

RETAIL FOR SALE

GREENWOOD RESTAURANT / BAR

137 S Madison Ave, Greenwood, IN 46142



PROPERTY DESCRIPTION

Prime street retail opportunity in the heart of Old Town Greenwood! This flexible commercial space is currently occupied as a restaurant / bar and can accommodate a wide range of retail or service uses. Interior features include a large 34' x 18' bar room, a secondary 48' x 34' room that can serve as additional retail space or dining. Restaurant infrastructure remains in place, including an 18' x 18' walk-in cooler, a hood system, and multiple prep stations, all furniture and kitchen equipment included! Two ADA restrooms, outdoor seating and nearby public parking support strong customer access. Excellent visibility and frontage along Greenwood's busy corridor. Liquor license available.

PROPERTY HIGHLIGHTS

- 4 Buildings Included
- Ample Nearby Parking
- Over 100ft of Frontage on Madison Ave
- FF&E Included

OFFERING SUMMARY

Sale Price:	\$1,800,000.00
Lot Size:	0.23 Acres
Building Size:	5,882 SF
Zoning:	OT
2025 Annual Taxes:	\$10,370.36

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	734	3,967	17,502
Total Population	1,626	8,866	42,376
Average HH Income	\$73,714	\$80,380	\$91,654

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It's Your Vision. Why Wait?

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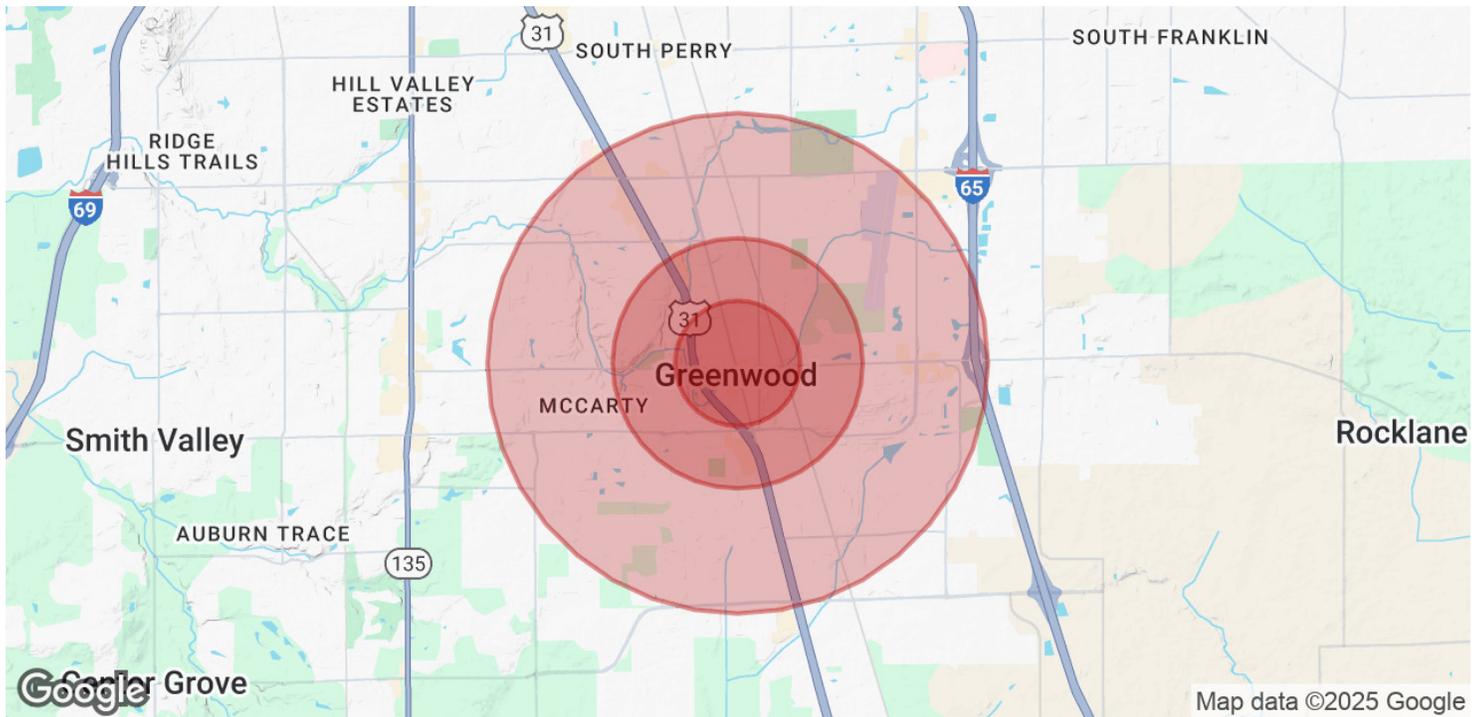
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	1,626	8,866	42,376
Average Age	46	43	39
Average Age (Male)	43	41	38
Average Age (Female)	49	45	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	734	3,967	17,502
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$73,714	\$80,380	\$91,654
Average House Value	\$248,446	\$243,421	\$251,047

Demographics data derived from AlphaMap

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Inventory List

58 interior chairs
14 interior tables
2 benches
2 couches
2 chairs
Foosball Table
Shuffleboard Table
Walk-in 18x18 cooler
Kitchen Hood System
3 Prep Coolers
2 Pizza Ovens
1 Coca Cola Cooler
3 Wine Fridges
10 Outdoor Tables
35 Outdoor Chairs

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