



**621 Green Blvd.**  
Aurora, IN 67001

**EPIQUE**  
REALTY

## Property Features:

- Freestanding Retail / Commercial Building
- Prime Location Along Green Blvd Retail Corridor
- High Visibility & Strong Traffic Exposure
- Flexible Layout for Retail, Office, or Service Use
- Easy Ingress / Egress with Direct Road Access
- Surrounded by Established Retail & Residential Neighborhoods
- Convenient Access to Regional Highways
- Suitable for Owner-User or Investment Opportunity



**Brian Bell**  
**502-552-8001**  
**ohbroker@epiquerealty.com**

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Prospective purchasers are advised to conduct their own independent investigation and verification of all information, including but not limited to property condition, zoning, environmental matters, and any hazards that may exist. The broker and seller make no representations or warranties regarding the condition of the property or its suitability for any particular use.

# 621 Green Blvd

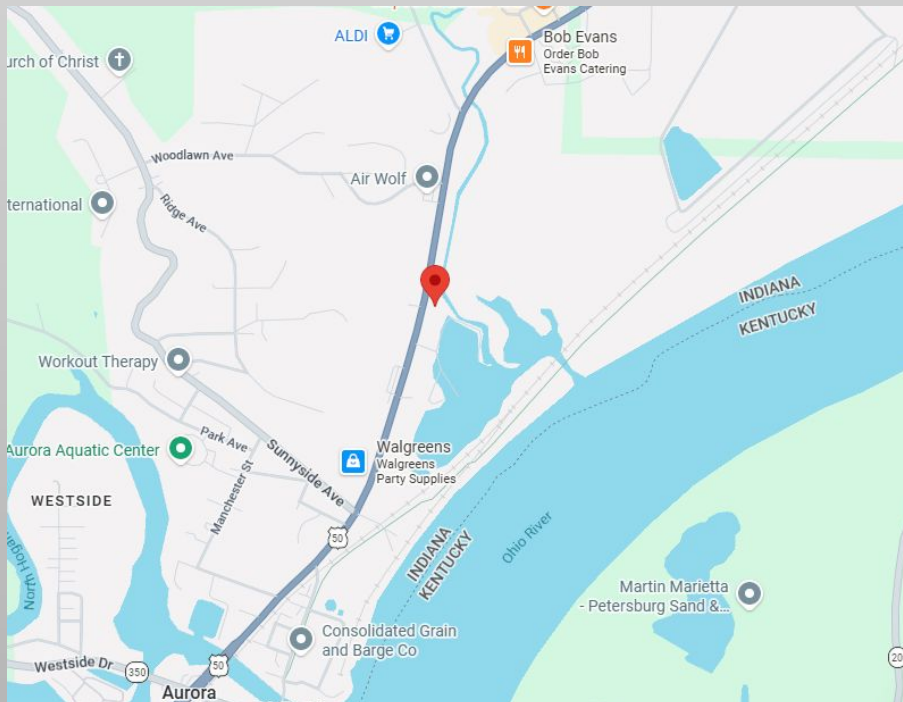
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## Property Photos



# 621 Green Blvd

## Aerial View



# 621 Green Blvd

## Traffic Counts / Demographics

### Traffic Count

621 Green Blvd • Aurora, IN

**~5,500**  
Vehicles Per Day  
Green Blvd Corridor

Primary Access

**Green Blvd**

Regional Corridor

**US-50**

Source: INDOT Traffic Count Estimates & Local Market Data

### Area Household Income

621 Green Blvd • Aurora, IN

**\$72,560**  
Median Household Income  
ZIP Code 47001

Local Median (City)

**\$46,733**

3-Mile Median Range

**\$52K–\$59K**

Source: U.S. Census Bureau (ACS) & Local Market Data

Meet

## Brian Bell

OH/IN/KY Licensed Broker

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Brian Bell is a seasoned and highly experienced state broker for Ohio and Kentucky at Epique Realty.

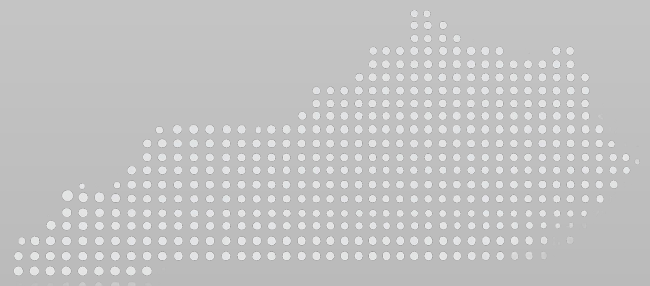
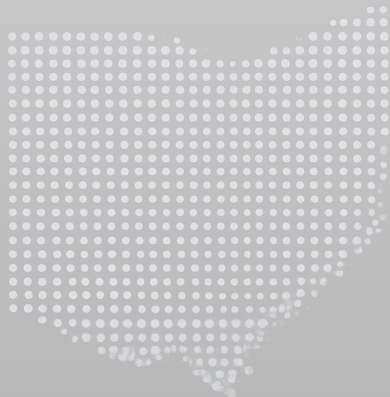
With over 20 years of experience in the real estate industry, Brian Bell has established himself as a knowledgeable and trusted professional in the field.

Brian Bell is a key figure at Epique Realty, driving the team towards success and fostering a culture of excellence.

His proactive approach, strategic vision, and business acumen set him apart as a motivated business leader who is dedicated to delivering exceptional results.



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Meet

## Chris Swain

Ohio Licensed Assistant

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Chris Swain joins Epique as a licensed agent in Ohio.

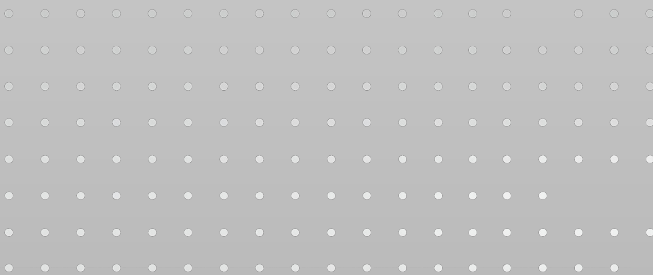
He works closely with investors to analyze acquisition opportunities, evaluate deal structure, and execute transactions that align with both short and long term investment objectives.

Chris brings over 10 years of experience working with office, multifamily and other commercial investors.

His background allows him to combine market insight, financial analysis, and investor-focused strategy to deliver thoughtful guidance and reliable execution across a wide range of commercial transactions.



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**EPIQUE**  
R E A L T Y

**Brian Bell**

Epique Agent

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