVD, SUITE 100 | BOCA RATON, FL 33431

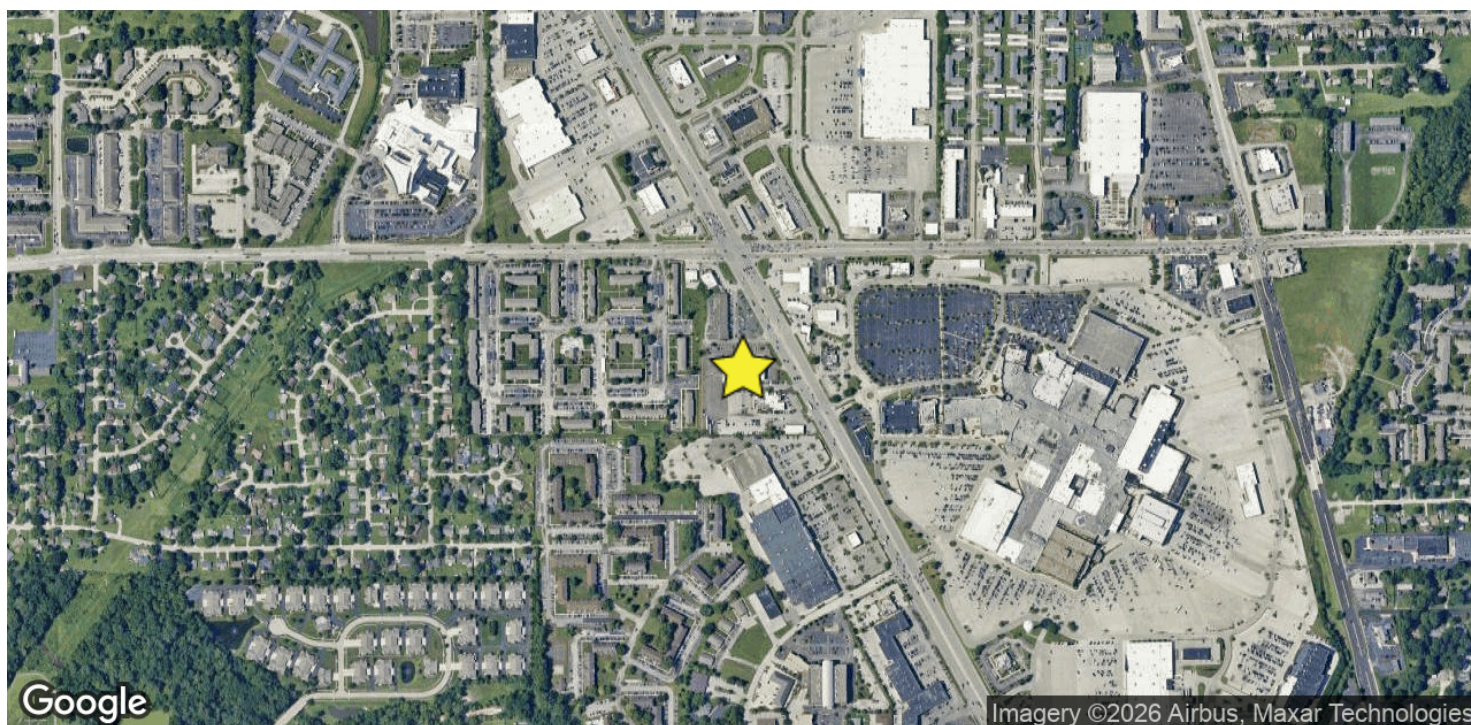


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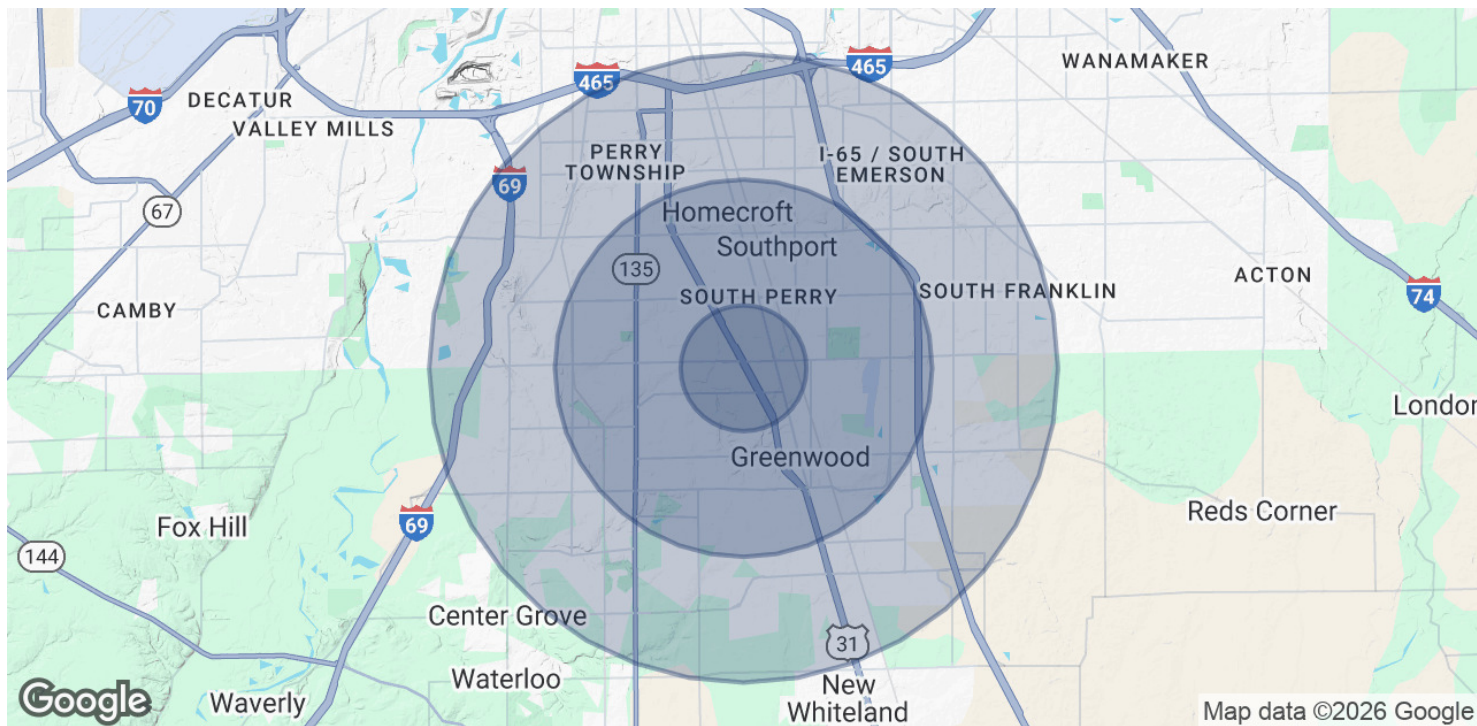
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,494	92,073	213,962
Average Age	40	39	38
Average Age (Male)	37	38	37
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,629	37,223	81,842
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$72,215	\$90,080	\$102,165
Average House Value	\$272,298	\$257,386	\$275,463

Demographics data derived from AlphaMap

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