



PEACOCK
COMPANIES
 commercial real estate

AVAILABLE COMMERCIAL LOT

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

AVAILABLE COMMERCIAL LOT 0.7± ACRES • ZONED GENERAL BUSINESS



EXCELLENT OPPORTUNITY ALONG ESTABLISHED TRADE CORRIDOR



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AVAILABLE | NEW DEVELOPMENT OPPORTUNITY

COMMERCIAL LOT 0.7± ACRES • ZONED GENERAL BUSINESS

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

EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR

PROPERTY FEATURES:

- **AVAILABLE COMMERCIAL LOT** | 0.7± Acres, zoned general business
- 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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