

GREENFIELD CORNER SHOPS

2049 North State Street Greenfield, IN 46140



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Starbucks and Qdoba anchored center located on main retail corridor for Greenfield, IN.

PROPERTY HIGHLIGHTS

- Fully Leased
- Shops Offer Excellent Visibility with Frontage on State Road 9 (North State Street)
- Hard Corner Shops at Signalized Intersection Anchored by Walmart Supercenter and Home Depot
- Join Qdoba, Starbucks, Papa Murphy's, and Other National Retailers
- Abundant Cross-Access Easements with all Surrounding Properties

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	24,477	32,232
Average HH Income	\$75,766	\$81,516
Businesses	934	1,096
Employees	12,928	14,258

TRAFFIC COUNTS

North State Street	27,662
New Road	14,170



MIDLAND ATLANTIC PROPERTIES

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

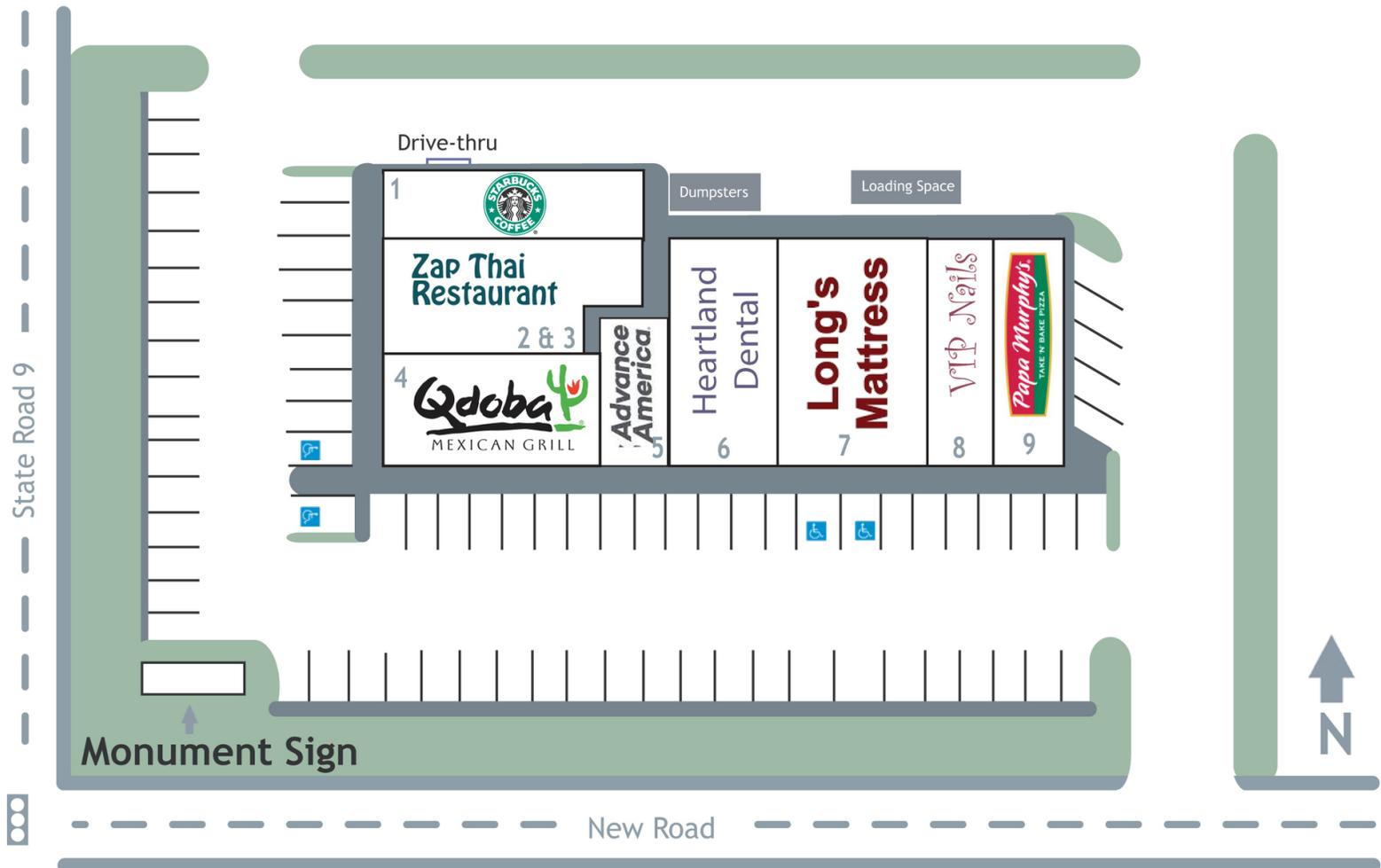
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SUITE	TENANT	SQ FT
1	Starbucks Coffee	1,600
2&3	Zappa Thai Restaurant	1,600
4	Qdoba	2,275
5	Advance America	900
6	Heartland Dental	2,100
7	Long's Maress	3,500
8	VIP Nails	1,400
9	Papa Murphy's	1,400
Total GLA		15,663

