

2426 Cleo Lane

2426 Cleo Lane, Greensburg, IN 47240



FOR LEASE

Industrial Shop & Heavy Equipment Parking/Storage

JULIE MERRILL
Listing Broker – Merrill Property Group
P: 317-560-9966
julie@merrillpropertygroup.com

OFFERING SUMMARY

SIZE & PRICING:

Industrial Shop: 4,540SF @ \$10/SF MG
Attached Showroom with 2 Offices: 2,164SF @ \$18/SF MG

LOT SIZE:

Heavy Equipment Parking: 1 to 2+ acres (can be divided)

TRAFFIC COUNT:

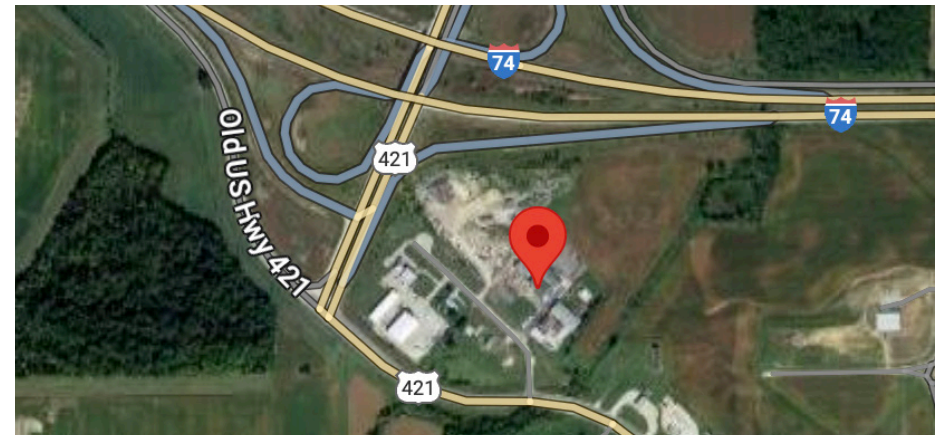
7,723 AADT

PROPERTY OVERVIEW

Located less than 1 mile from Greensburg's Honda Plant, this property is zoned for heavy equipment maintenance/usage and truck parking. The property is located just south of the US 421 and I-74 interchange.

PROPERTY HIGHLIGHTS

- Industrial Shop & Attached Showroom with 2 Offices
- Two overhead doors, both 14 foot clear height
- Semi-truck parking available
- Single & 3-Phase Electricity
- Overhead Fluid Dispensing System (Two sets of 4 hose reels)



