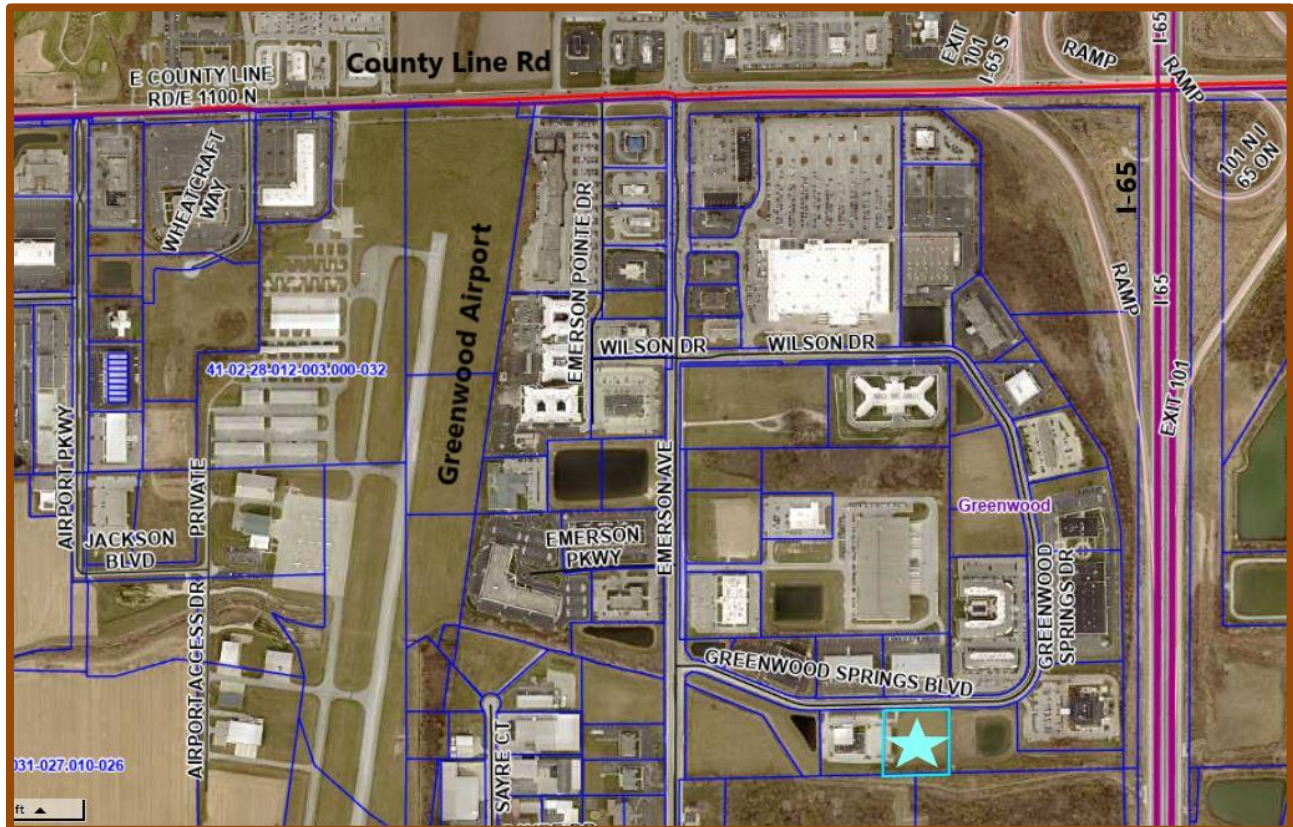


Greenwood Springs Commercial Park

Prime Location: I-65/County Line Road/Emerson Avenue
Greenwood Springs Commercial Park

2.384 Ac Lot 4 Block 4

Asking Price \$345,000/Ac



High Traffic Commercial Corridor • ½ Mile from I-65 Interchange

Shovel Ready
Master Drainage & Retention
Municipal Incentives Available

All Utilities
Zoned IC
Meticulous Property Mgmt.

