

For Sale

2.94 Acres Commercial Development | Greenfield



5862 W US Highway 40

Greenfield, IN, 46140

For Sale: $\pm$ 2.94-acre commercial development parcel located on the westside of Greenfield, Indiana. Listing includes a small detached retail building on the property. This site is located within 3 miles of several new single-family housing developments that are under construction as well as a new Wawa convenience store currently under construction across US Hwy 40.

Highlights

- The parcel has two existing curb cuts along US Hwy 40 which sees approximately 18,000 AADT
- Zoned CC (Community Commercial) which permits a wide array of uses
- Small detached retail building on the property is approximately 1,200 SF

Price Summary

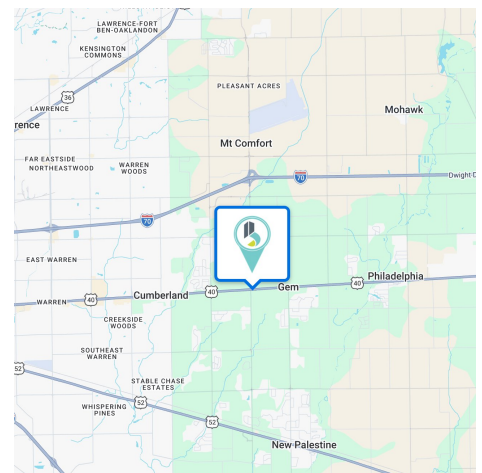
Contact Broker

Size Summary

2.94 AC

Property Type

Land



Nathan Robinson

Broker

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Benjamin Anderson

Broker

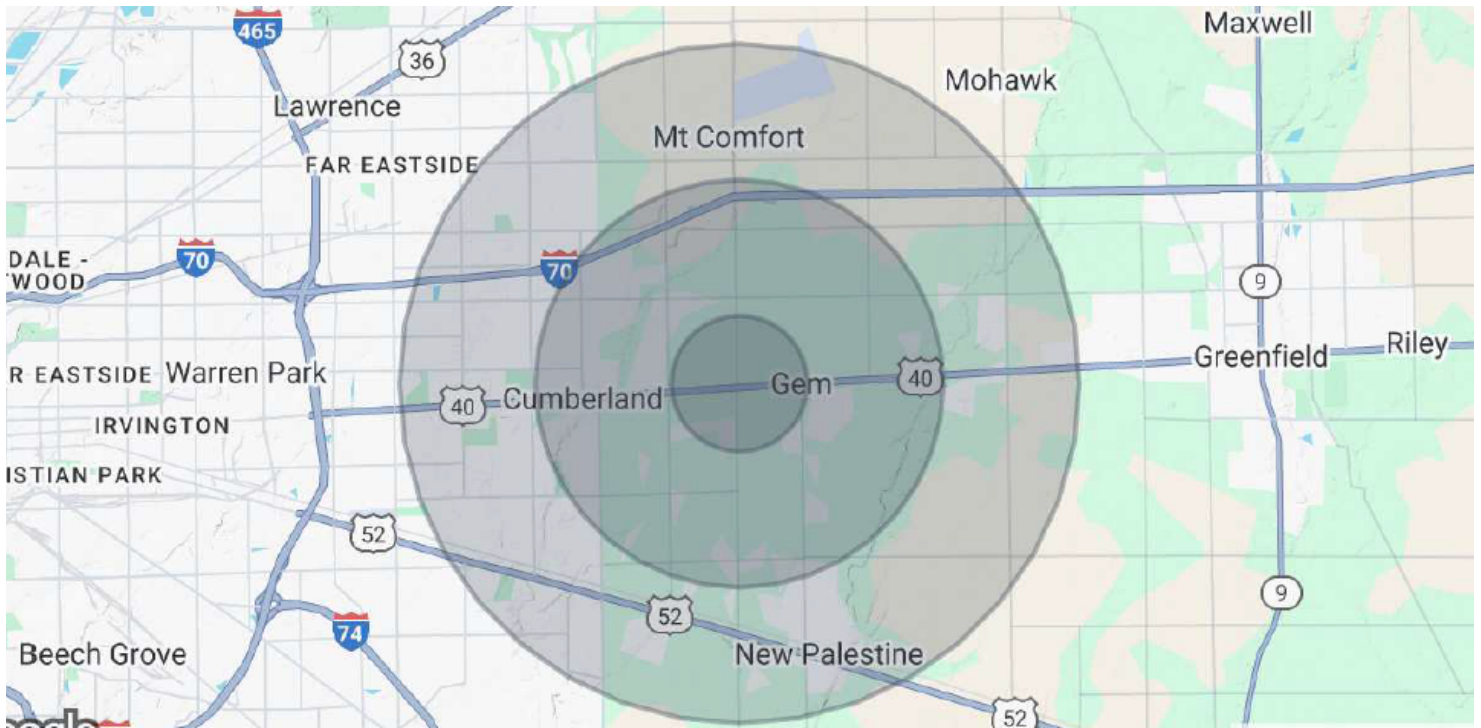
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Demographics

5862 W Us Highway 40, Greenfield, IN 46140



Demographics

	1 Miles	3 Miles	5 Miles
Total Population	1,262	21,993	66,357
Average Age	43	40	39
Average Age (Male)	42	39	37
Average Age (Female)	44	41	40
Total Households	521	8,406	24,987
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$101,479	\$108,882	\$97,666
Average House Value	\$312,895	\$265,914	\$266,173

Demographics data derived from AlphaMap