



2245 Sheek Rd., Suite G
Worthsville Crossing
Greenwood, IN 46143



PROPERTY DESCRIPTION

This well-maintained location presents an inviting atmosphere for clients and employees alike. The property boasts excellent visibility and easy access, making it convenient for customers. Ample parking ensures a stress-free arrival. Whether you need office space, or retail area, this location can be tailored to suit your specific needs.

PROPERTY HIGHLIGHTS

- Located at a Gateway of Greenwood
- Easy Access to Interstate
- New developments Private & City within blocks of the location

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Number of Units:	6
Available SF:	1,286 SF
Lot Size:	2.06 Acres
Building Size:	12,836 SF

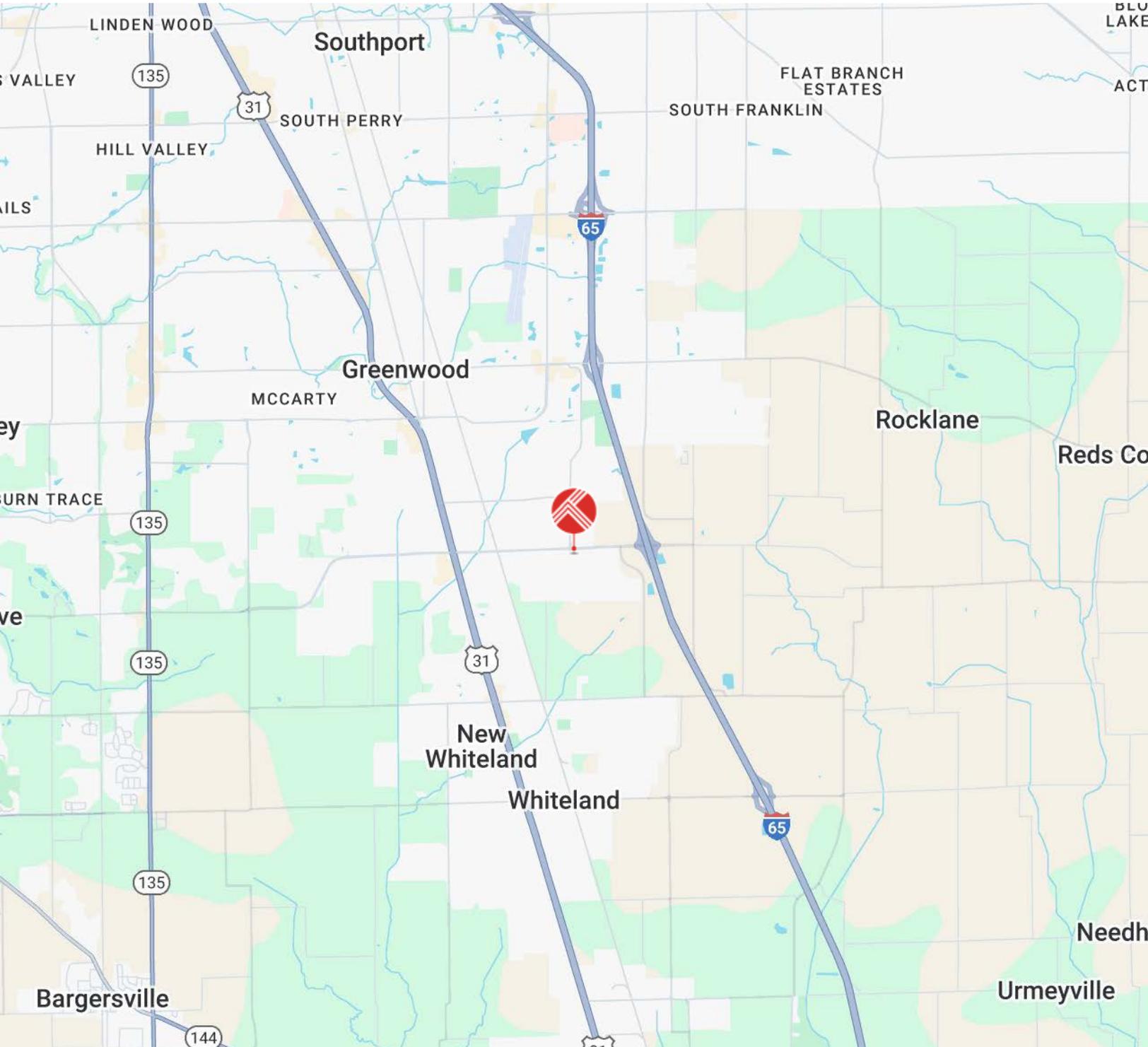
DEMOGRAPHICS	1 MILE	2 MILES	5 MILES
Total Households	2,718	10,069	43,368
Total Population	7,674	26,596	112,145
Average HH Income	\$106,571	\$95,639	\$99,063