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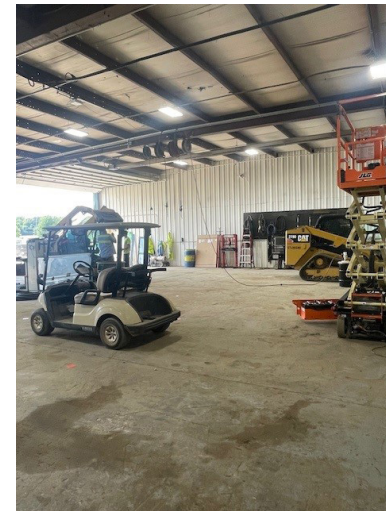
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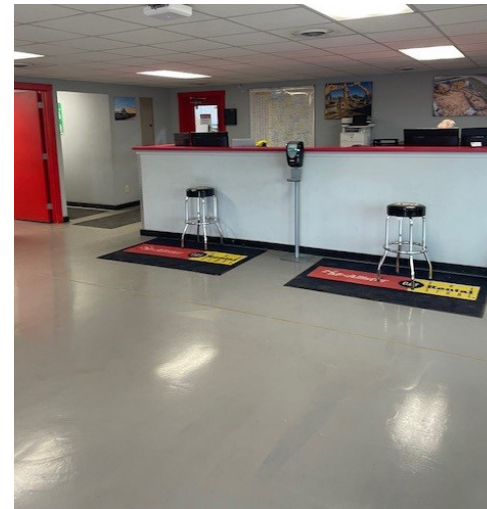
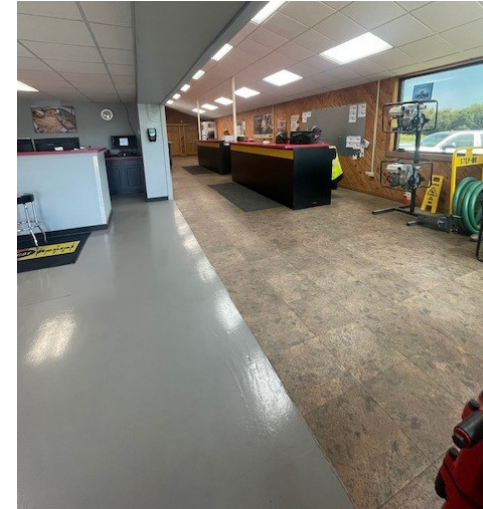
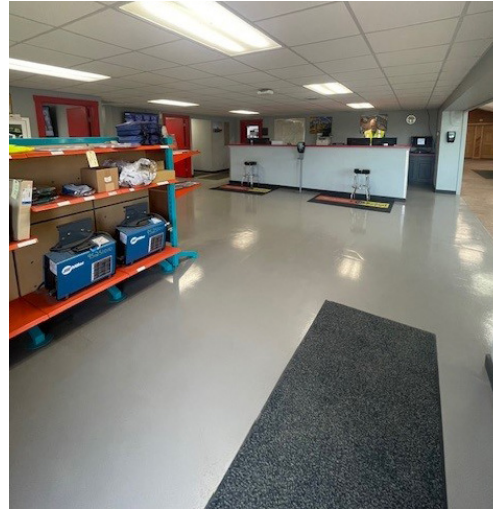
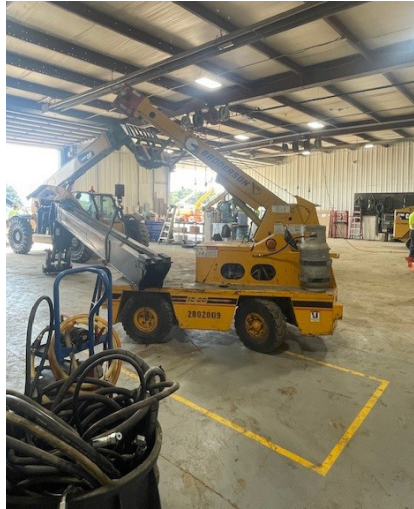
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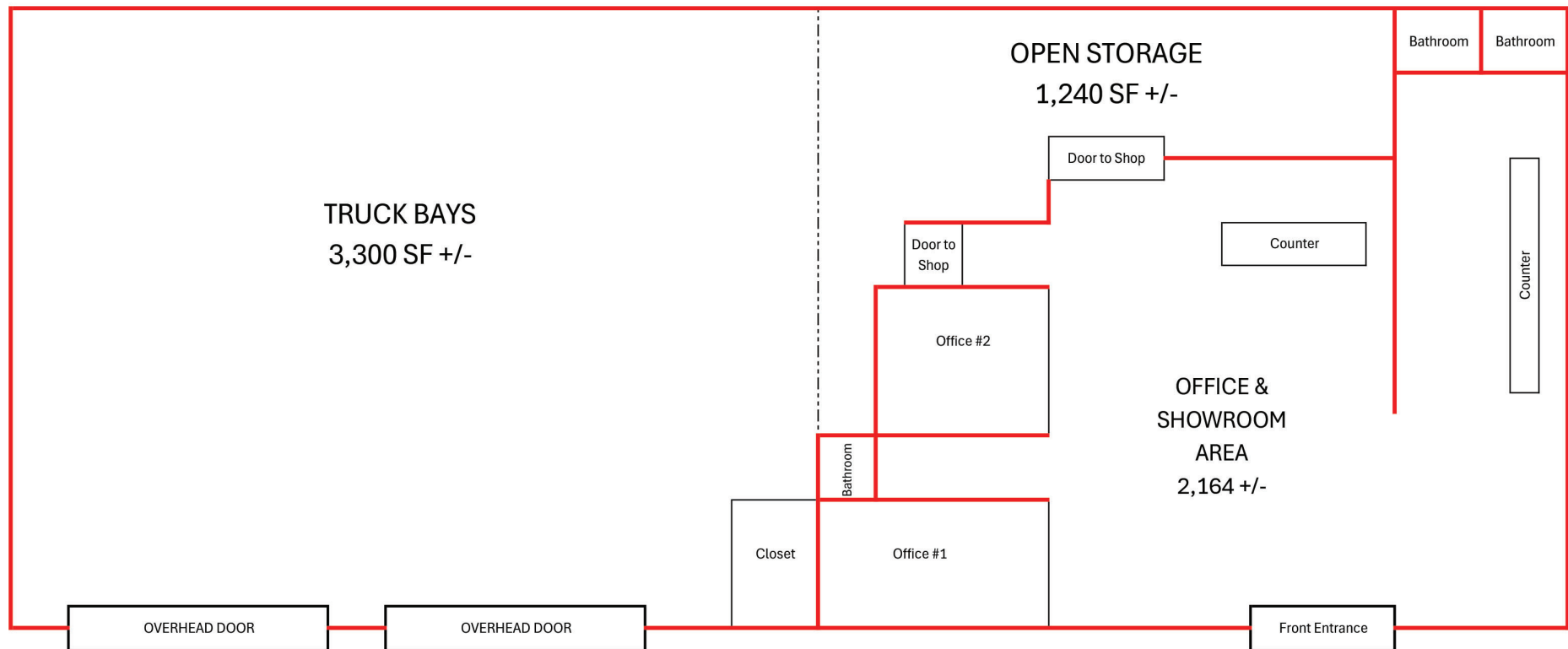


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Approximate Space Layout



*Drawing not to scale.

