

436-470 West Main St.

69,357 Sq. Ft.—Six Lots!
FOR SALE—For Commercial Land Development

436-470 W. Main St. Greenwood, IN

46142

317.504.2663



436-470 West Main St.

LAND FOR SALE

STANCATO GROUP
REAL ESTATE

9465 Counselors Row-
STE #200 Indianapolis,
IN 46240

Abbie Stancato
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317.504.2663 Mobile
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M.S.WOODS
— REAL ESTATE —

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69,357 SF - For Commercial Land Development

AVAILABLE:

69,357 Square Feet of Land

FRONTAGE:

210 Feet Facing West Main Street

DEPTH:

212 Feet

USES:

Development of OT (Old Town District) Zoning - Greenwood Zoning (Use Table Available Upon Request) - Rear Lot is Zoned Residential.

The Old Town ("OT") district is intended to preserve and promote infill development and adaptive reuses of buildings within the City's historic town center generally located at the intersection of Madison Avenue and Main Street. The OT contains a mix of uses and flexible standards to promote a vibrant, walkable town center in a manner that is mindful of the character and context of the district. The OT district includes a number of complimentary principal and accessory uses by right and as special exceptions.

LOCATION:

From I-465 South via EXIT 200 toward IN-37 S... Merge onto I-65 S via EXIT 53B toward Louisville. Take EXIT 99 toward Greenwood/Sheek Rd/Main St Westbound. Merge onto E Main St. 436 W Main St, Greenwood, IN 46142-3115, 436-470 W. MAIN ST is on the right.

SUMMARY:

Property Description:

This Commercial Land Is On Busy West Main Street & A Stone Throw Away From Highway 31! Six Properties Being Sold As-Is. The Six Properties Include Four Residential Homes On Five Commercial Lots. These Homes Are Currently Occupied And Leased Month-To-Month. It Is The Desire Of The Owner To Have The Land Commercially Developed. Therefore, This Property Is Being Sold Not For The Value Of The Homes, But The Land Value For Development.

69,357 SF - For Commercial Land Development

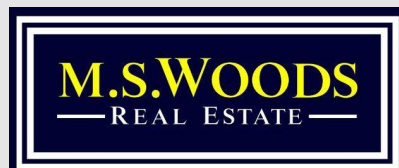
PROPERTY PHOTOS



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AERIAL MAP



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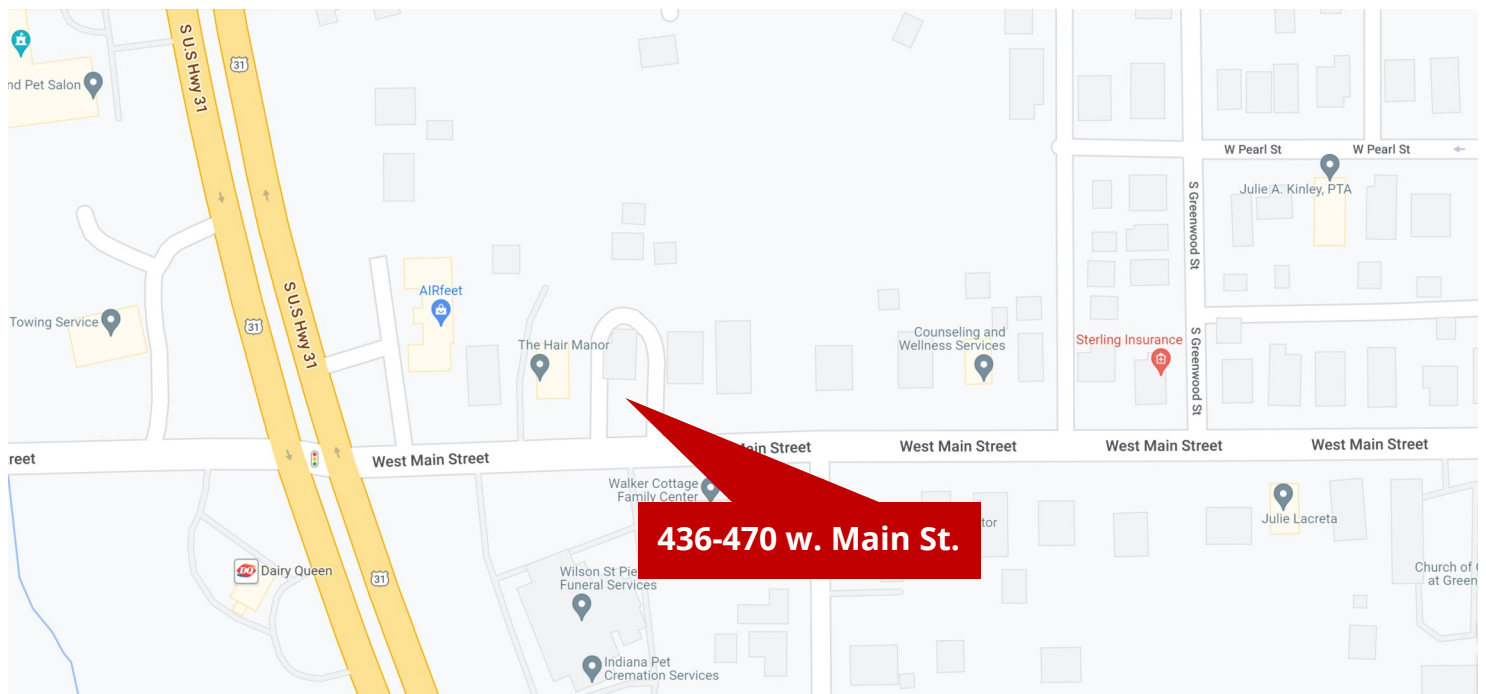
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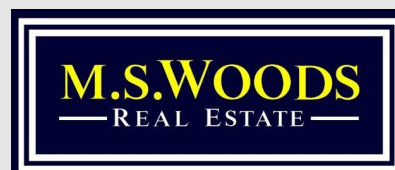
STREET MAP



