

# For Sale

918 Fry Rd, Greenwood, IN 46142



## JOSIE LAVEY

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## OFFERING SUMMARY

**LIST PRICE:** **\$825,000**

**LOT SIZE:** **0.499 Acres**

**ZONING:** **CM/C3**

**BUILT/RENOVATED:** **1984/2023**

**TRAFFIC COUNT:** **12,064 AADT**

**USES:** **Professional Office, Medical Office, Retail**

## PROPERTY OVERVIEW

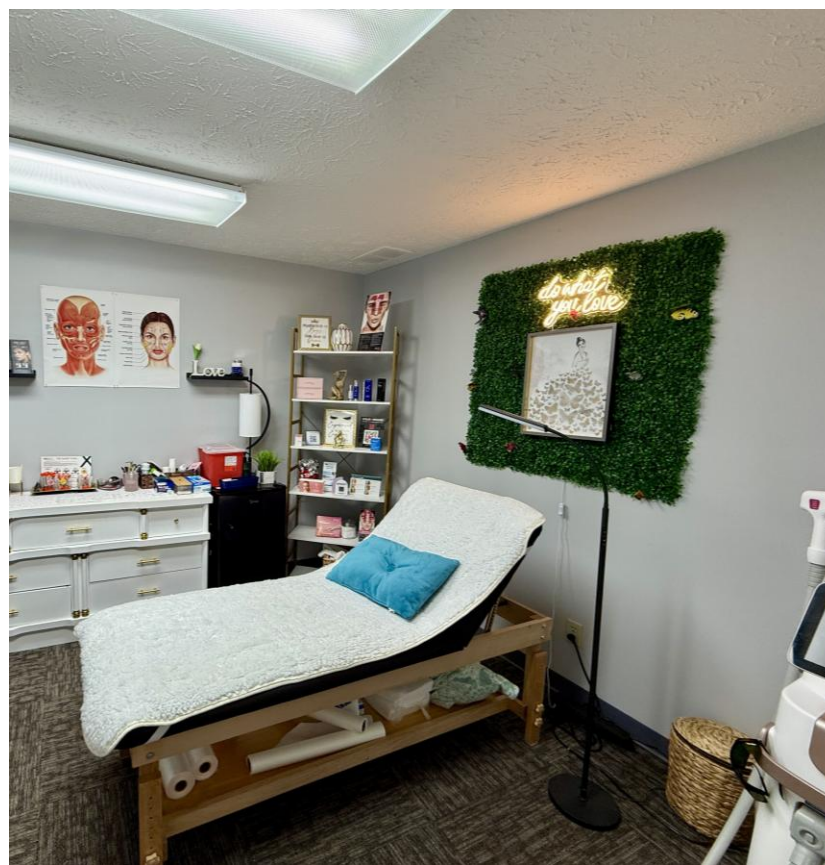
This 5,453 SF office property offers prime visibility along Fry Road just steps from the US-31 corridor.

The building includes five office suites currently built out to accommodate three tenants. Each suite features its own entrance and HVAC control providing flexibility for either a single user or a multi-tenant configuration. Excellent exposure and easy access make this a great fit for an owner-occupier seeking a presence in a high-traffic location or an investor looking for a versatile asset.

## PROPERTY HIGHLIGHTS

- 5,453 SF Office Building with prime visibility along Fry Road
- Separately metered suites – each with its own entrance and HVAC control
- Five total office suites (currently configured for three tenants)
- Flexible layout ideal for single-user or multi-tenant occupancy
- High traffic counts and strong visibility just off US-31
- Excellent owner-occupier opportunity or versatile investment asset
- Strong Greenwood corridor location surrounded by retail, restaurants, and professional services







