

RETAIL SHOWROOM / WAREHOUSE FOR SALE

645 US HWY 31 N, GREENWOOD, IN

645 U.S. HIGHWAY 31 NORTH, GREENWOOD, IN 46142



FOR SALE

KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240



Each Office Independently Owned and Operated

PRESENTED BY:

SHARON THOMPSON

Executive Director

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RB#14044406, Indiana

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PROPERTY SUMMARY

645 U.S. HIGHWAY 31 NORTH



Property Summary

Price:	\$3,500,000
Building Size:	19,500 SF
Lot Size:	1.13 Acres
Year Built:	1997
Zoning:	Commercial Large
Parking:	30
Note:	American Cell Tower & Lease is Excluded from Sale

Property Overview

Rare opportunity to acquire a high visibility commercial retail building with warehouse along Greenwood's high-traffic US 31 corridor.

This 19,500 SF commercial property sits on 1.13 acres and provides stable cash flow from two established tenants. Built in 1980, this retail building has a spacious lighting retail showroom plus extensive warehouse with mezzanine storage, ideal for serving Greenwood and the greater Indianapolis market. Ohio based Gross Lighting and Home currently leases 14,320 SF while Indiana Brazilian Jiu Jitsu Academy occupies 5000 SF of front retail space. Great opportunity for stable asset now with potential for future growth.

Location Overview

US 31 N Adjacent to Buca di Beppo, Kittles Furniture Greenwood and RevOne Companies

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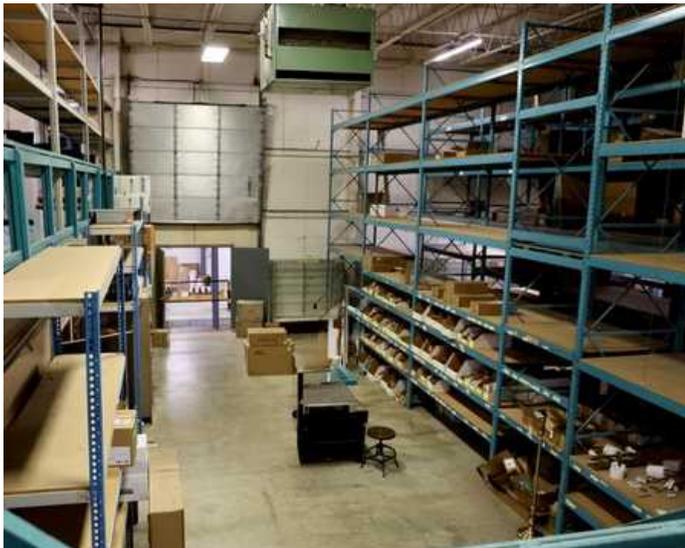
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PROPERTY PHOTOS

