



Property Description

Embrace the opportunity to invest in this prime restaurant space in Greensburg, IN This Commercial opportunity offers 3800sf between main floor & basement. Large open area for customer dining or retail space. Two half baths, one which is handicap accessible. Basement includes large room for storage with additional back room that has been redone w/updated electrical and 3rd potential bathroom ready for plumbing. Basement has its own entrance door for access to the outside. 10x18 room added in 2023. Updates since 2019: furnace/AC, instant hot water heater, some newer windows. Roof 2011. Current owner painted interior and installed ceramic flooring in kitchen area. All items inside the property are included with the sale.

Property Highlights

- Restaurant building
- 3,798 sf between main level and basement
- Built in 1949
- Renovated in 2025

Offering Summary

Sale Price:	\$270,000
Lot Size:	15,245 SF
Building Size:	3,798 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	39	152	1,217
Total Population	131	493	3,012
Average HH Income	\$103,034	\$100,155	\$77,394

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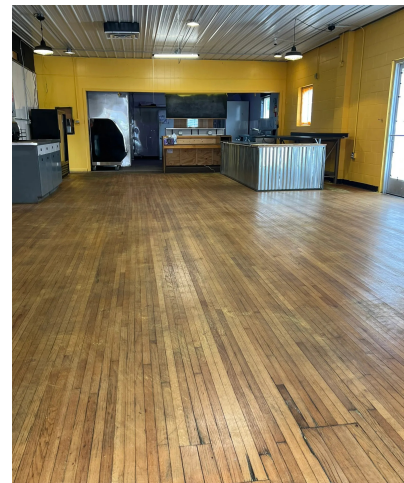
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Additional Photos



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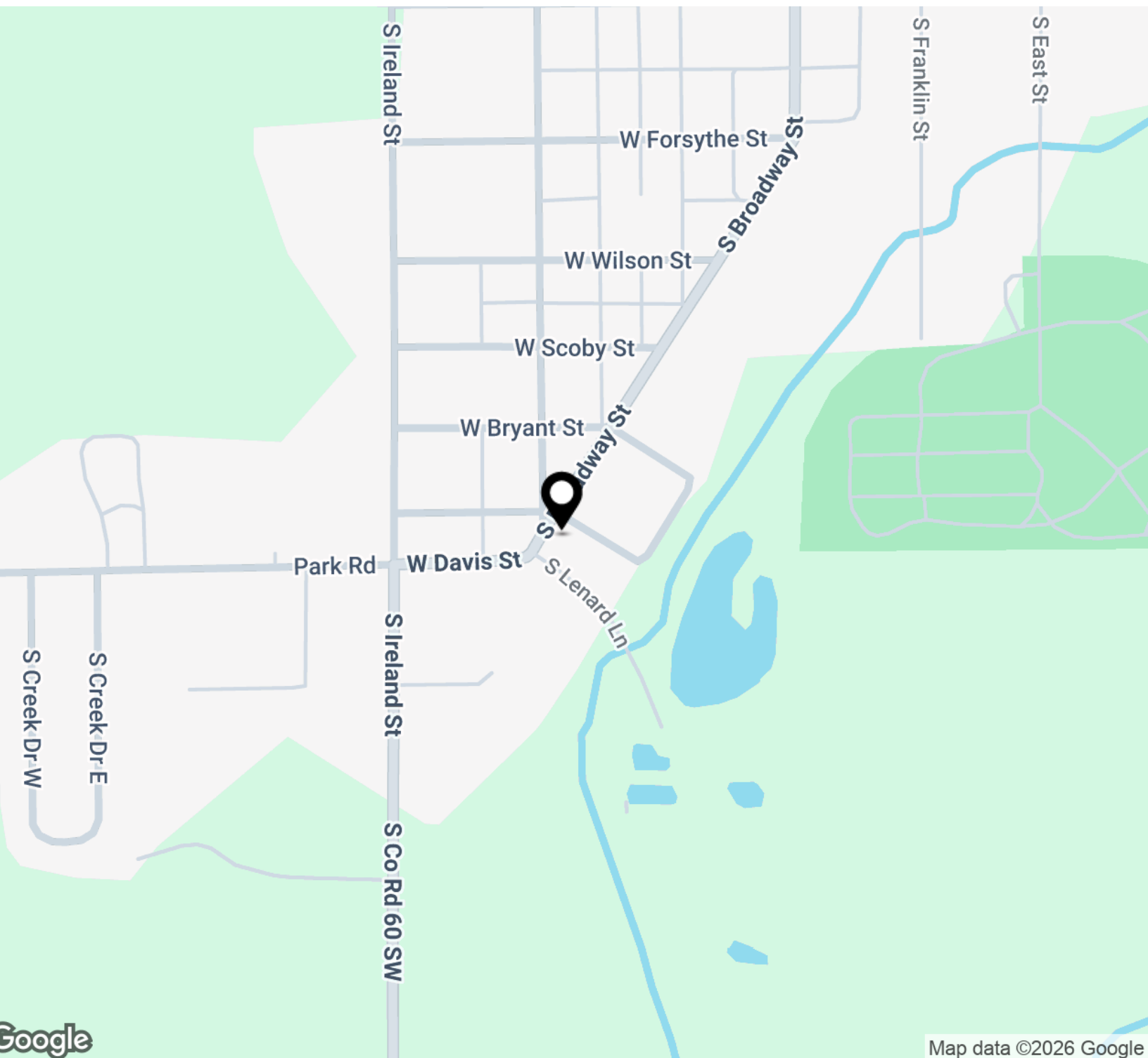
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Location Map