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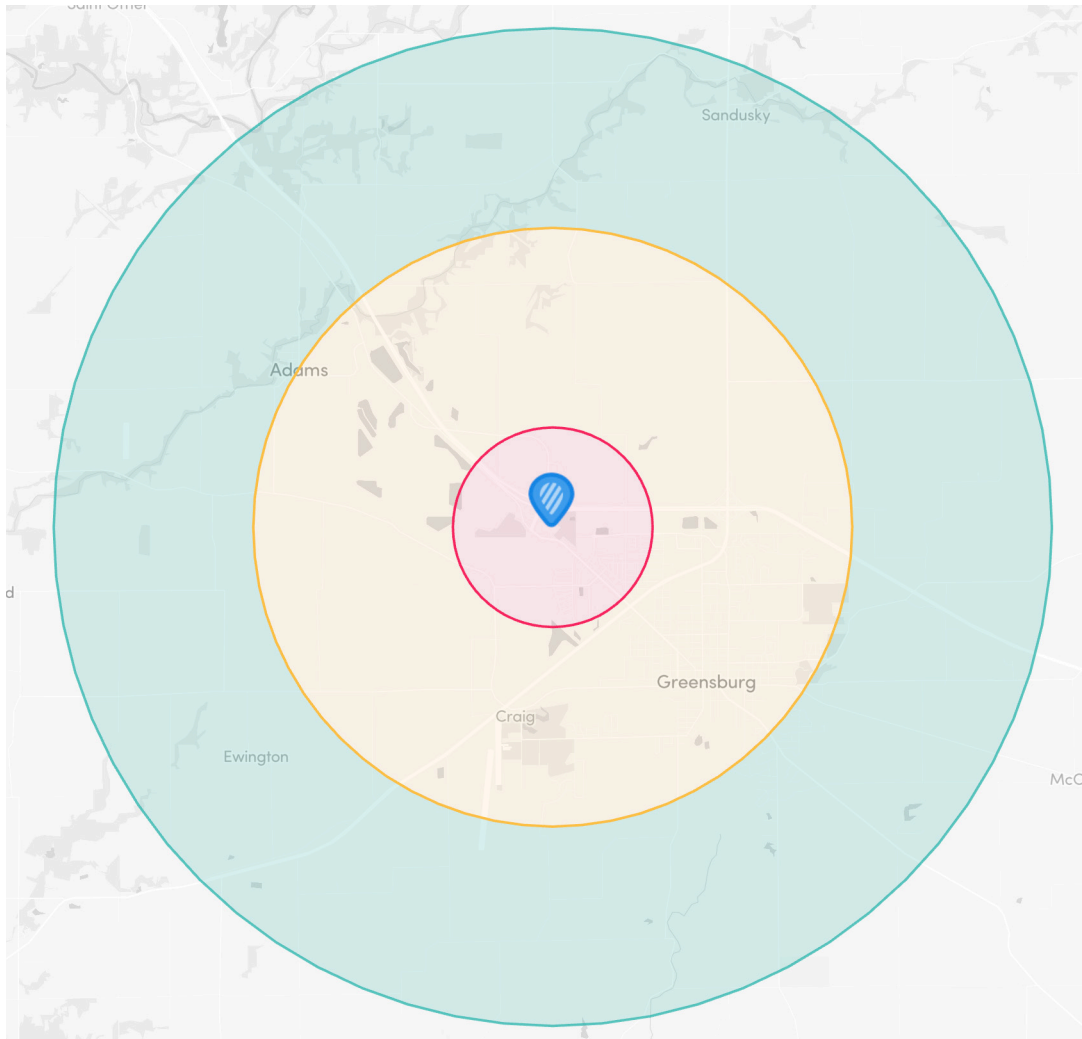
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	2,031	11,561	14,564
Workday Population	719	13,663	16,759

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	406	2,154	2,714
Ages 15-24	253	1,446	1,811
Ages 25-54	780	4,297	5,369
Ages 55-64	228	1,353	1,741
Ages 65+	364	2,311	2,930

Income	1 Mile	3 Miles	5 Miles
Median	\$77,520	\$70,024	\$72,403
< \$15,000	52	359	453
\$15,000-\$24,999	51	327	379
\$25,000-\$34,999	39	361	426
\$35,000-\$49,999	80	551	653
\$50,000-\$74,999	165	957	1,184
\$75,000-\$99,999	174	759	911
\$100,000-\$124,999	101	485	611
\$125,000-\$149,999	56	381	517
\$150,000-\$199,999	72	337	445
> \$200,000	42	252	353

Housing	1 Mile	3 Miles	5 Miles
Total Units	887	5,138	6,384
Renter Occupied	367	1,894	2,187
Owner Occupied	466	2,877	3,745
Vacant	54	366	451

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