

FREESTANDING BUILDING FOR LEASE

243 S. MADISON AVENUE | GREENWOOD, IN 46142



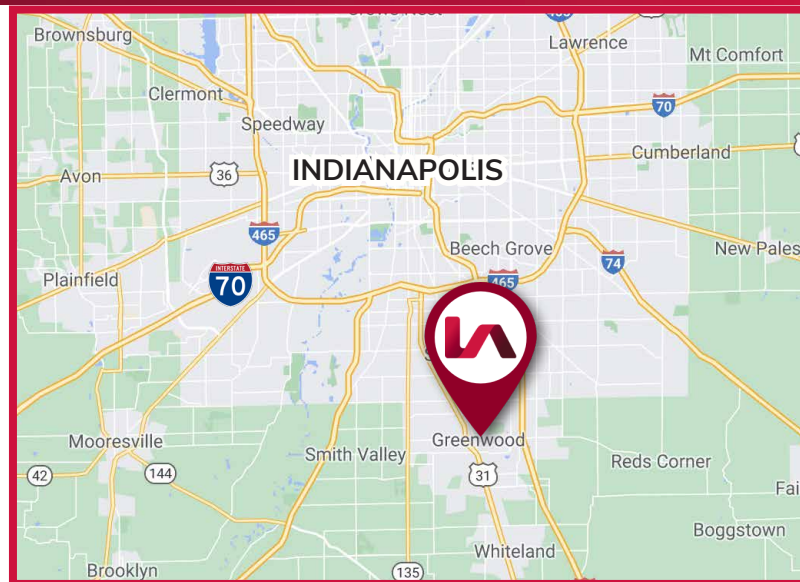
LISTING DETAILS

AVAILABLE SF: 5,234 SF
LEASE RATE: \$23.00/SF, NNN

- 5,234 SF Available For Lease
- Situated on 1.88 Acres
- Historic Two Story Building in Old Town Greenwood
- Located Steps from The \$83 Million Development That is Underway
- Great for Event Venue!

TRAFFIC COUNTS

S MADISON AVE: 17,104 VPD
E MAIN STREET: 9,586 VPD



2021 DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILE</u>	<u>5-MILE</u>
EST. POPULATION	8,448	79,264	162,871
AVG. HH INCOME	\$69,411	\$76,308	\$87,062
DAYTIME POP.	7,888	53,290	93,123

FOR MORE INFORMATION Crystal Kennard | D 317.218.1056 | ckennard@lee-associates.com

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RECENT & ONGOING PROJECTS



Progress Since the 2016 Downtown Development Plan

- 1 Surina Square Park amphitheater and Pleasant Creek Trail (2017)
- 2 Main and Meridian intersection improvements (2017) and potential development (est. 2020)
- 3 Madison Avenue and Smith Valley Road roundabout (2018)
- 4 N. Madison Avenue streetscape (2018)
- 5 Surina Way connection (2018)
- 6 Permeable parking west of the Greenwood Library (2018)
- 7 Our Lady of the Greenwood Church parking lot (2018)
- 8 Old City Park Renovation (2019)
- 9 Old Town alley improvements, Main to Madison connection (2019)
- 10 Main and Madison downtown streetscape improvements (2020)

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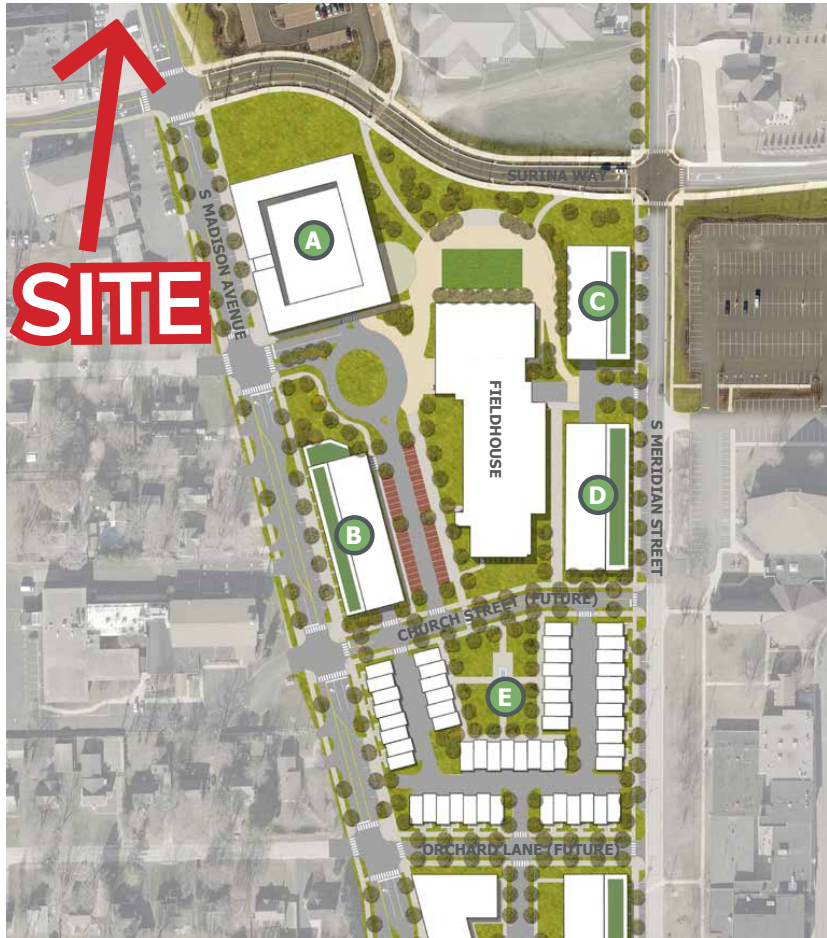
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DEVELOPMENT SUMMARY



Building **A**

- 23,800 sf footprint (excl. parking)
- 4 stories
- 23,800 sf commercial
- 72 apartments

Building **B**

- 20,700 sf footprint
- 1,975 sf amenity space
- 3 stories (2 apts / 1 pkg)
- 38 apartments

Building **C**

- 16,200 sf footprint
- 3 stories (2 apts / 1 pkg)
- 28 apartments

Building **D**

- 20,800 sf footprint
- 3 stories (2 apts / 1 pkg)
- 36 apartments

Building **E**

- 800 - 860 sf footprints
- 54 townhomes (2,000 - 2,150 sf typ.)

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