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Area Map





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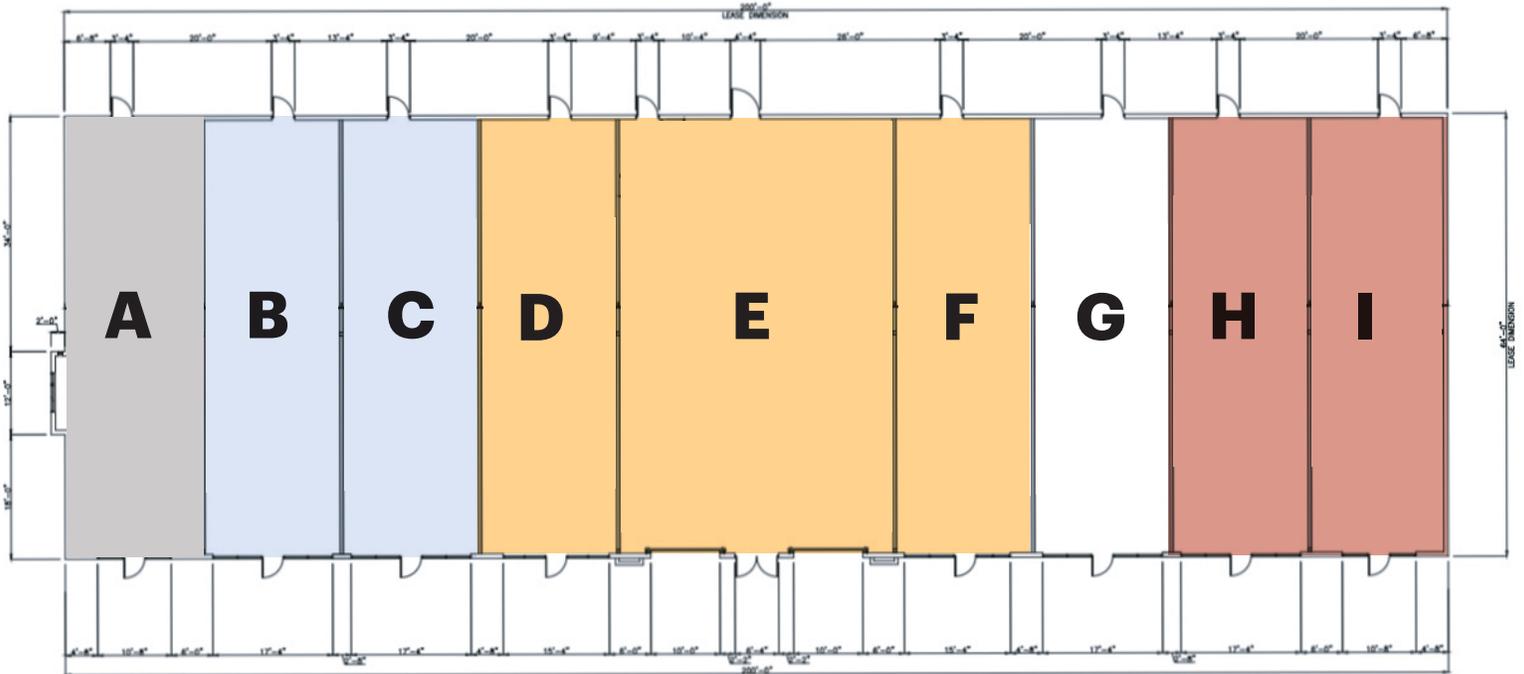




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Floorplan

UNIT	TENANT	SQ/FT
A	Daylight Donuts	1,286
B	Punjab Market	2,572
C		
D		
E	Chicago's Pizza	3,800
F		
G		
H	Vaccant	1,286
I	Mexican Restaurant	2,572