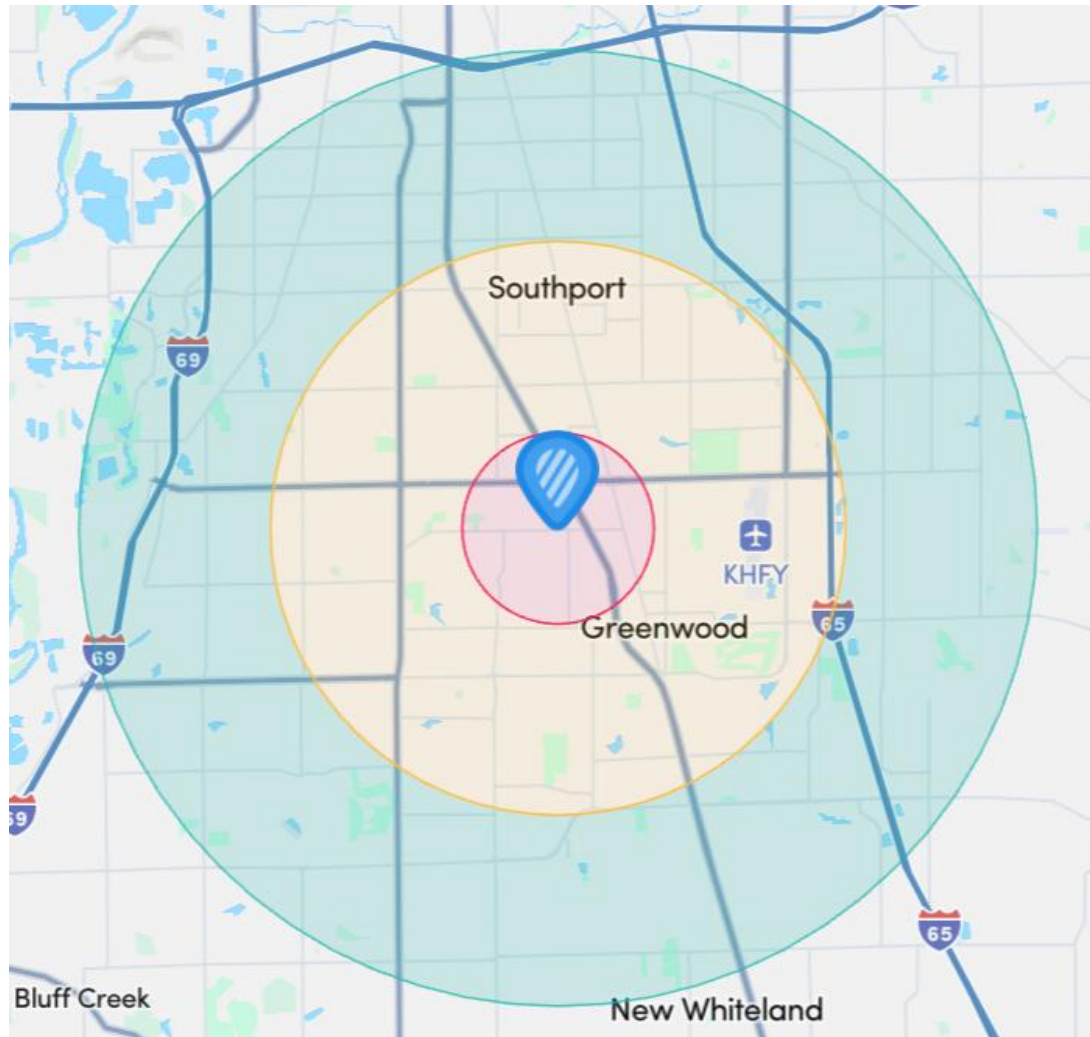
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## DEMOGRAPHICS



Population	3 Miles	5 Miles
Male Population	45,638	99,071
Female Population	48,740	103,780

Age	3 Miles	5 Miles
Ages 0-14	18,782	41,190
Ages 15-24	12,078	26,413
Ages 25-54	36,763	80,259
Ages 55-64	10,231	22,168
Ages 65+	16,523	32,821

Income	3 Miles	5 Miles
Median	\$74,200	\$82,400
< \$15,000	2,307	4,008
\$15,000-\$24,999	2,363	4,197
\$25,000-\$34,999	3,105	5,808
\$35,000-\$49,999	4,696	8,564
\$50,000-\$74,999	7,864	15,435
\$75,000-\$99,999	5,858	12,078
\$100,000-\$149,999	6,542	14,449
\$150,000-\$199,999	2,535	6,596
> \$200,000	2,447	6,707

Housing	3 Miles	5 Miles
Total Units	39,914	82,234
Occupied	37,716	77,842
Owner Occupied	21,698	50,261
Renter Occupied	16,018	27,581
Vacant	2,197	4,391

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