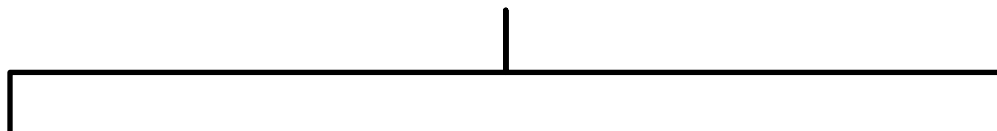
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FINANCIAL SUMMARY

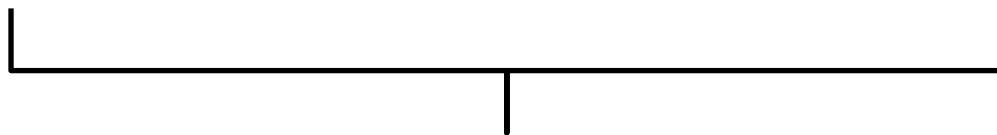


Asking Price: \$1,250,000

Number of Lots: 6

Property is being sold for the land development value.

Price / SF: \$18.02



69,357 SF - For Commercial Land Development

COMMUNITY OVERVIEW — Demographics and Traffic

This property is close to multiple different businesses, restaurants and parks. Some of these include Greenwood Marble & Tile Co, Inc., Hollywood Hair, Market Plaza Shopping Center, Tom's Barbershop, City Center Park and Old City Park, just to name a few,

DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
POPULATION	41,725	168,193	393,480

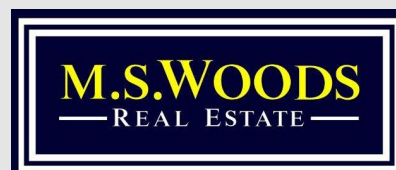
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Main Street West	-	11,468	2022	0.08 mi
Local	Hwy 31 W	10,416	2020	0.08 mi
US Hwy 31	Main St W NE	23,000	2022	0.09 mi
Main St W	US Hwy 31 W	9,368	2020	0.09 mi
Main St W	Hwy 31 W	9,424	2022	0.09 mi
US Hwy 31	Main St W S	26,957	2022	0.12 mi
31	W Hilltop Dr S	31,173	2020	0.13 mi
Main St W	S Greenwood St E	10,758	2022	0.13 mi
Main St W	Hwy 31 E	12,553	2022	0.15 mi
Main St W	US Hwy 31 E	15,808	2018	0.15 mi