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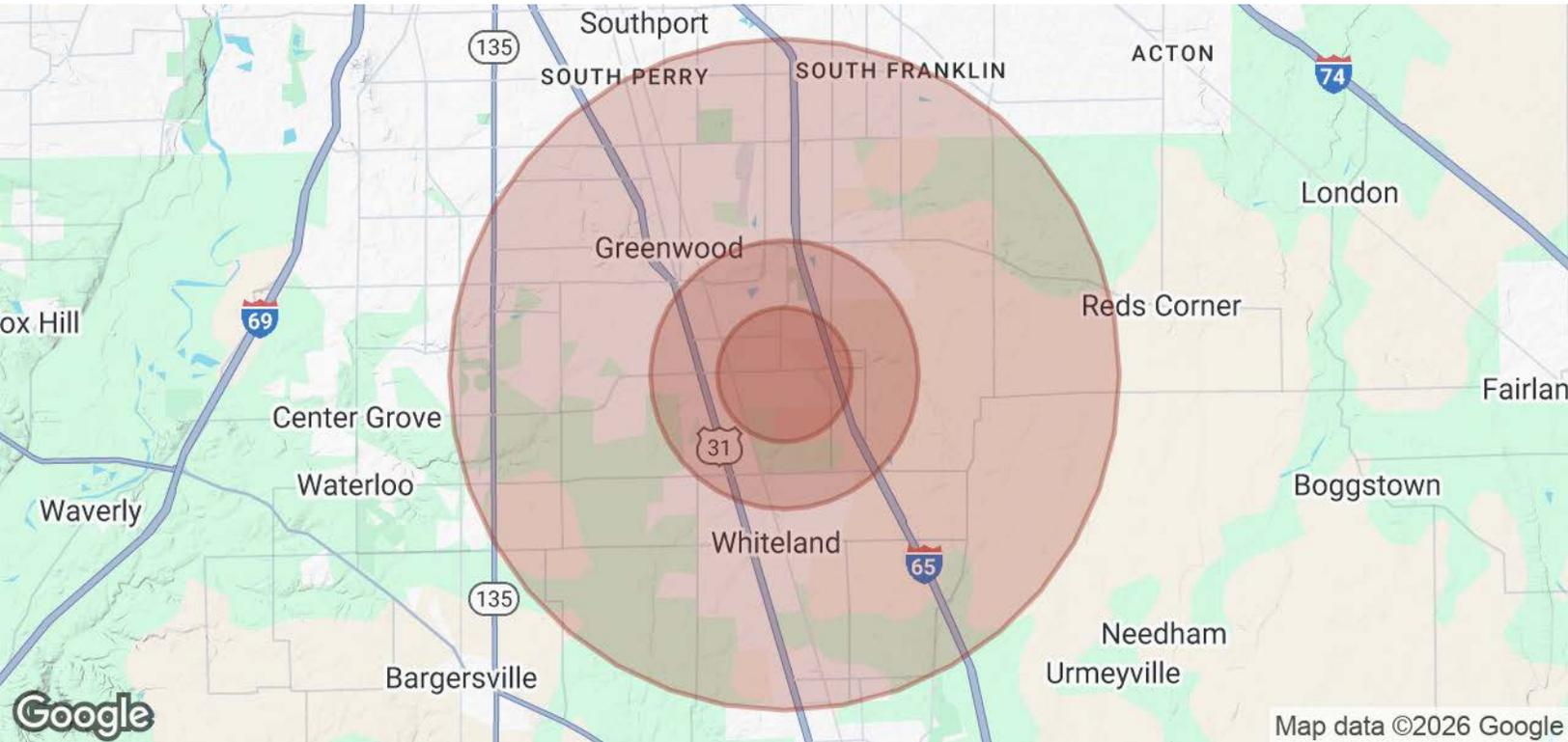
Surrounding Businesses





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Demographics



POPULATION	1 MILE	2 MILES	5 MILES
Total Population	7,674	26,596	112,145
Average Age	38	37	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
Total Households	2,718	10,069	43,368
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$106,571	\$95,639	\$99,063
Average House Value	\$301,231	\$248,115	\$276,120

Demographics data derived from AlphaMap