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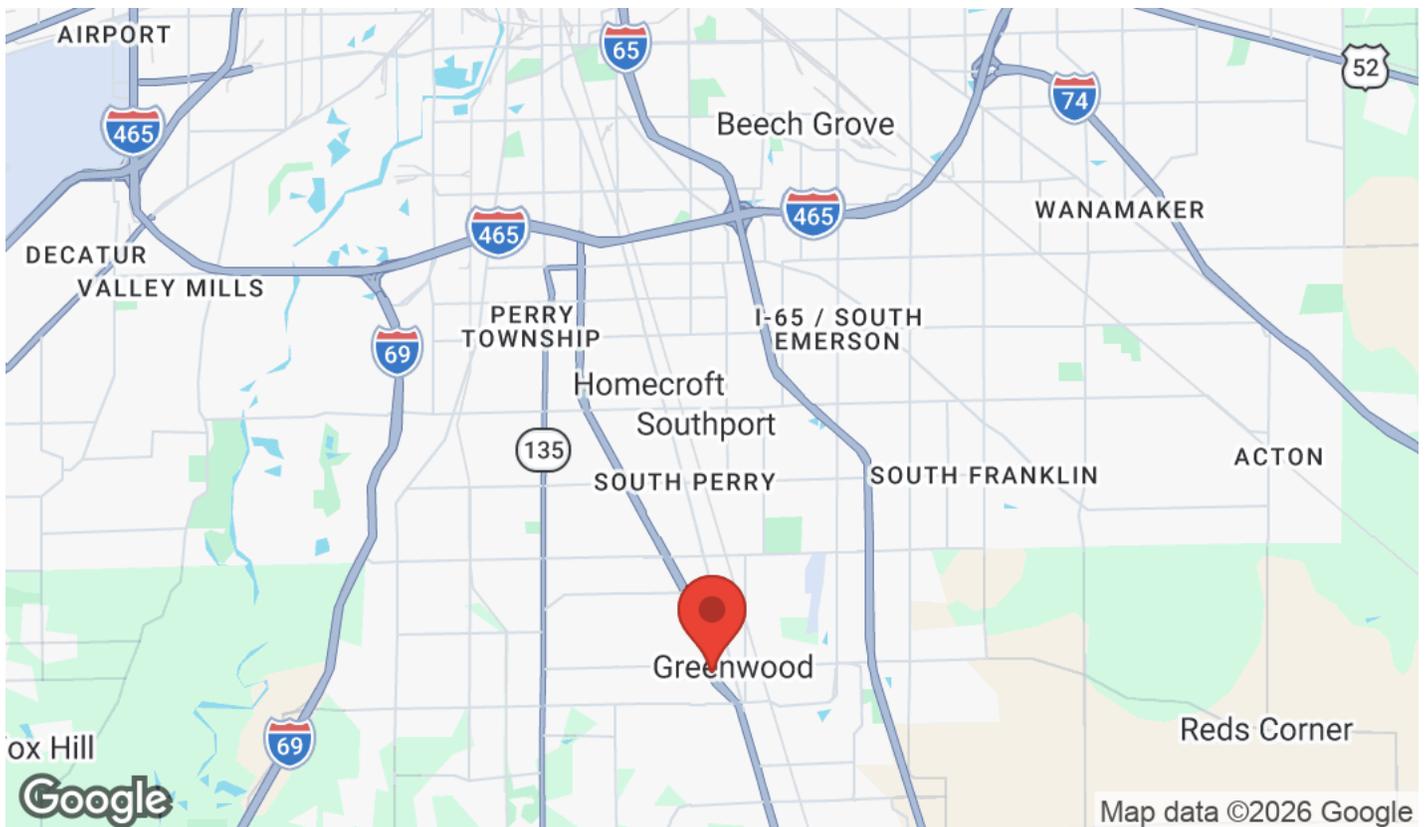
