

# SWARTZ CROSSING

2807 S State Road 135, Greenwood, IN 46143



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Lots and blocks priced individually and subject to offer
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	67.99 Acres
<b>BUILDING SIZE:</b>	2,304 SF
<b>ZONING:</b>	C 2
<b>MARKET:</b>	Indianapolis
<b>TRAFFIC COUNT:</b>	23,378
<b>PRICE / SF:</b>	-

## PROPERTY OVERVIEW

Prime location in Johnson County's most explosive growth neighborhood. Already home to Franciscan Health 100,000 sf medical complex and Citizen's Bank, this site provides multiple outlots with frontage to State Rd. 135 and Stones Crossing, a major connector road to U S 31 and I 65 (East) and soon to be I 69 (West). C 2 zoning allows for multiple use categories with lots from 2.35 acres up to the entire parcel of 60+ acres. Outlots and acreage for sale. Seller will consider ground leases. Two liquor licenses are available: one type 210 3 way and one type 115 grocery license

## PROPERTY HIGHLIGHTS

- C 2 Zoning
- 2-60+ Acres Available!
- Potential Ground Lease available
- Cleared, build-ready ground

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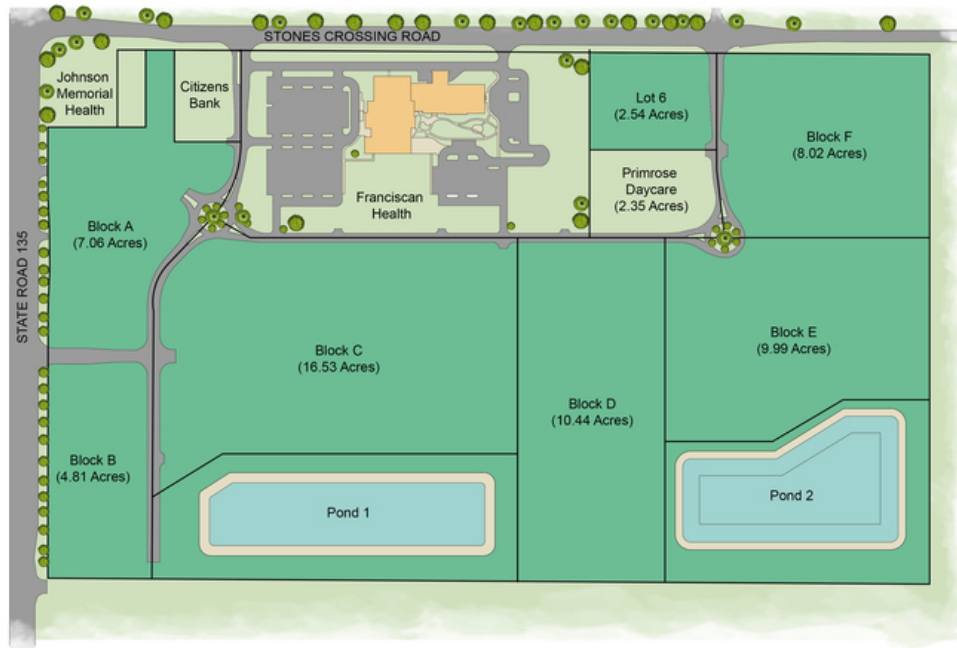
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**RETAIL FOR SALE**

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This site plan including measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing the site plan.

**State Road 135 and Stones Crossing Road**

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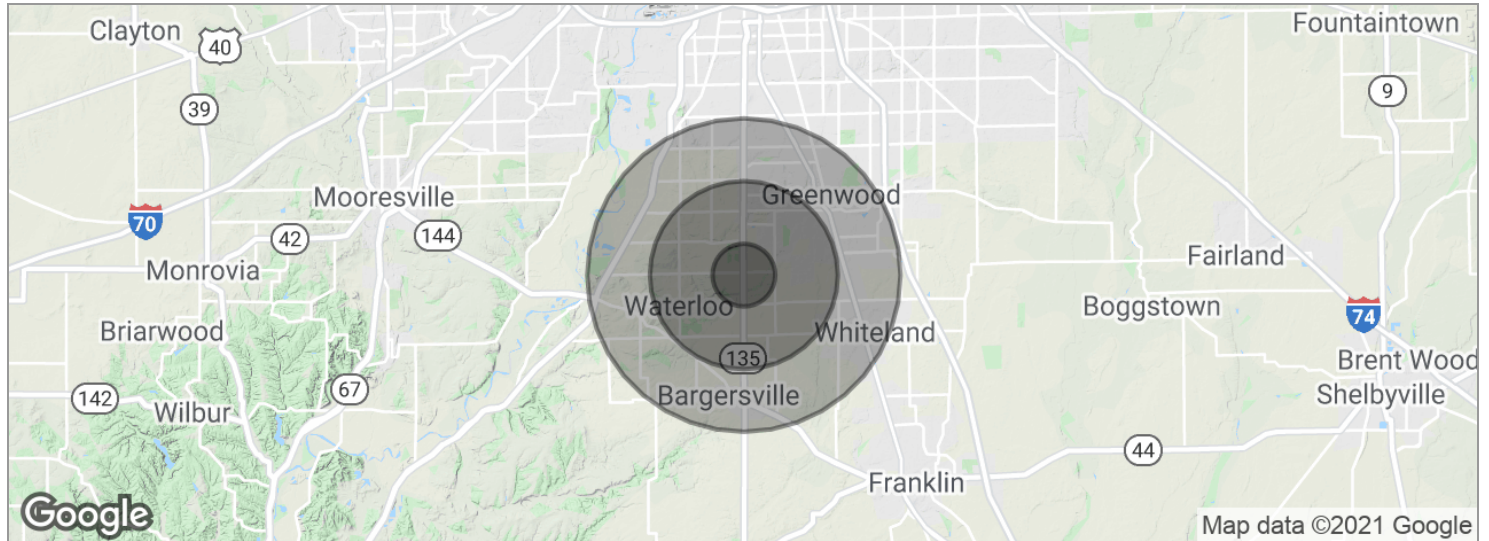
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# SWARTZ CROSSING

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,323	29,181	90,476
Median age	39.6	38.1	38.3
Median age (male)	38.8	36.9	36.8
Median age (Female)	39.9	39.5	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,149	10,756	35,066
# of persons per HH	2.9	2.7	2.6
Average HH income	\$125,503	\$94,827	\$80,738
Average house value		\$177,772	\$172,362

\* Demographic data derived from 2010 US Census

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