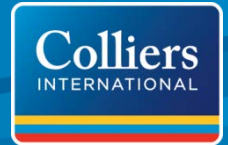


FOR SALE

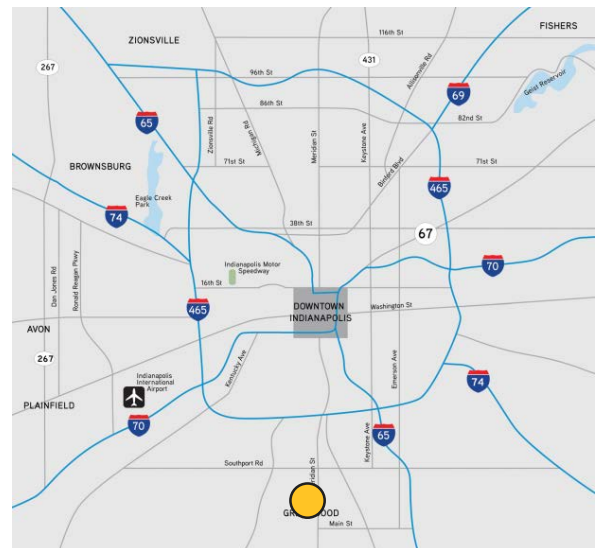
3471 W County Line Road

GREENWOOD, IN 46142



Property Highlights

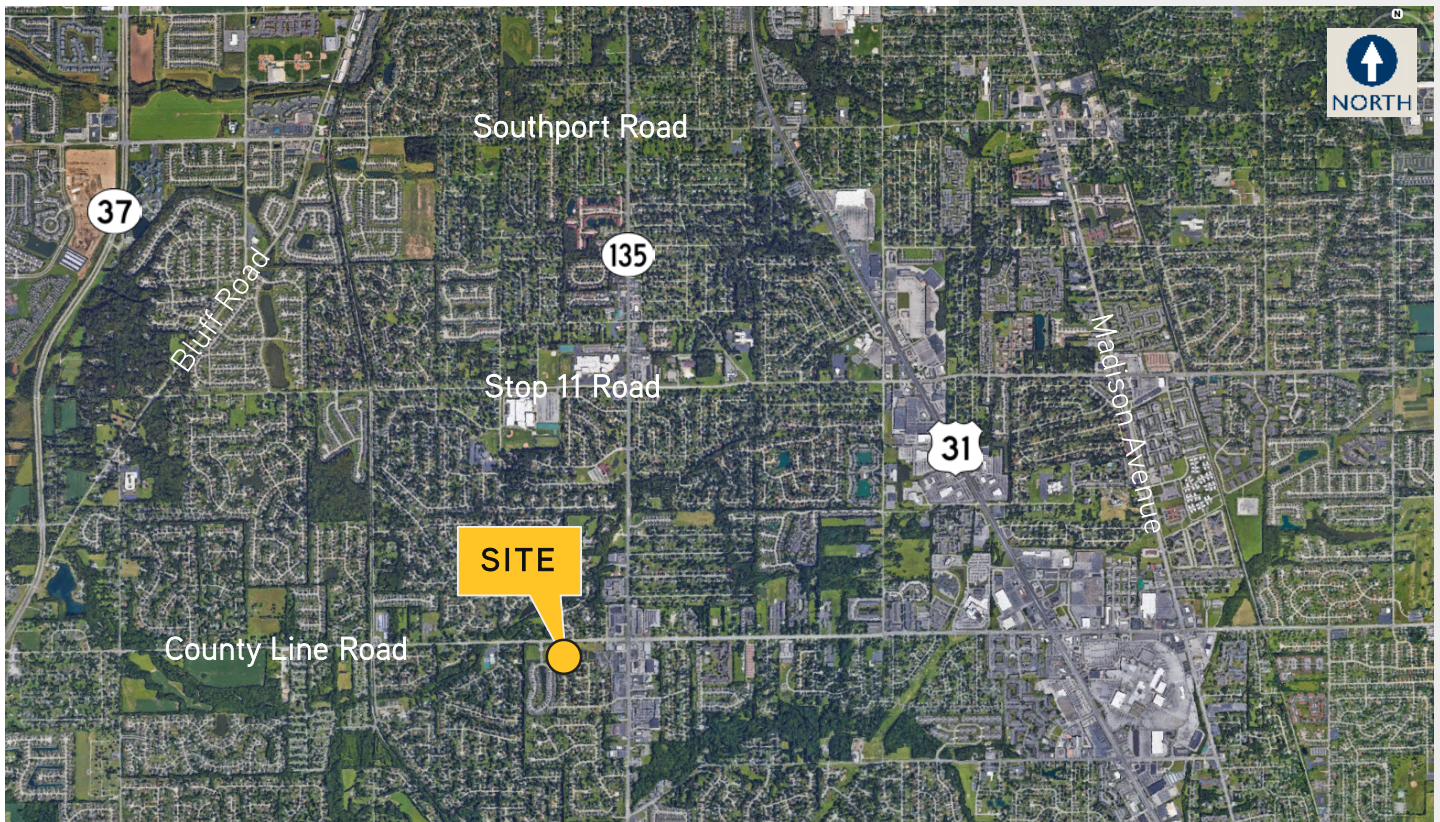
- Property available for sale just west of County Line Road and SR-135
- ± 1.77 acres gravel and fenced lot
- ± 1,550 SF modular office
- ± 8,837 SF commercial garage
- ± 4,400 SF storage barn
- Nearby shopping, banking, restaurants and health care services
- Easy access to SR-37 and US-31
- Zoned C-2 (Greenwood – White River Township)
- Available for occupancy 2nd quarter of 2018
- Sale Price: \$395,000



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Aerial Map



Property Zoning: C-2 Commercial - Tourist

The C-2 Commercial District is intended to provide commercial lodging, recreation, personal services, restaurants, retail stores, and general businesses designed to service the traveling public as well as local residents. These districts are generally preferred to be located along a major highway or thoroughfare to best serve the purpose of the C-2 District. Development plan approval is required for all permitted uses in the C-2 zoning district. See Article 16 for development plan regulations. (1983 Greenwood Municipal Code, Appendix A, Art. 5, § 13; Ord. 99-01, § 1, 1-18-99)

Contact

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2017	8,871	85,785	165,165
Population Projected 2022	9,238	89,482	173,338
Average Household Income	\$81,196	\$78,192	\$76,577
Total Households 2017	3,505	33,642	64,857
Households Projected 2022	3,648	35,034	67,847

ANNUAL AVERAGE DAILY TRAFFIC

SR-135	33,521
County Line Road	14,691