

Greensburg Crossing

1809- 1929 Greensburg, IN 47240

FOR LEASE

1,600 - 3,200 SqFt



The Property

Greensburg Crossing Shopping Center, is located on Interstate-74 and State Road-3, two of the main arteries traveling through southeastern Indiana, in the busiest shopping corridor in Decatur County. These heavily traveled roads lead to many businesses and offers a wide variety of restaurants, hotels, and shopping for residents and visitors to enjoy year round!

RSF	97,623 SqFt	Anchor	Tractor Supply
Price (NNN)	\$12 PSF	Max Contiguous	3,200
Parking	275 Stalls	Min Divisible	1,600

- **National Co-Anchors of Plaza** - include Tractor Supply, Dollar General, MainSource Bank and More. Over 80% of tenancy is National Credit
- **Strong Traffic Counts with Excellent Highway Visibility and Ingress/ Egress** - over 21,000 vehicles per day (I-74) and 14,000 VPD (US-3). Property entrance has traffic light with all lanes accessible.
- **Major Retail Corridor** - Surrounding Retailers include Walmart, CVS, Walgreens, Rue21, Taco Bell, Home Depot and many more.
- **High Rural Household Income** - Average Household income is over \$67,000 sampled from the population of 24,000+.



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Aerial of Property



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Site & Access



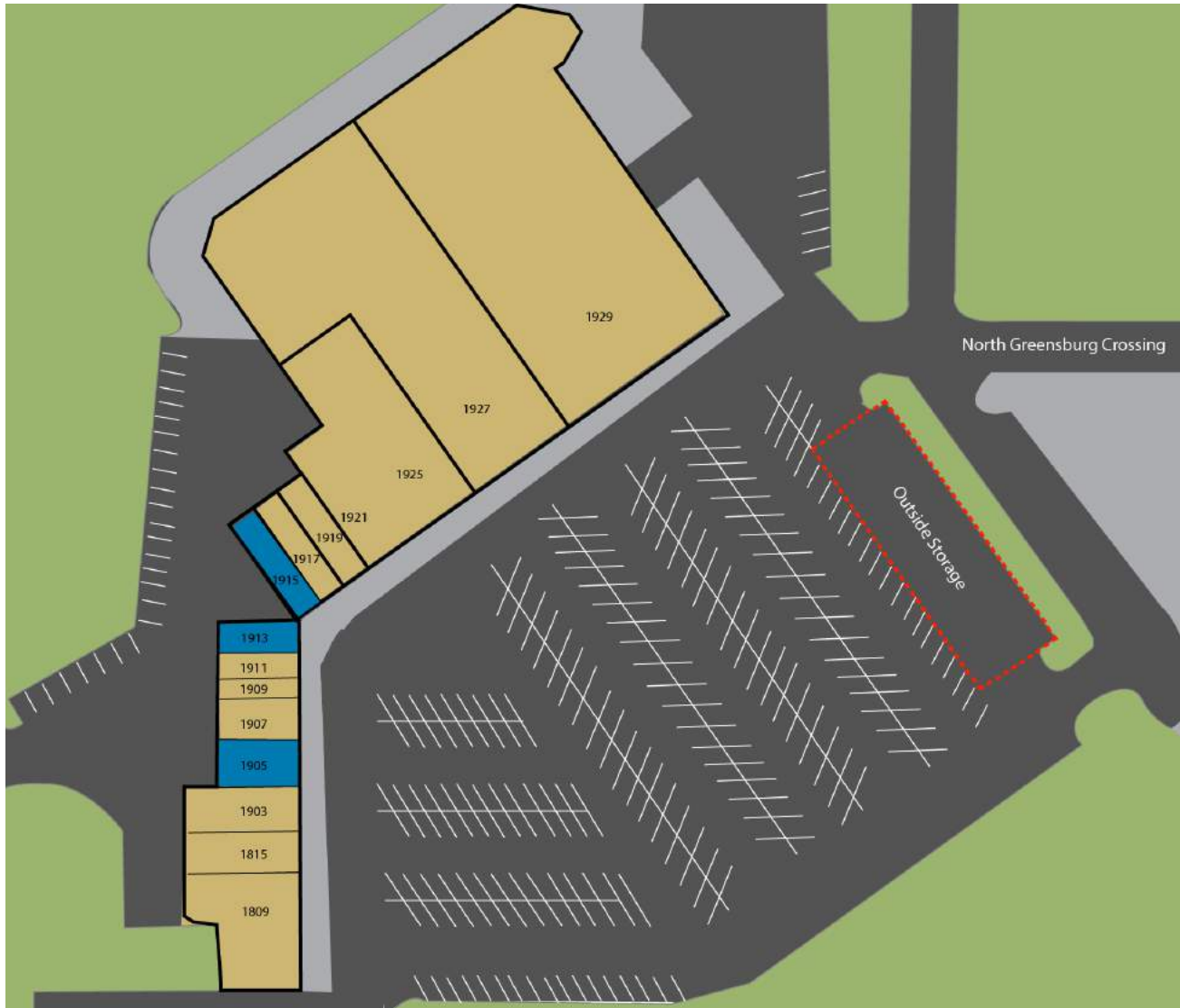
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Availability Site Plan



