FOR LEASE

944 Fry Rd, Greenwood, IN 46142

THE HISTORIC MILLS HOUSE

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PROPERTY OVERVIEW

The Historic Mills House at 944 Fry Road offers a rare opportunity to lease 2,839 SF of beautifully restored mid-century modern office space in Greenwood. Originally built in 1957 and extensively renovated in 2019, the property features unique architectural details, expansive windows, natural stonework, and scenic surroundings.

The property's combination of architectural character and peaceful setting creates an inviting environment for professional offices, creative firms, and other business users. Offered on a full-service lease basis, with furniture available for lease, the property provides an opportunity for businesses seeking an office environment unlike traditional commercial spaces.

OFFERING SUMMARY

LIST PRICE:	$25.00/SF Full Service
BUILT/RENOVATED:	1959 / 2019
ZONING:	CS
TRAFFIC COUNT:	12,996 ADT
SF:	2,839
USES:	Professional Office, Creative Office

PROPERTY HIGHLIGHTS

- Historic Mills House featuring mid-century modern architecture
- Extensively renovated in 2019
- Frank Lloyd Wright–inspired design
- Expansive windows, natural stonework, and architectural details
- Beautifully landscaped grounds with mature trees and scenic views
- Furniture available for lease
- Convenient Greenwood location with access to major thoroughfares

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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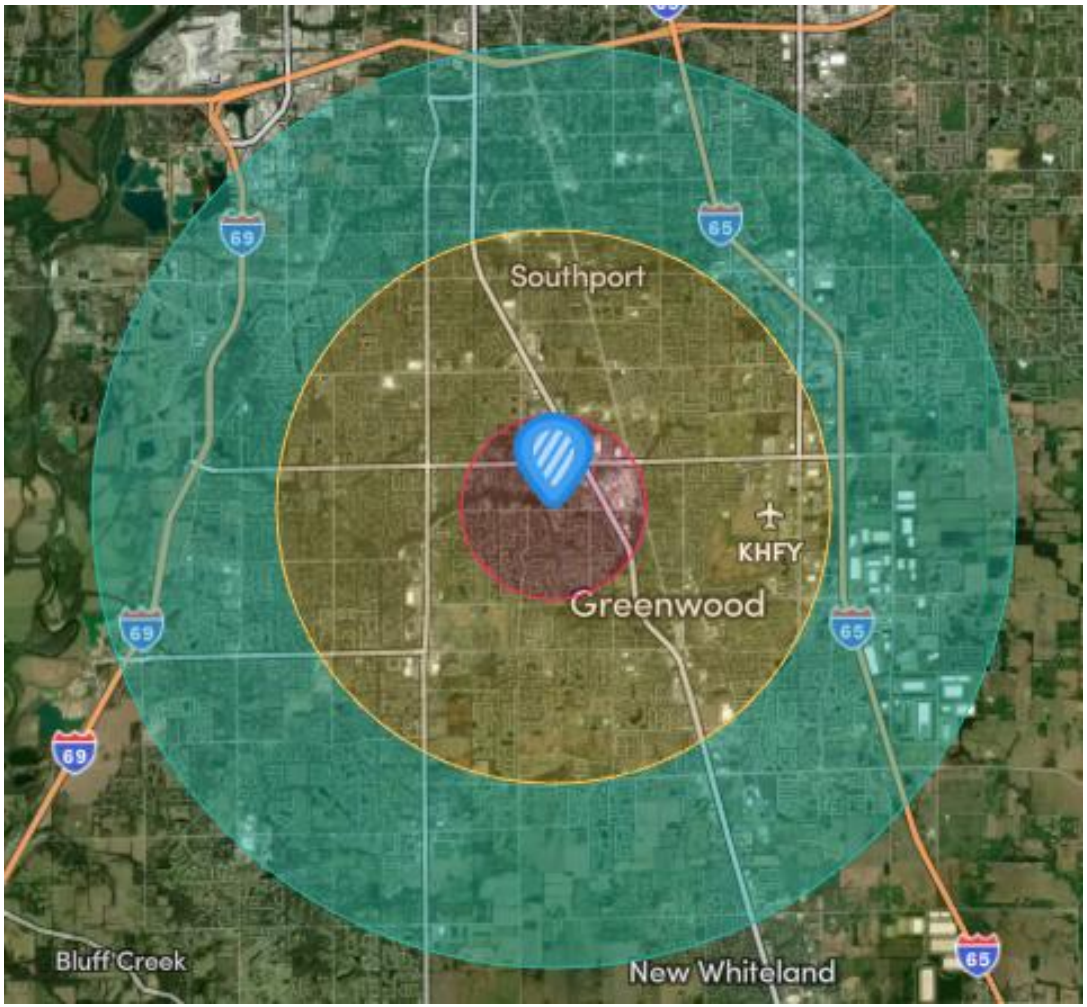
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	5,268	45,954	100,378
Female	5,520	49,060	105,123
Total Population	10,788	95,014	205,501

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,961	18,863	41,735
Ages 15-24	1,571	12,095	26,815
Ages 25-54	5,351	36,884	81,106
Ages 55-64	1,099	20,346	22,538
Ages 65+	1,905	16,824	33,307

Income	1 Mile	3 Miles	5 Miles
Median	$74,400	$74,800	$83,000
< $15,000	228	2,297	4,032
$15,000-$24,999	371	2,413	4,270
$25,000-$34,999	487	3,143	5,846
$35,000-$49,999	489	4,648	8,599
$50,000-$74,999	1,039	7,841	15,522
$75,000-$99,999	782	5,884	12,161
$100,000-$149,999	673	6,688	14,590
$150,000-$199,999	259	2,585	6,712
> $200,000	274	2,515	6,972

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,604	38,015	78,704

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