

# FOR LEASE

## GREENFIELD TRADE AREA

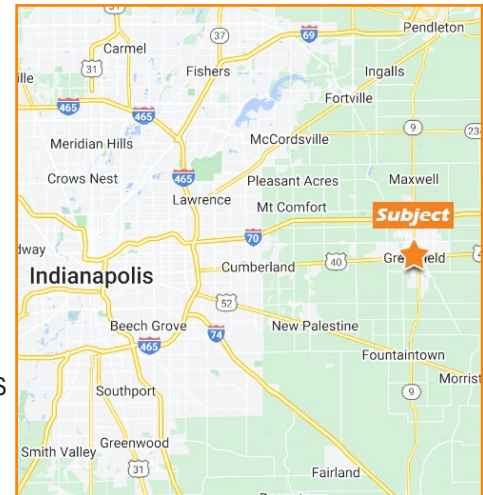
1993 N State St | Greenfield, IN 46140



### PROPERTY SUMMARY

- + Former O'Charley's Restaurant Available For Lease or Ground Lease
  - 5,185 SF | 2.15 Acres
- + Premier Positioning and Access
  - Located at the signalized State Street & New Road intersection
- + Several new developments in the immediate trade area
  - Panera, Chipotle, & Chick-Fil-A locations delivered in last 18 months
- + Located in one of Indianapolis' fastest growing suburbs
  - Greenfield experienced a 22% increase in population since 2010
- + Anchoring Walmart Superstore ranks in top 15% of locations statewide\*
  - 2.2MM visits in the last 12 months

(\*Source: Placer.ai)



TRAFFIC COUNTS

STREET	ADT
State St	29,000
New Rd	14,000

Information deemed reliable, but not guaranteed. Subject to change without notice.

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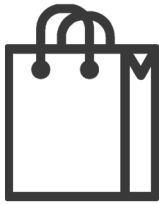
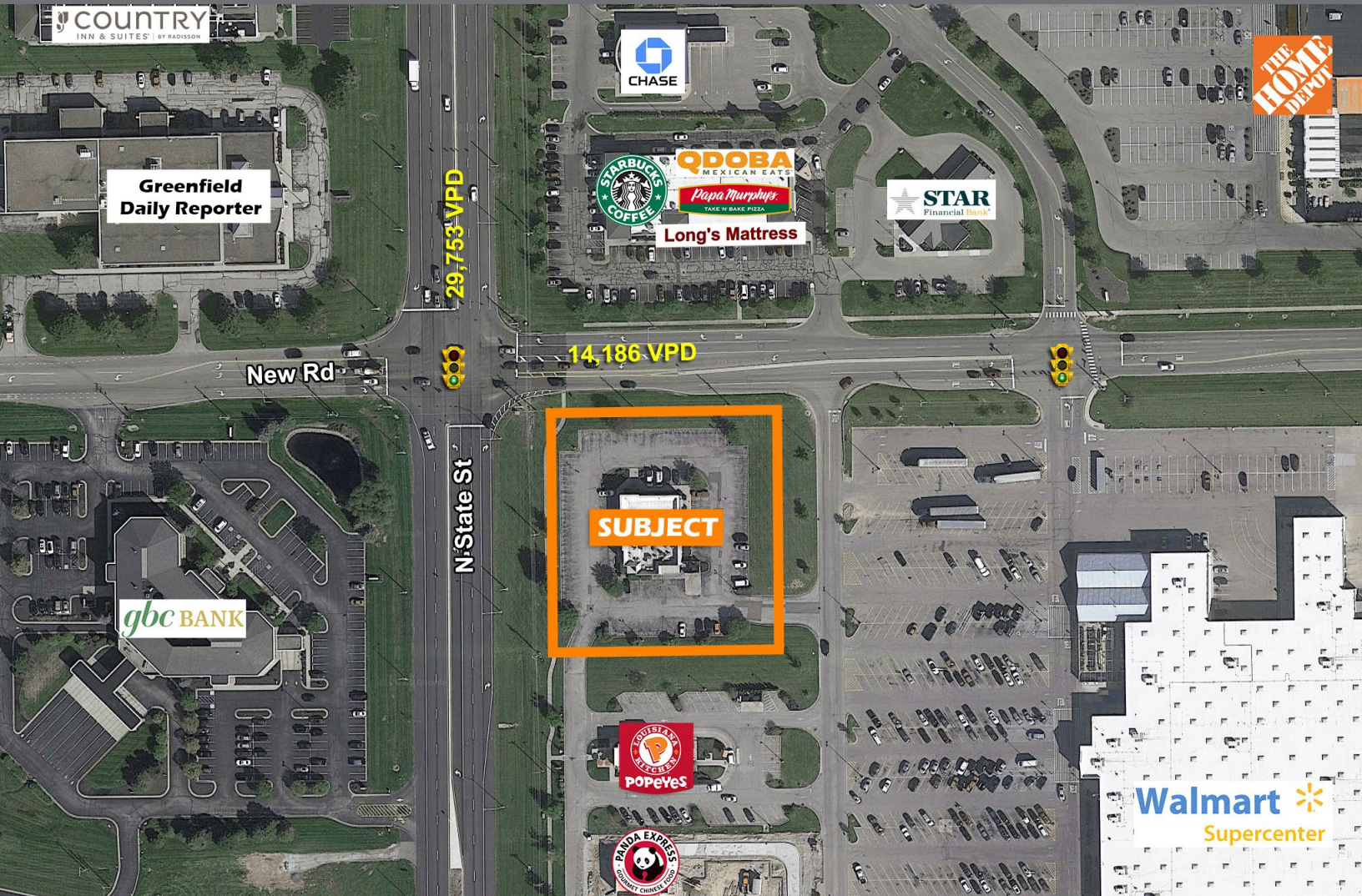
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
Est. Population	4,861	25,163	32,975	77,690
Est. Average HH Income	\$74,350	\$93,006	\$95,069	\$106,049
Est. Households	2,069	10,410	13,434	30,708
Daytime Population	4,035	10,526	11,820	23,790