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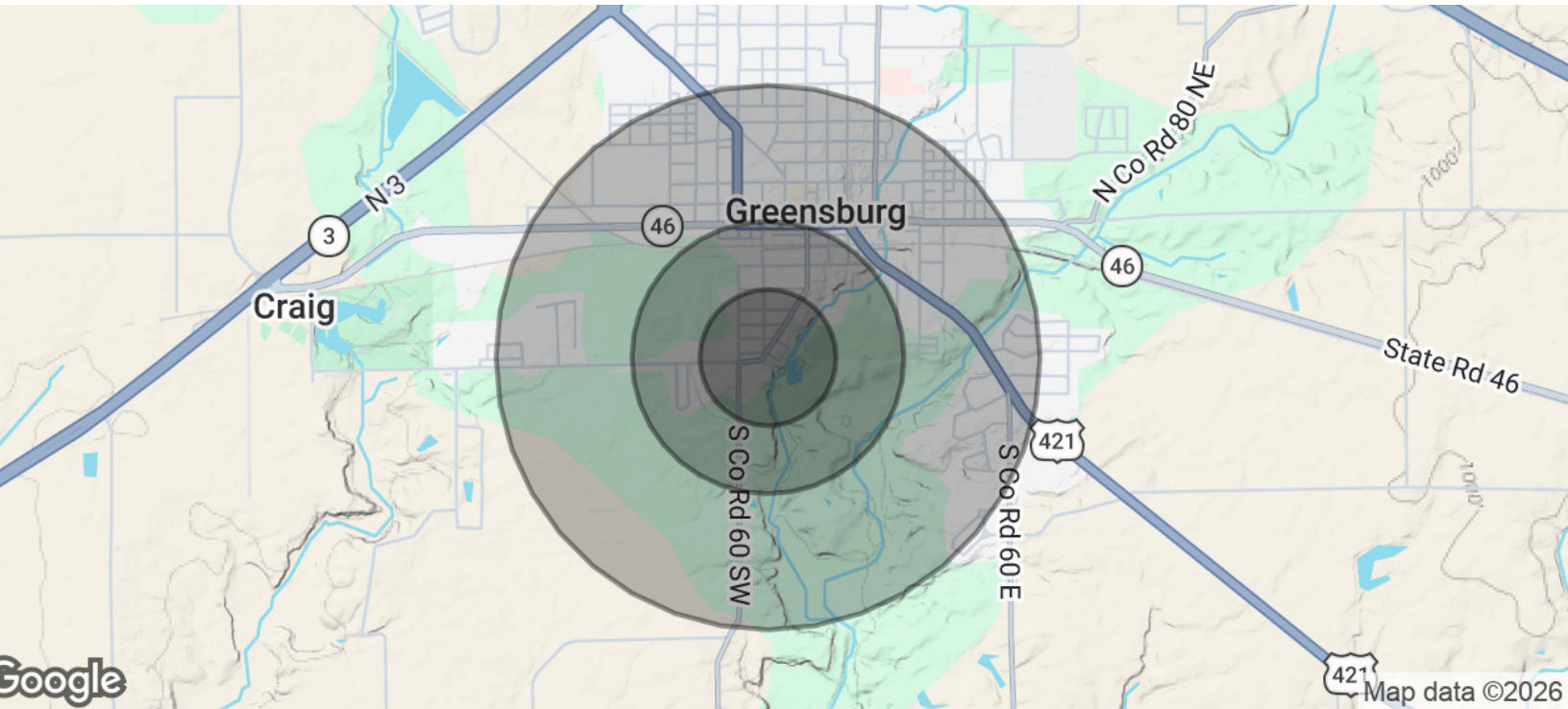
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	131	493	3,012
Average Age	37.7	38.4	40
Average Age (Male)	40.1	40.7	35.6
Average Age (Female)	36.5	37.3	41.6

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	39	152	1,217
# of Persons per HH	3.4	3.2	2.5
Average HH Income	\$103,034	\$100,155	\$77,394
Average House Value	\$235,263	\$222,676	\$181,962

2023 American Community Survey (ACS)

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