

**PEACOCK**  
**COMPANIES**  
 commercial real estate

# BUILD-TO-SUIT

## NEW DEVELOPMENT OPPORTUNITY

Hancock County | SWQ of SR 9 & McKenzie Rd  
 1022 N State St (SR 9) | Greenfield, IN 46140

**PROPOSED 2,400± SF RETAIL/COMMERCIAL BUILDING ON .7± ACRES**

**Hometown Comics & Games**

**NORTHGATE SHOPPING CENTER**  
 O'Reilly Auto Parts, Elwood Staffing, Hancock Home Medical Equipment,  
 Entouch Communications Solutions, Fresenius, Chicago's Pizza

**Ellis Drive**

**N State Street (SR 9)**

**WALLY ALLEY**

**DRIVE THRU**

**DRIVE THRU**

**PATIO SEATING**

**Pizza Hut**

**Papa John's Pizza**

**BUILD-TO-SUIT**  
 PROPOSED 2,400± SF RETAIL/  
 COMMERCIAL BUILDING ON .7± ACRES

**GREENFIELD**  
 Hancock County  
 \*PROPOSED SITE PLAN SUBJECT TO CHANGE

**EXCELLENT OPPORTUNITY ALONG ESTABLISHED TRADE CORRIDOR**





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# BUILD-TO-SUIT | NEW DEVELOPMENT OPPORTUNITY

2,400± SF COMMERCIAL/RETAIL BUILDING ON .7± ACRES

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EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR

## PROPERTY FEATURES:

- **BUILD-TO-SUIT COMMERCIAL/RETAIL BUILDING:** proposed 2,400± SF building on .7± Acres
- Can accommodate drive-thru
- Prominent building signage
- Excellent in/out access in addition to alley way access
- Approximately 180' of frontage on west side of N State Street/SR 9
- Excellent location on the west side of SR 9 (main thoroughfare); south to US Hwy 40/Downtown Greenfield and north to I-70
- Site is on west side of a well established major north-south trade corridor in Greenfield.
- Great visibility, easy access, and strong traffic counts make this a desirable location.
- Ideal for national retailer/commercial franchisees, community services, local restaurateurs and more.
- Corridor national tenants include: Home Depot, Kohl's, PetSmart, Planet Fitness, Burkes Outlet, Kroger, Walgreens, CVS, Big Lots, Dollar Tree, Dollar General, Aldi & more
- National restaurateurs include: Cracker Barrel, White Castle, Bob Evan's, Culver's, Burger King, Wings Etc, Popeye's, Montana Mike's, Hardee's, O'Charley's, Buffalo Wild Wings, KFC, Arby's, Penn Station, Little Caesar's, Firehouse Subs, Subway, Jack's Donuts, Applebee's, Waffle House, Jimmy John's, McDonald's, Domino's, Pizza Hut, Dairy Queen, Pizza King, Papa John's Pizza, etc.

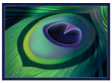


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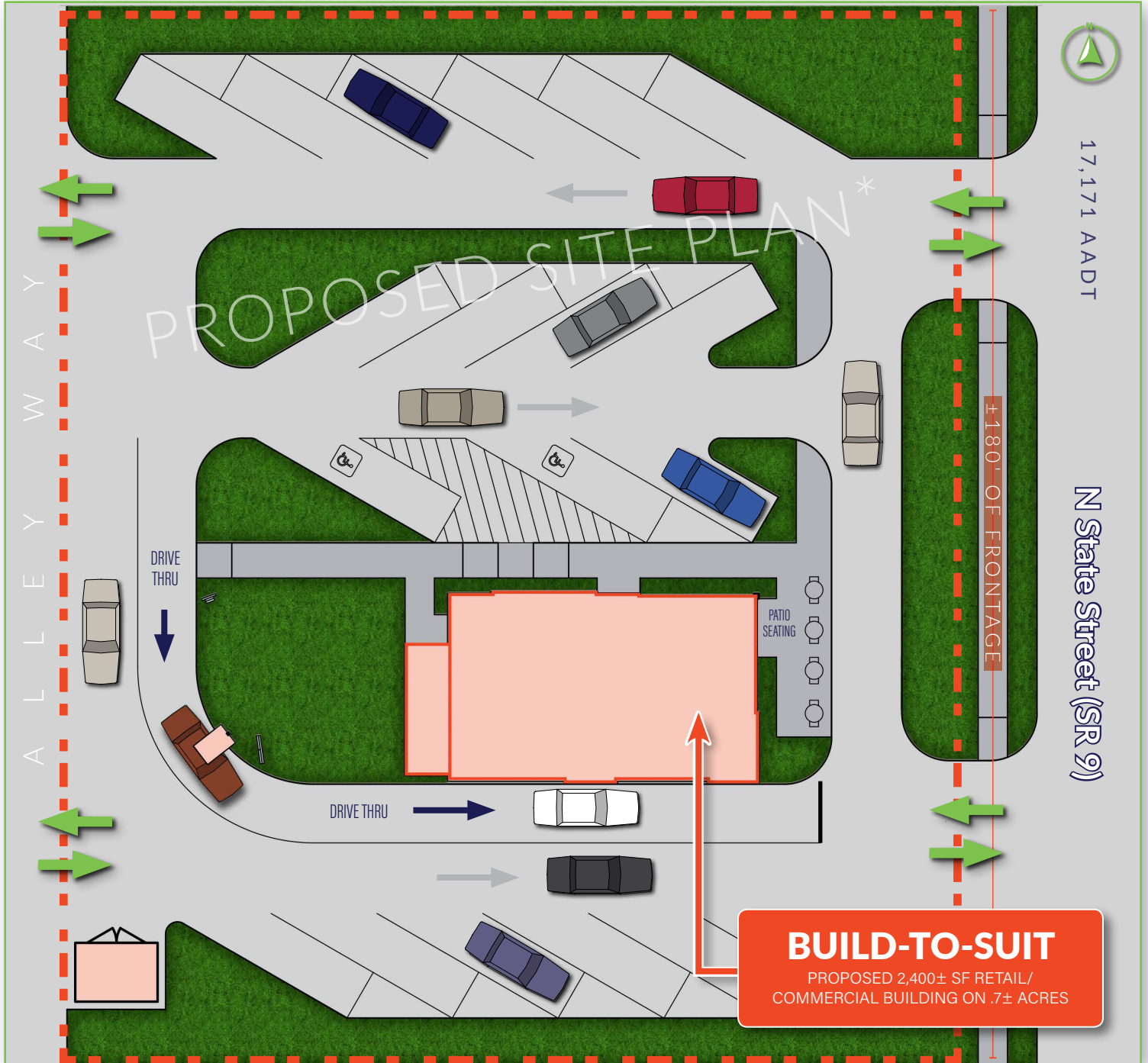
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## PROPOSED SITE PLAN:



\*PROPOSED SITE PLAN SUBJECT TO CHANGE

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