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Google earth

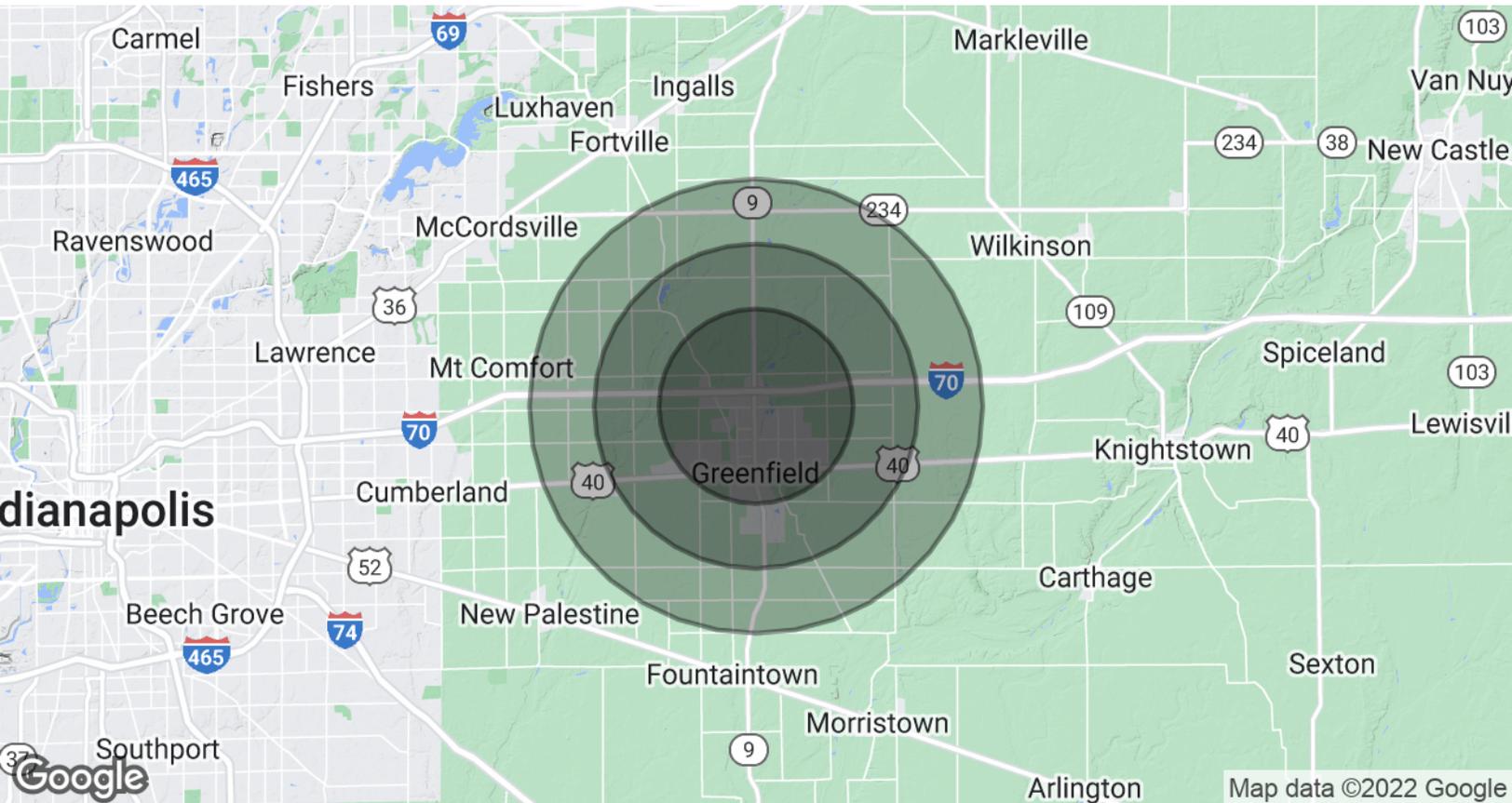
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POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	24,447	32,232	39,498
Projected Annual Growth (2021-2026)	1.7%	1.9%	2.0%
Total Households	9,743	12,681	15,476
Median Home Value	\$143,543	\$152,623	\$162,304

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$75,766	\$81,516	\$84,529
Daytime Population (16+ years)	20,696	24,456	30,593
Total Businesses	934	1,096	1,323
Total Employees	12,928	14,258	18,269

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