Traffic Counts

I-65	81,700
Emerson Avenue	20,826
County Line Rd	36,357

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Greenwood Springs Commercial Park

Rapidly Growing Area: Restaurants, Hotels, Kroger Marketplace, Costco, Banks, Retail, Professional, 400+ New Apartments, Indy South Greenwood Airport, St. Francis Hospital Main Campus



Interstate Commerce (IC) Includes:

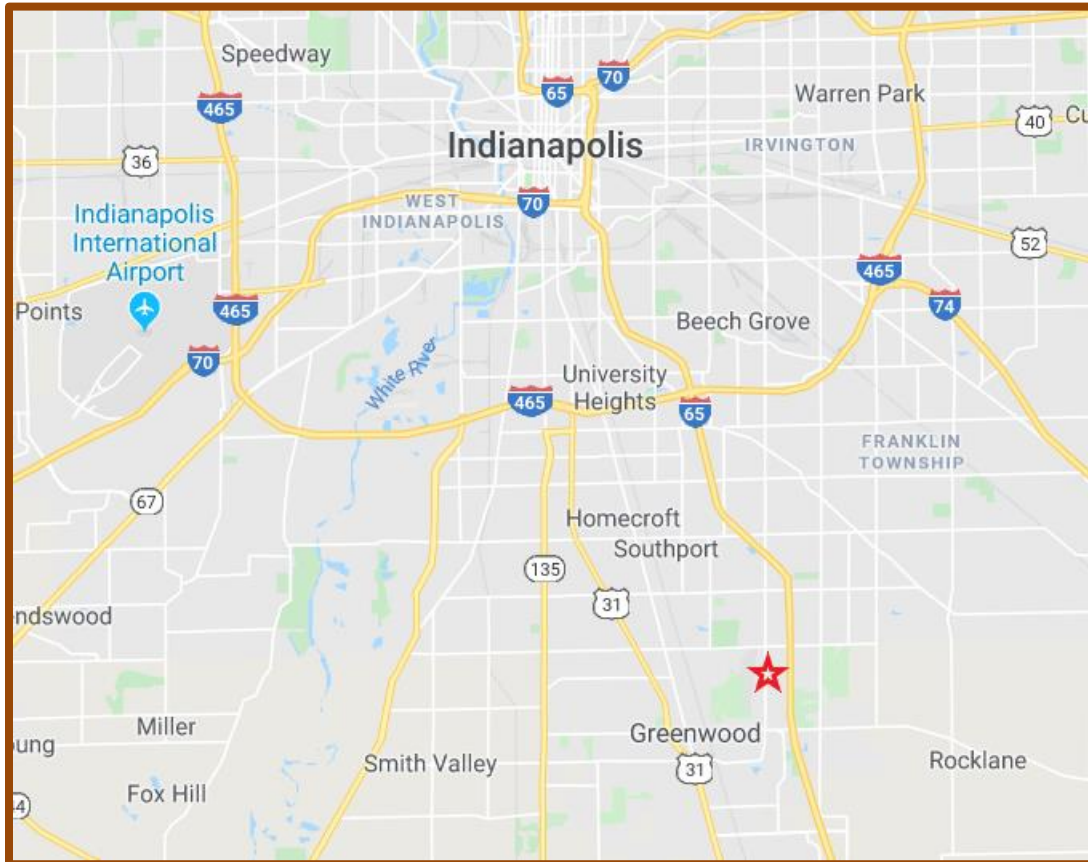
Retail	Medical
Office	Veterinary
Hospitality	Restaurant
Education	Flex, Office/Warehouse
Event Center	Upscale Multi-Family

Greenwood Springs Commercial Park Businesses:

Community South Hospital, Medical, Office/Warehouse, Professional, Office, Hospitality, Verge Luxury Lofts

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Greenwood Springs Commercial Park



Minutes from Downtown Indianapolis

5 Minutes to Greenwood Mall

On IndyGo Bus Route

Income & Business	1 Mile	3 Mile	5 Mile
Average HH Income	\$93,871	\$94,547	\$103,026
Daytime Population	4,460	46,668	93,482
Total Businesses	340	3,262	6,312
Total Employees	3,759	27,502	50,990

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