

# Wakefield Development

Smith Valley Road & Morgantown Road, Greenwood, IN 46142



## FOR SALE OR LEASE

2 Parcels Left

- 1.9 AC / 1.3 AC pad ready sites with all utilities available
- Zoned retail / office / medical
- Dense residential area with high incomes
- Sale, ground lease or build-to-suit opportunities
- Excellent site for banks, drugstore and restaurants

### TRAFFIC COUNTS

Smith Valley Rd - 15,274 ADT  
Morgantown Rd - 8,214 ADT

### CONTACT

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### MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	8,370	\$121,210	2,807	701
3 Mile	42,973	\$115,691	16,003	10,881
5 Mile	112,366	\$94,352	44,289	32,573



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