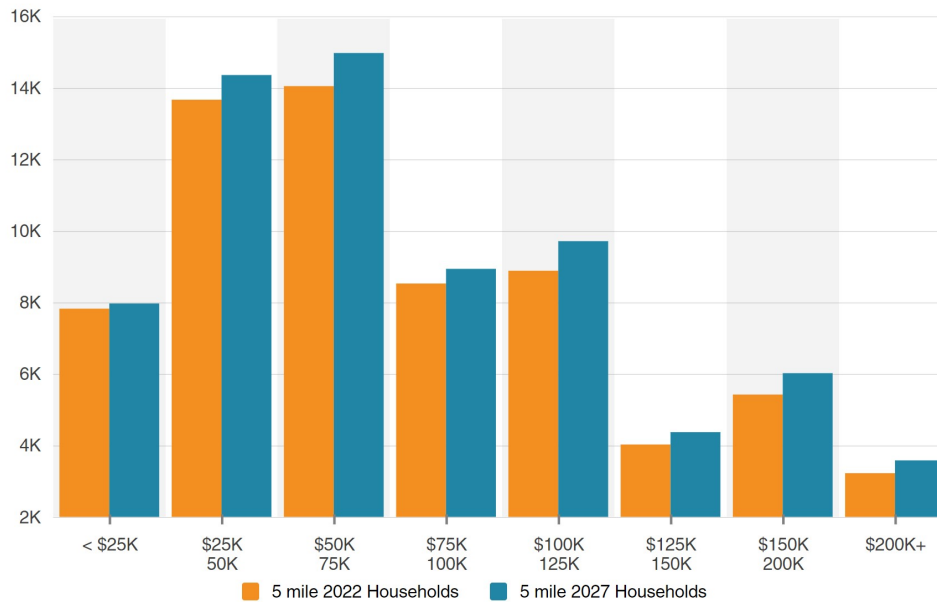
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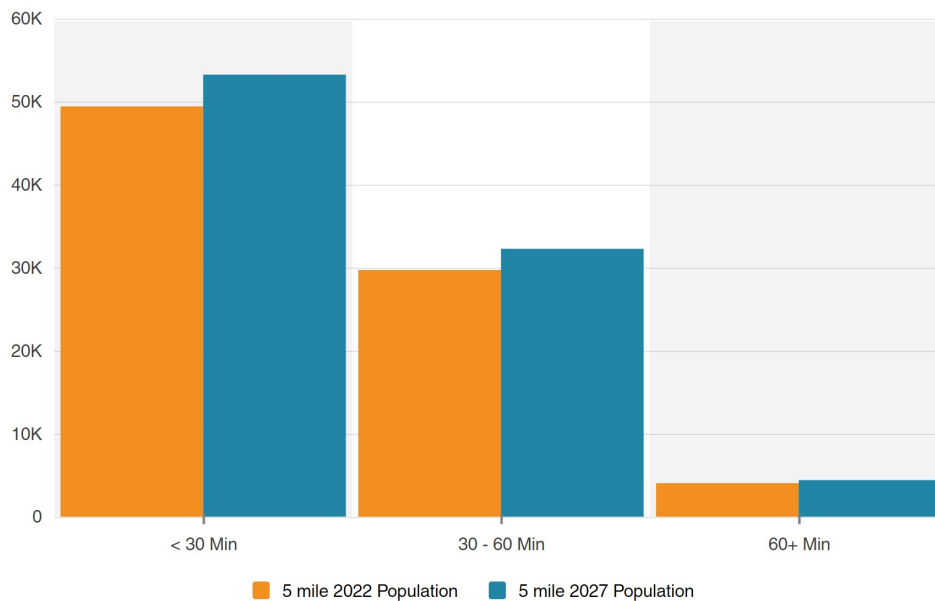


COMMUNITY OVERVIEW— Household Income and Population Travel To Work

Household Income

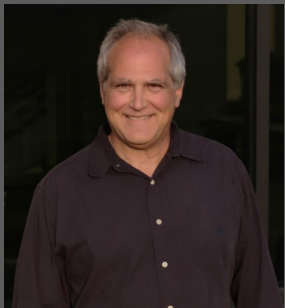


Population Travel To Work



COMPANY SUMMARY

Stancato Group was founded in 2010. Our team has over three decades of combined experience and a wealth of knowledge about central Indiana and surrounding area real estate. We pride ourselves in our openness and adaptivity with each and every one of our clients. Are you looking for your perfect home or commercial space? Let us help! Call one of our team members today! We're always available to talk or answer questions.



**Albert "Abbie"
Stancato**

Realtor/Broker

abbie@mswoods.com

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Known to most as Abbie, he possesses over Thirty Years of Real Estate Experience. He began his career in Commercial/Industrial Real Estate as a Licensed Agent in South Florida. Can-An Associates was one of the largest Commercial/Industrial companies in South Florida, with over One Million Square Feet of property in a business park.

With his primary focus on Commercial Property, Abbie covers over twelve Indiana Counties. Additionally, he has nearly a decade of experience as a Real Estate Investor. As an Investor and owner of residential & commercial properties, Abbie offers the experience and a perspective the average broker does not possess.