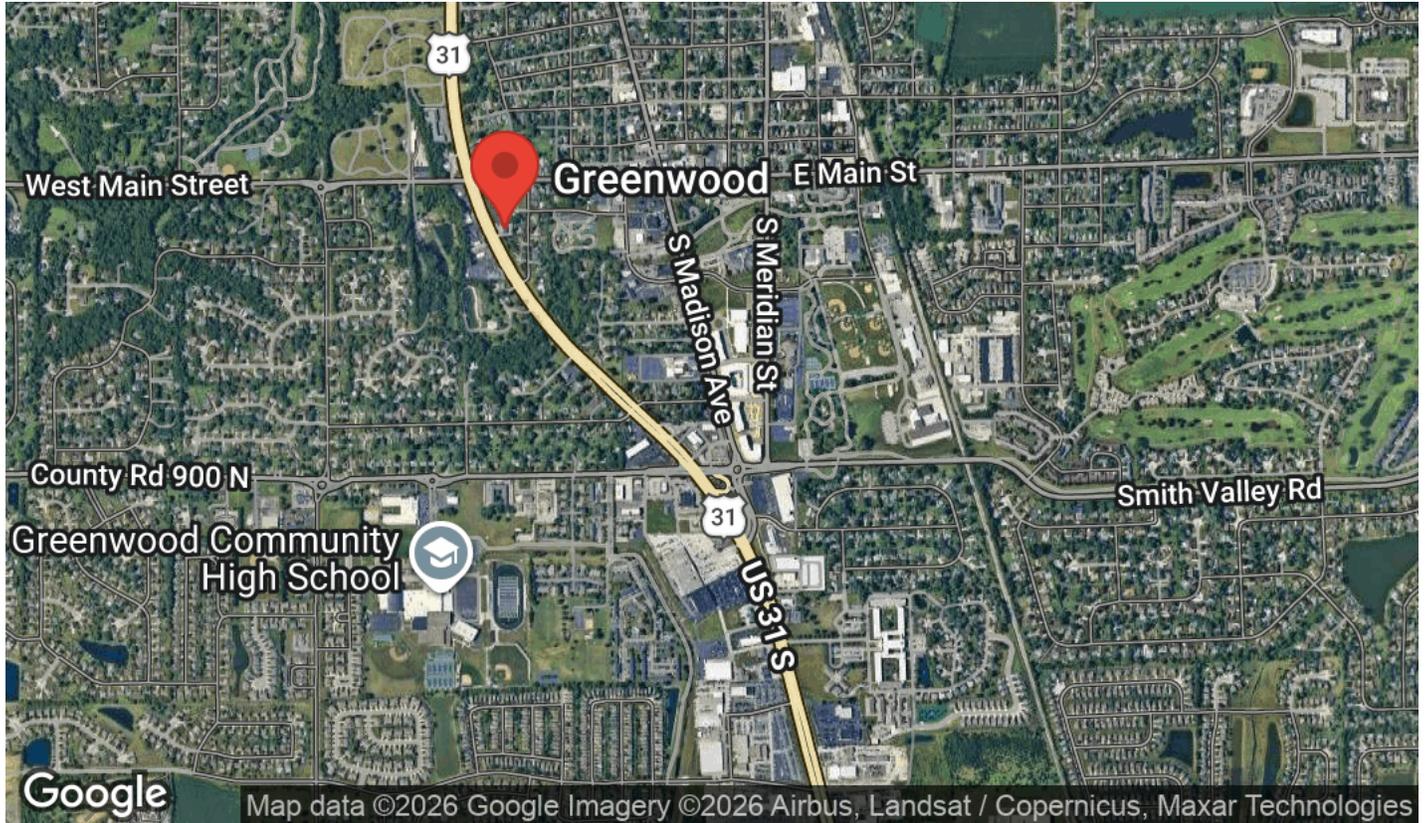
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LOCATION MAPS

