

#### Greenwood, IN 46143 For Sale and For Lease



#### PROPERTY DESCRIPTION •GAS RESTRICTED•

- 1.5 AC
- Excellent Access to I-465
- · Located at a Gateway Round-About
- Directly across the street from an Elementary & Middle School
- Divided to Suit Subject to Approval/Line Movable
- Excellent Visibility and Frontage on Worthsville Road.
- Only True Corridor Road West 4 lanes from I-65 Interchange to US 31.

#### **OFFERING SUMMARY**

Lease Rate/Sale Price:	Contact Broker
Lot Size:	1.50 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,146	35,035	125,829
Total Population	5,116	87,150	325,758
Average HH Income	\$65,677	\$64,362	\$67,732



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WORTHSVILLE CROSSING | CITY PROJECTS

# CITY PROJECTS



- DOWNTOWN REVITALIZATION: on the heart of greenwood they are revitalizing 9
  miles of streetscapes, 9 acres of new or upgraded open space, 75,000 sq/ft of of
  potential retail/office space and adding 450 apartments and 130 townhomes.
- WORTHSVILLE RD INTERCHANGE (COMPLETED)

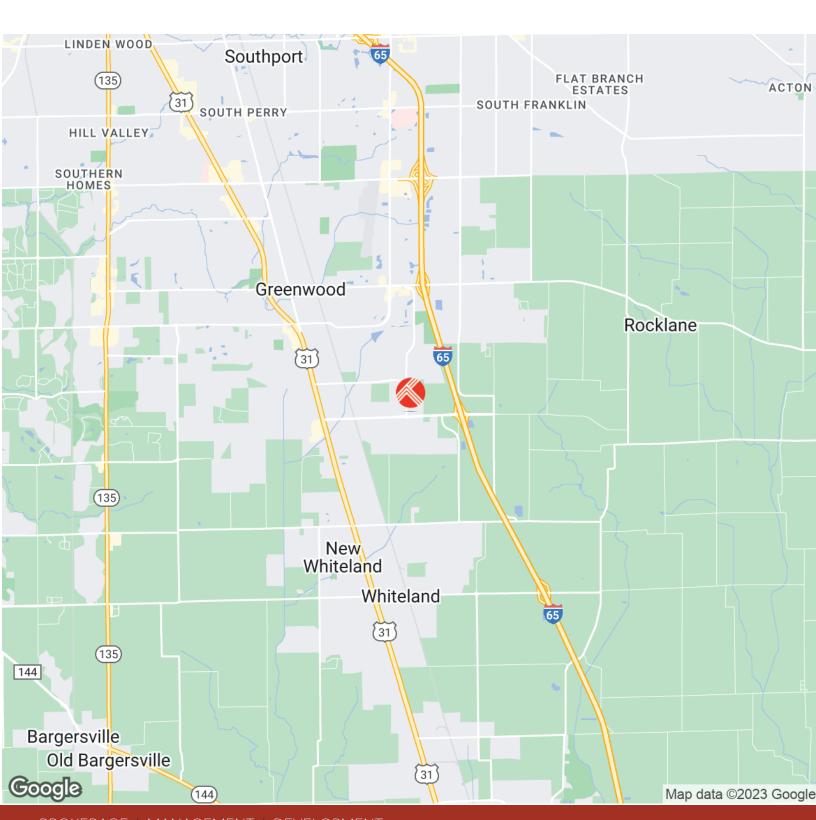
\*Connects I-65 to US 31 and SR135

- DOWNTOWN FIELDHOUSE: repurposing the old middle school into a fieldhouse with elevated indoor running and walking track, two turf fields, basketball/volleyeball courts and indoor pickle ball courts.
- OLD CITY PARK: reimagining the park in the heart of the city custom designed play tower, landscaping, open space, walking bridge, porch swings, bocce ball court and more..
- DEPARTMENT OF PUBLIC WORKS BUILDING: a new building for the city housing administration office, sanitation department, street department and Parks Maintenance Division.
- 1265 N. MDISON AVE: A former eyesore for the city that has been turned into a green space is open for input from the cities residents.
- OLD TOWN STREETSCAPES: Improving infrastructure to transform pedestrian and street features including decorative lighting and signage, modern traffic signals and widened sidewalks.

