

W. Smith Valley Road

1.57 Acres

U.S. Highway 31

# For Sale

## 1.57 Acres Available

- Excellent retail/office/medical use
- 1.7 miles south of Greenwood Park Mall
- Convenient access from Smith Valley Road & US Highway 31
- Daily traffic counts of 28,299+
- Zoning C2
- Area is a strong mix of professional medical and retail

247 W. Smith Valley Road  
Greenwood, IN 46142

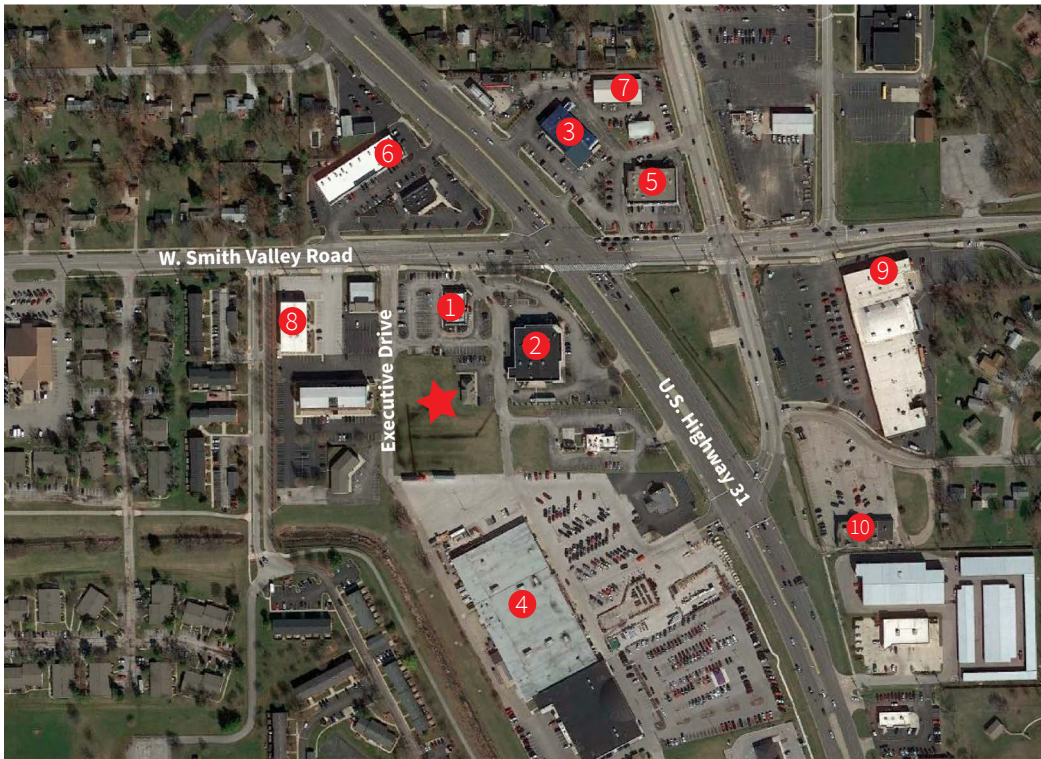
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Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker



# Trade Area Overview



★ 247 W. Smith Valley Road

- 1 Steak-n-Shake
- 2 Walgreens
- 3 CVS
- 4 Rural King
- 5 Dunkin Donuts
- 6 Sprint
- 7 AT&T
- 8 Richard & Armstrong Optometry
- 9 Jack's Pizza
- 10 Lotus Garden of Greenwood

## Retail Demographics



Total  
Population



Total  
Households



Average  
HH Income



Median  
Age

1 mile radius	9,326	4,005	\$70,286	39.5
3 mile radius	71,932	28,665	\$72,524	36.3
5 mile radius	157,967	61,425	\$80,603	37.2

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