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**Thomas English**

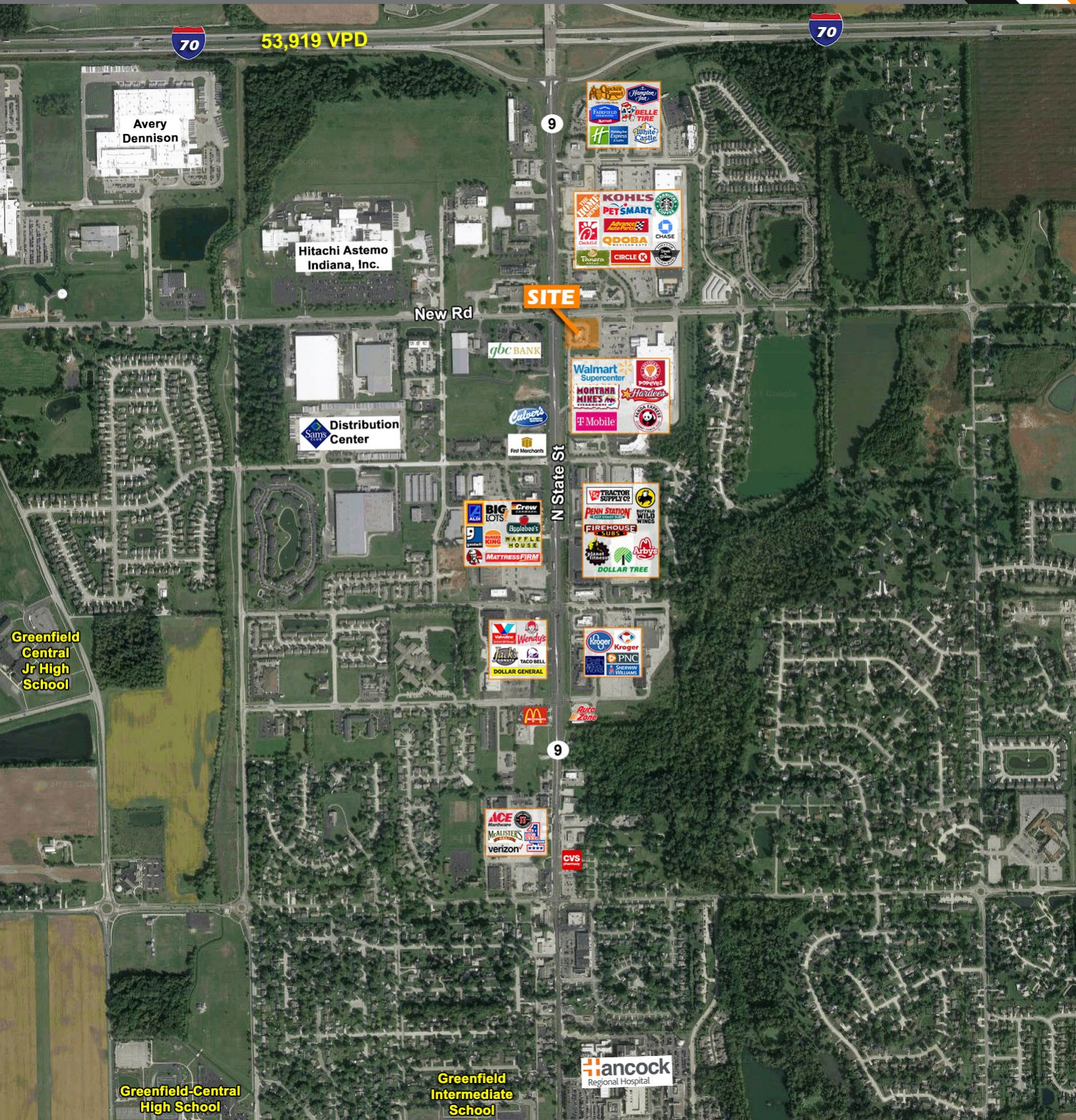
Retail Real Estate

Owner | Developer

metaCRE

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**Thomas English**  
Retail Real Estate  
Owner | Developer

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