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1 mile

3 miles

5 miles

INCOME



\$69,493

Median Household Income



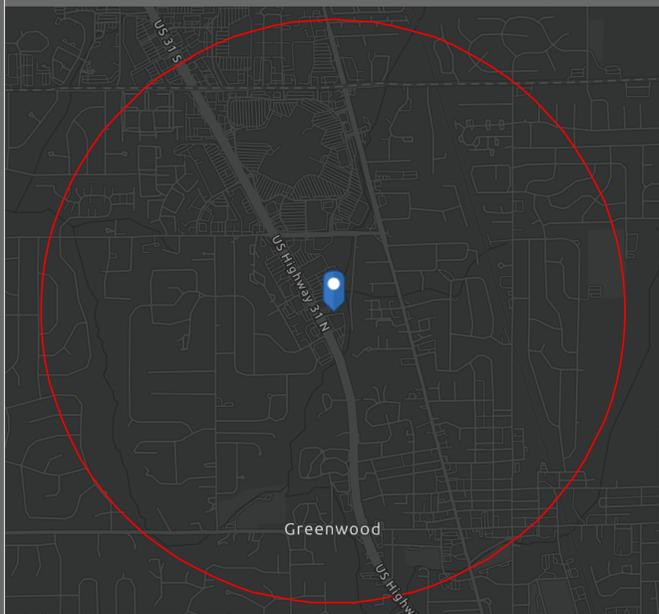
\$37,934

Per Capita Income



\$106,891

Median Net Worth



INCOME



\$77,729

Median Household Income



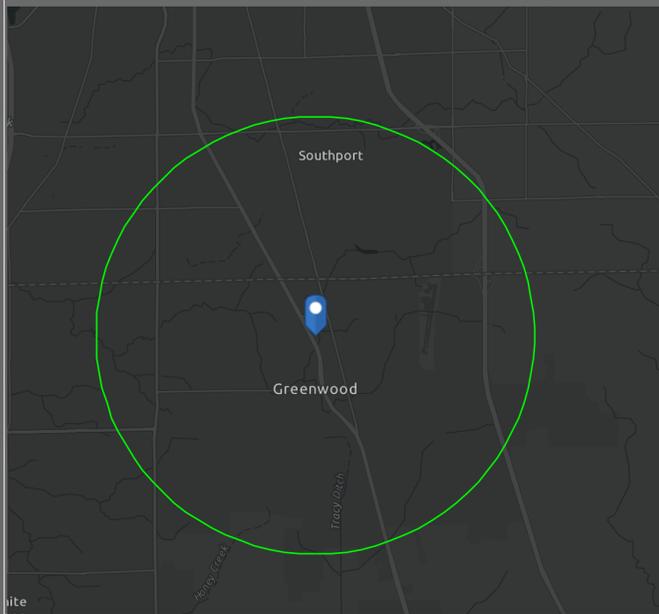
\$39,262

Per Capita Income



\$167,244

Median Net Worth



INCOME



\$86,684

Median Household Income



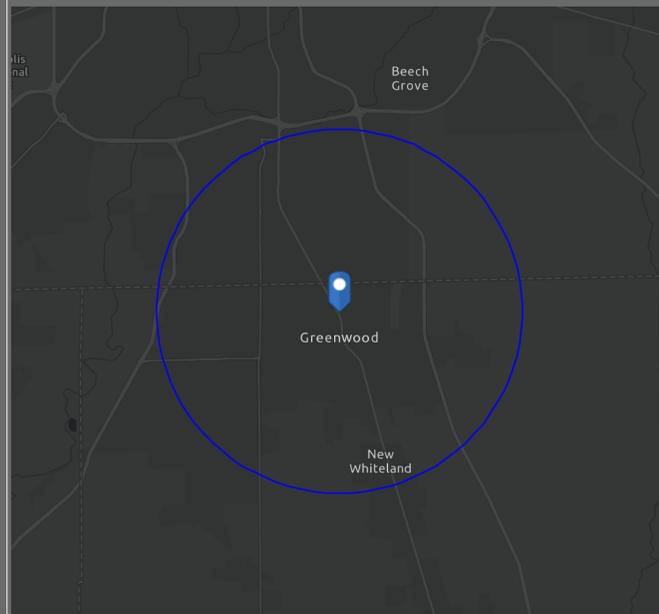
\$42,929

Per Capita Income



\$264,975

Median Net Worth



KEY FACTS

10,896

Population

37.6

Median Age



4,820

Households

\$55,010

Median Disposable Income

KEY FACTS

91,971

Population

36.8

Median Age



36,771

Households

\$61,100

Median Disposable Income

KEY FACTS

197,114

Population

37.4

Median Age

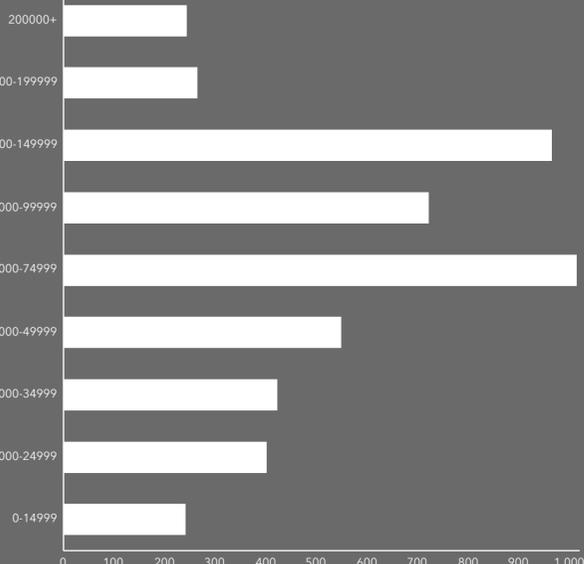


76,105

Households

\$69,126

Median Disposable Income



EDUCATION

9.5%

No High School Diploma



34.5%

High School Graduate



25.9%

Some College/ Associate's Degree



30.1%

Bachelor's/Grad/ Prof Degree

EDUCATION

10.8%

No High School Diploma



31.3%

High School Graduate



26.2%

Some College/ Associate's Degree



31.6%

Bachelor's/Grad/ Prof Degree

EDUCATION

9.1%

No High School Diploma



28.3%

High School Graduate



26.4%

Some College/ Associate's Degree



36.2%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT

61.6%

White Collar



26.7%

Blue Collar



14.1%

Services

3.8%

Unemployment Rate

EMPLOYMENT

62.0%

White Collar



27.2%

Blue Collar



13.6%

Services

2.6%

Unemployment Rate

EMPLOYMENT

64.9%

White Collar



24.1%

Blue Collar



13.2%

Services

2.4%

Unemployment Rate