

LEASE

RETAIL

DRONE VIDEO



BOMAR PLAZA // LAST SUITE AVAILABLE!

WELCOME!

That Toy Store World Finance

FP FRONT PORCH REAL ESTATE ADVANTAGE HOME CARE All Occasions Salon



LEASE RATE

\$14.00/SF
CAM CAPPED
\$3.00/SF FIRST YEAR

AVAILABLE SF

1,200 SF

- + Great location on the Southside of Greenfield
- + Pylon sign with electronic reader board available
- + Ample parking
- + Easy ingress and egress
- + 20,000 SF shopping center
- + Village Pantry and self service car wash next door
- + Comparative demographics to North and Westsides of Greenfield without the competition

826-892 S STATE ST

GREENFIELD, IN 46140



Be the first to be seen when entering Greenfield from the Southside. Immediate access to State Road 9, the North/South thoroughfare, and minutes to I-70. Located in one of Indiana's fastest-growing counties, this property is located just one mile south of downtown Greenfield. Located out of all the congestion of the Northside with less competition. Cater to a captive audience within a half mile radius. Don't blend in with the competition! Stand out and be noticed!



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Greenfield Learning Suite 892	Front Porch Real Estate Suite 890	All Occasions Hair Salon Suite 876	That TOY Store Suite 866	Available 1,200 SF Suite 858	Advantage Home Care Suite 854	World Finance Suite 842	Sign-a-Rama Suite 850	Greenfield Learning Suite 840	Work One Suite 836	El Mariachi Suite 826
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UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 858	Available	1,200 SF	NNN	\$14.00 SF/yr

826-892 S STATE ST

DEMOGRAPHICS

2000 West Main	.5 Mile	1 Mile
Estimated Population	1,055	3,442
Households	408	1,340
Average HHI (\$)	66,342	64,924
Annual Expenditure (\$)	21.6 M	70.0 M

BOMAR	.5 Mile	1 Mile
Estimated Population	821	3,552
Households	313	1,405
Average HHI (\$)	59,671	56,951
Annual Expenditure (\$)	15.4 M	67.0 M

1600 North State	.5 Mile	1 Mile
Estimated Population	1,591	4,870
Households	659	2,013
Average HHI (\$)	60,426	58,802
Annual Expenditure (\$)	32.7 M	98.1 M

*SitesUSA 2014 Estimated



ABOUT GREENFIELD, INDIANA

Strategically located along the I-70 corridor, Greenfield, Indiana is considered a location of choice for both residents and businesses within Central Indiana. With a population of more than 70,000 citizens, Hancock County has registered a growth rate of more than 26% over the past 5 years and is the third fastest-growing county in the State of Indiana. As part of the Indianapolis MSA, Greenfield is home to a diverse business community with vibrant leadership, an energetic economic environment and a collaborative atmosphere between businesses, education, non-profits and government. Find out more about Hancock County at www.hancockcoingov.org.

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The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

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