BROKERAGE | MANAGEMENT | DEVELOPMENT



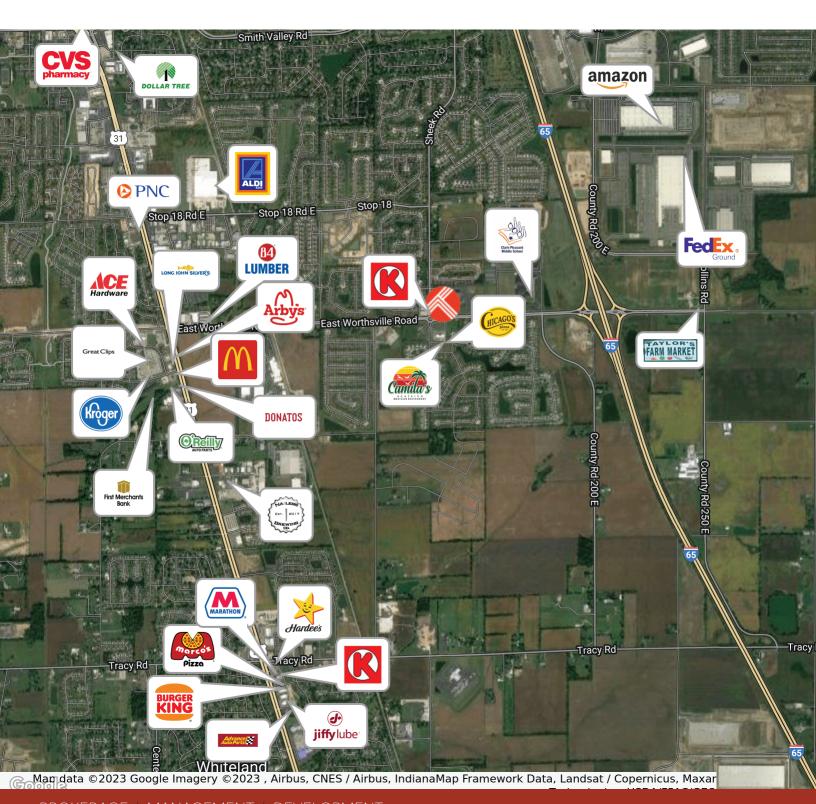
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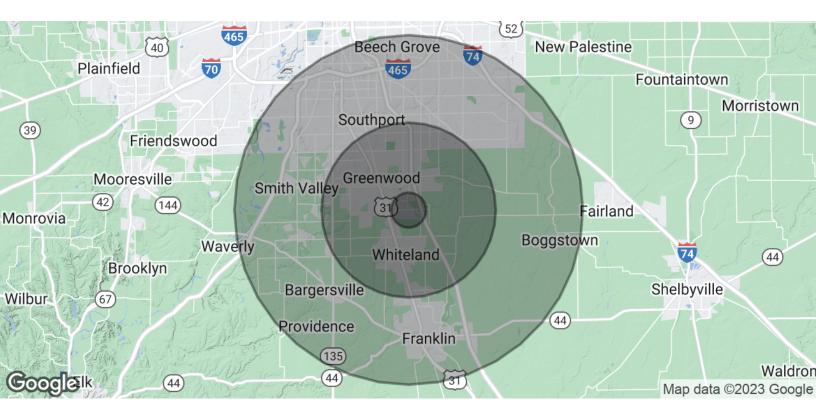
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BROKERAGE | MANAGEMENT | DEVELOPMENT



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,116	87,150	325,758
Average Age	32.3	34.2	35.5
Average Age (Male)	31.4	32.9	34.4
Average Age (Female)	34.1	35.6	36.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,146	35,035	125,829
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$65,677	\$64,362	\$67,732
Average House Value	\$151,215	\$149,372	\$153,776

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census