Available

Suite	SqFt
1905	3,200
1913	1,750
1915	1,600

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Demographics

Population

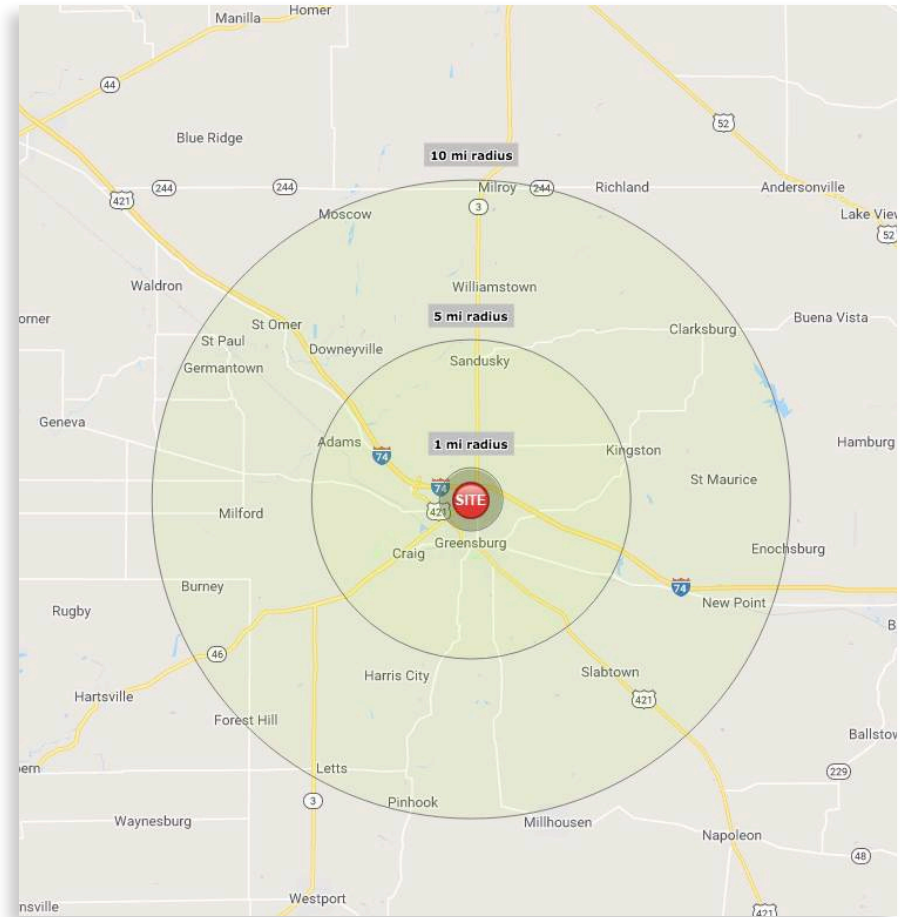
	1 mi radius	5 mi radius	10 mi radius
2018 Estimated Population	4,713	14,601	23,954
2023 Projected Population	4,904	15,144	24,686
2010 Census Population	4,509	13,934	23,219
2000 Census Population	4,501	12,882	21,988
Projected Annual Growth 2017 to 2022	4.01%	3.8%	2.2%

Households

	1 mi radius	5 mi radius	10 mi radius
2018 Estimated Households	1,981	5,909	9,462
2023 Projected Households	2,037	6,061	9,672
2010 Census Households	1,872	5,557	8,967
2000 Census Households	1,848	5,132	8,397

Income/ Business

	1 mi radius	5 mi radius	10 mi radius
2018 Est. Average Household Income	\$60,713	\$65,217	\$70,017
2018 Est. Median Household Income	\$50,886	\$53,764	\$55,196
2018 Est. Per Capita Income	\$25,612	\$26,615	\$27,792
2018 Est. Total Businesses	298	826	1,059
2018 Est. Total Employees	4,735	11,317	12,759



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