



2993 South Grove Blvd.

Greenwood, IN 46106



PROPERTY DESCRIPTION

South Grove Landing offers a prime location surrounded by thriving local businesses, shopping centers, and community amenities. Just minutes away from the property, you'll find the Bargersville Community Church, Taxman Brewing Company, and Hoosier Sporting Goods, providing an eclectic mix of attractions for visitors and locals alike. With its inviting atmosphere and growing retail scene, this area is an ideal destination for a Retail or Street Retail tenant seeking to become part of a vibrant, close-knit community.

PROPERTY HIGHLIGHTS

- High Income Area
- In the Heart of Center Grove Area and Just North of Bargersville
- Entrance is at a major intersection with lots of daytime traffic

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,200 SF
Building Size:	25,792 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	991	28,063	100,856
Total Population	3,151	78,546	267,749
Average HH Income	\$143,568	\$125,856	\$106,108

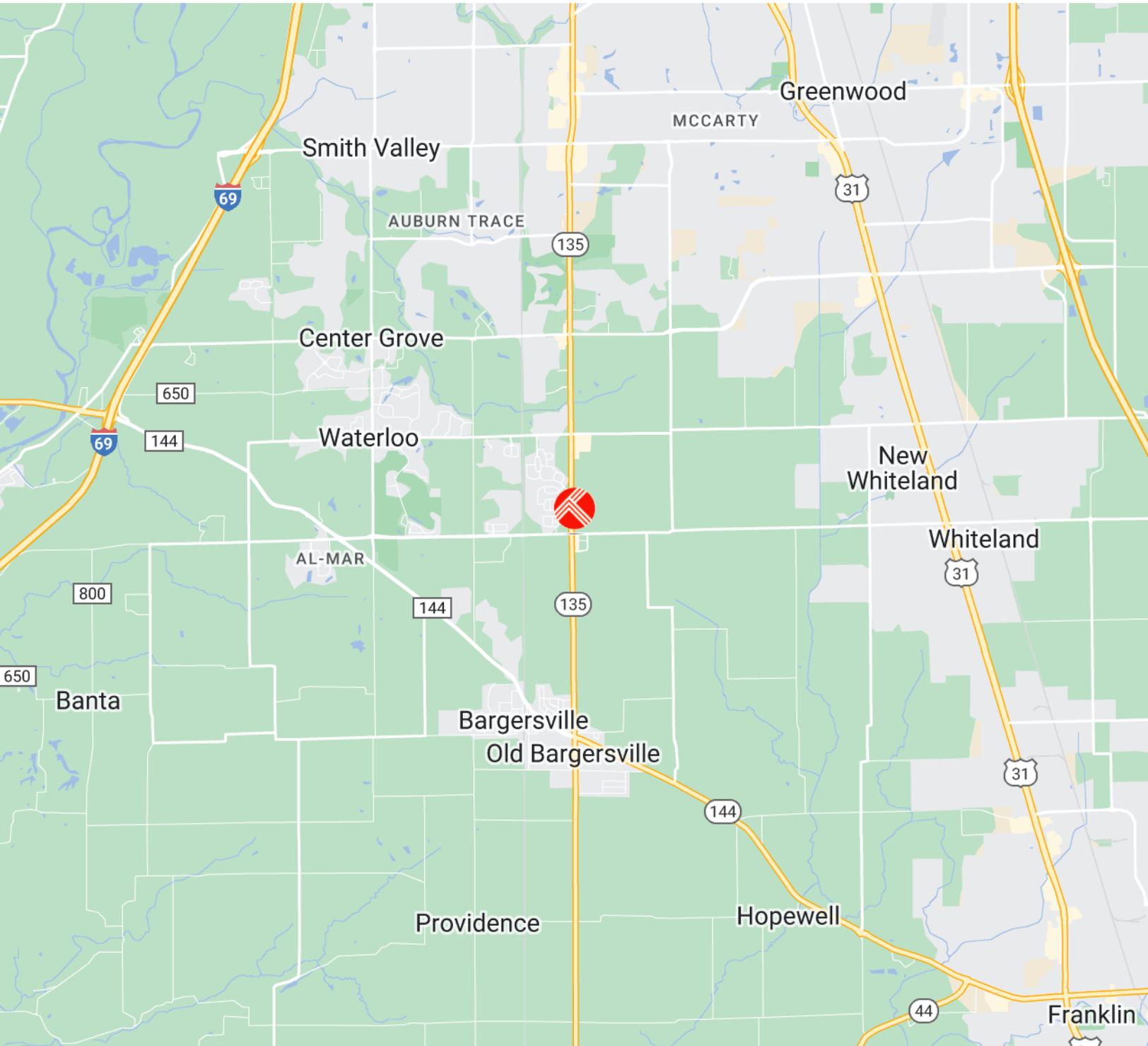




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Area Map





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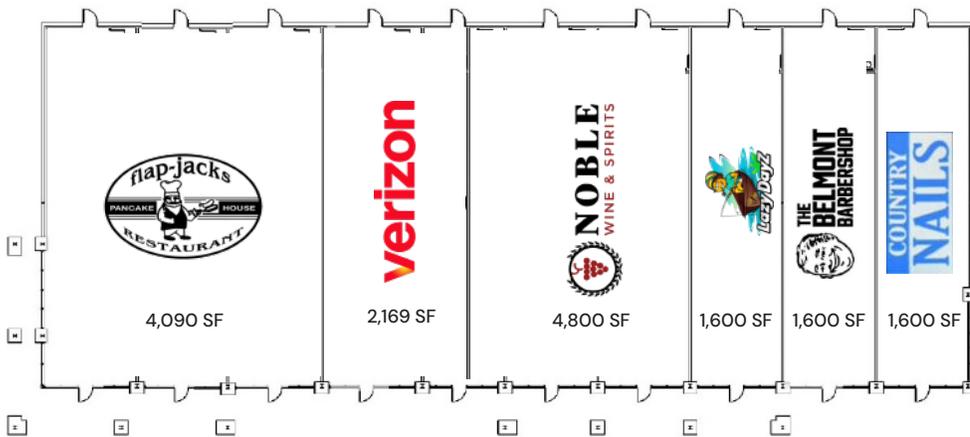
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Suite Plan

