



AVAILABLE AC

0.62 AC

SALE PRICE

CONTACT BROKER

## PROPERTY HIGHLIGHTS

- Prime location in the bustling Greenwood area
- High visibility & easy access for customers
- Ideal for retail development
- Available space on CVS pylon
- Strong demographic & consumer base

FOR SALE

## CVS OUTLOT- GREENWOOD

640 S. SR 135,  
Greenwood, IN  
46142



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# CVS OUTLOT-GREENWOOD

640 S. SR 135, Greenwood, IN 46142

**FOR SALE**



## PROPERTY DESCRIPTION

Introducing an exceptional opportunity for Land / Retail-Pad investors in the sought-after Greenwood area. This prime property offers an enviable location with high visibility and access to a robust consumer base. Positioned for success, the property presents a compelling proposition for retail development with its strategic placement in the thriving Greenwood market. Boasting desirable features and potential for lucrative returns, this property is primed to become a cornerstone of the local commercial landscape. Take advantage of this rare chance to capitalize on a premier location in a well-established and growing community.

## LOCATION DESCRIPTION

Discover the thriving community surrounding the property in Greenwood, a suburb of Indianapolis. This dynamic location is known for its strong economy, attractive demographics, & bustling retail environment. With its proximity to major roadways & strong population growth, this prime location presents an exceptional opportunity for Land / Retail-Pad investors to capitalize on the area's upward momentum. This outlot is located on high-traffic intersection of W. Smith Valley Rd. & SR 135, directly between I-69 & US 31.

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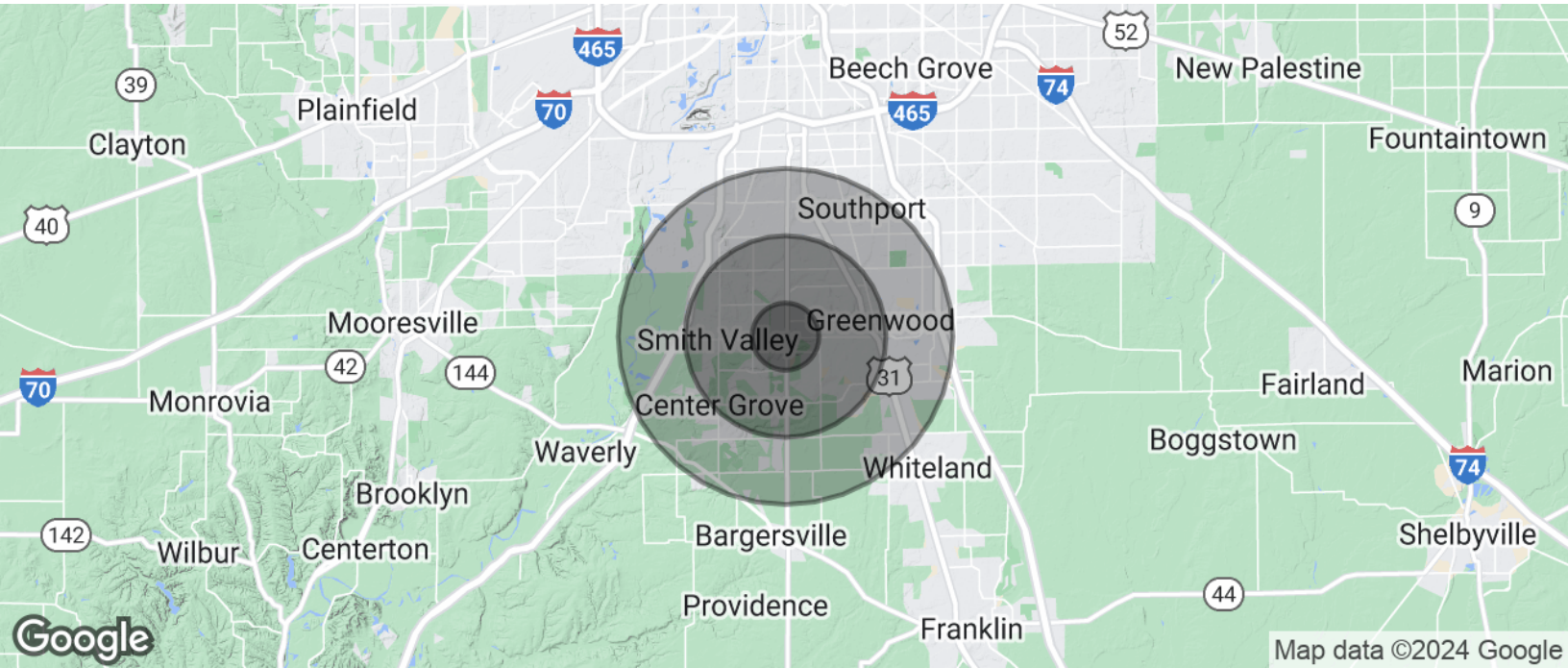
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,290	73,745	164,078
Average Age	40	40	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,551	27,929	62,304
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$114,861	\$117,906	\$106,419
Average House Value	\$298,318	\$317,520	\$291,165

Demographics data derived from AlphaMap

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