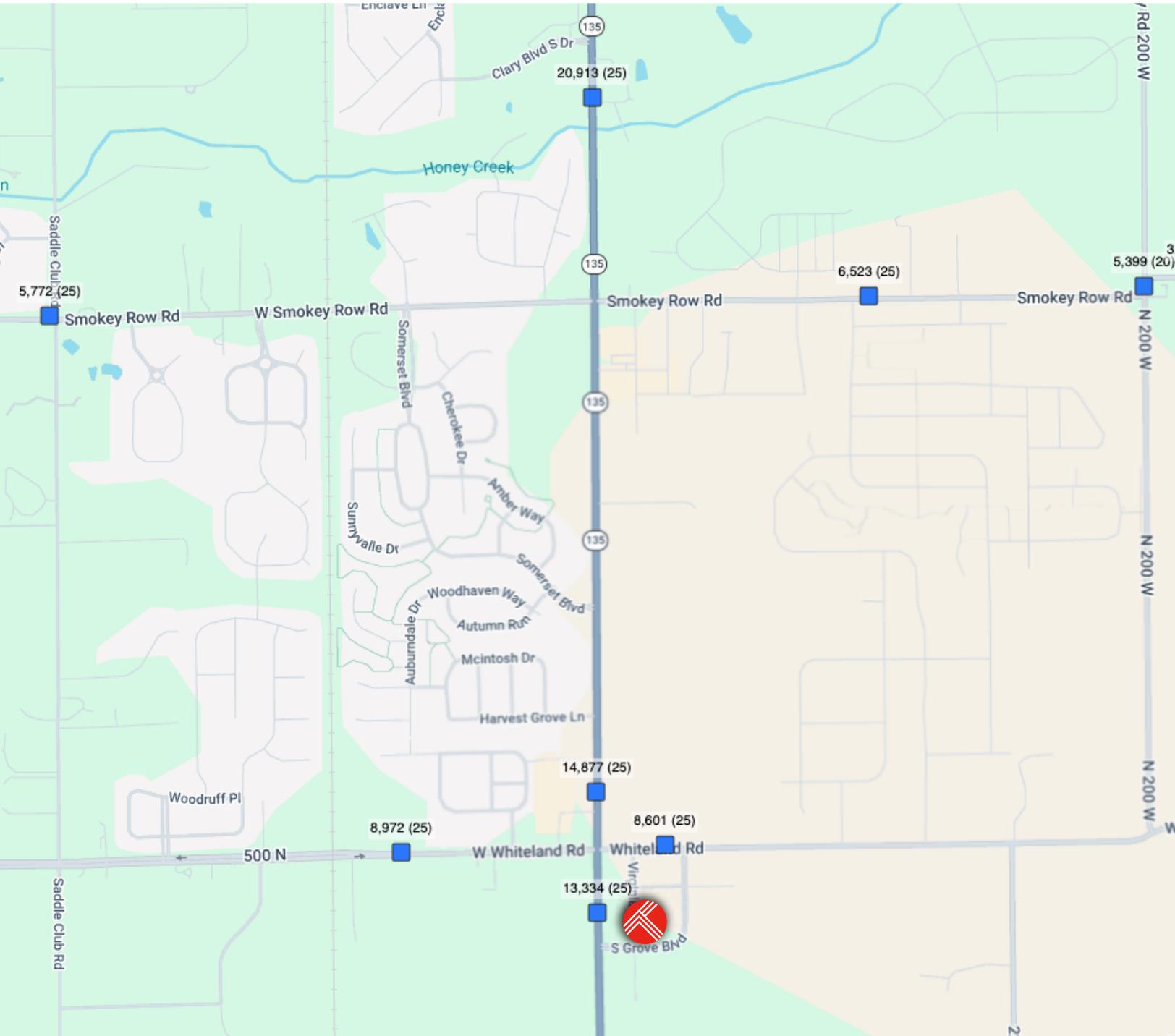




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Traffic Counts

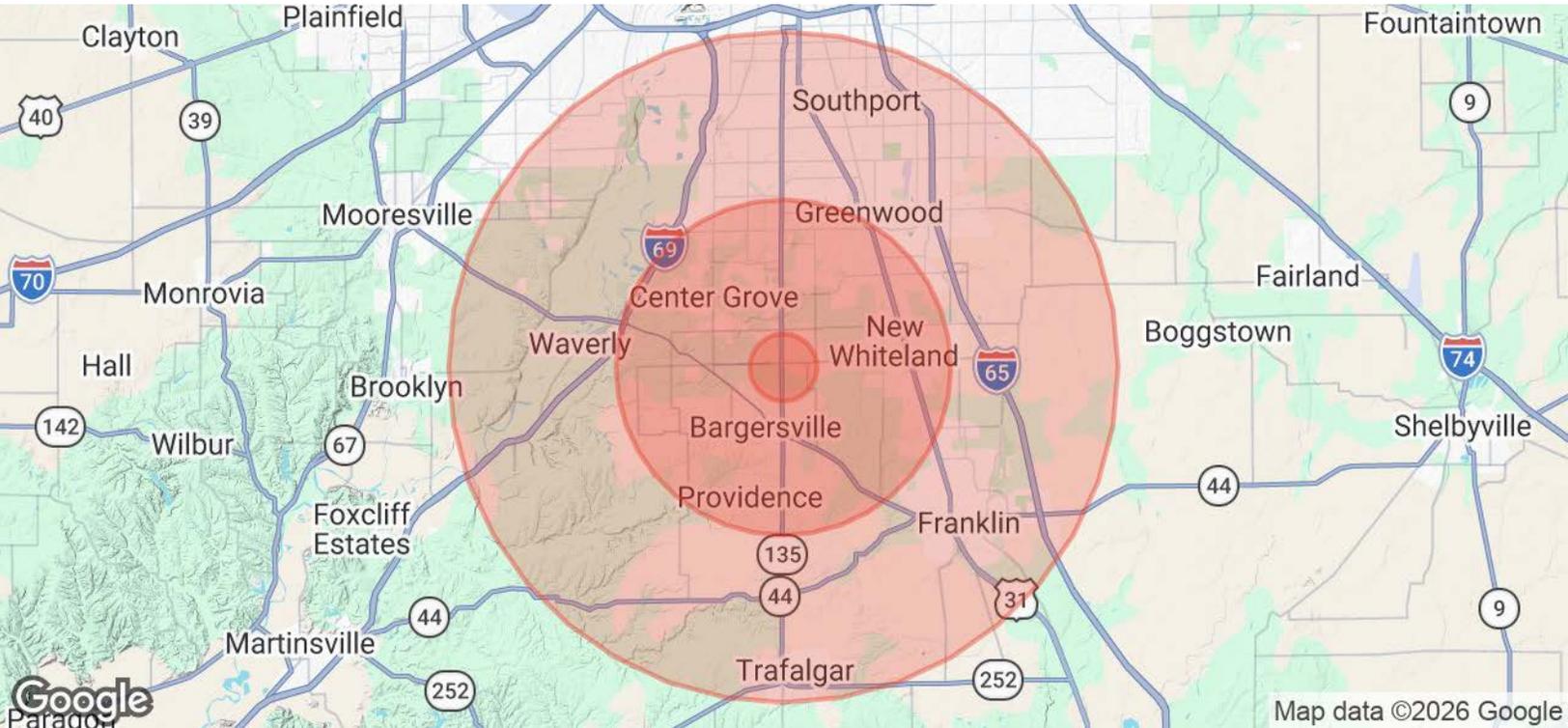




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Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,788	77,892	269,431
Average Age	34	38	39
Average Age (Male)	32	37	38
Average Age (Female)	36	39	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	867	27,774	101,735
# of Persons per HH	3.2	2.8	2.6
Average HH Income	\$137,006	\$125,084	\$103,399
Average House Value	\$488,034	\$334,671	\$285,492

Demographics data derived from AlphaMap

