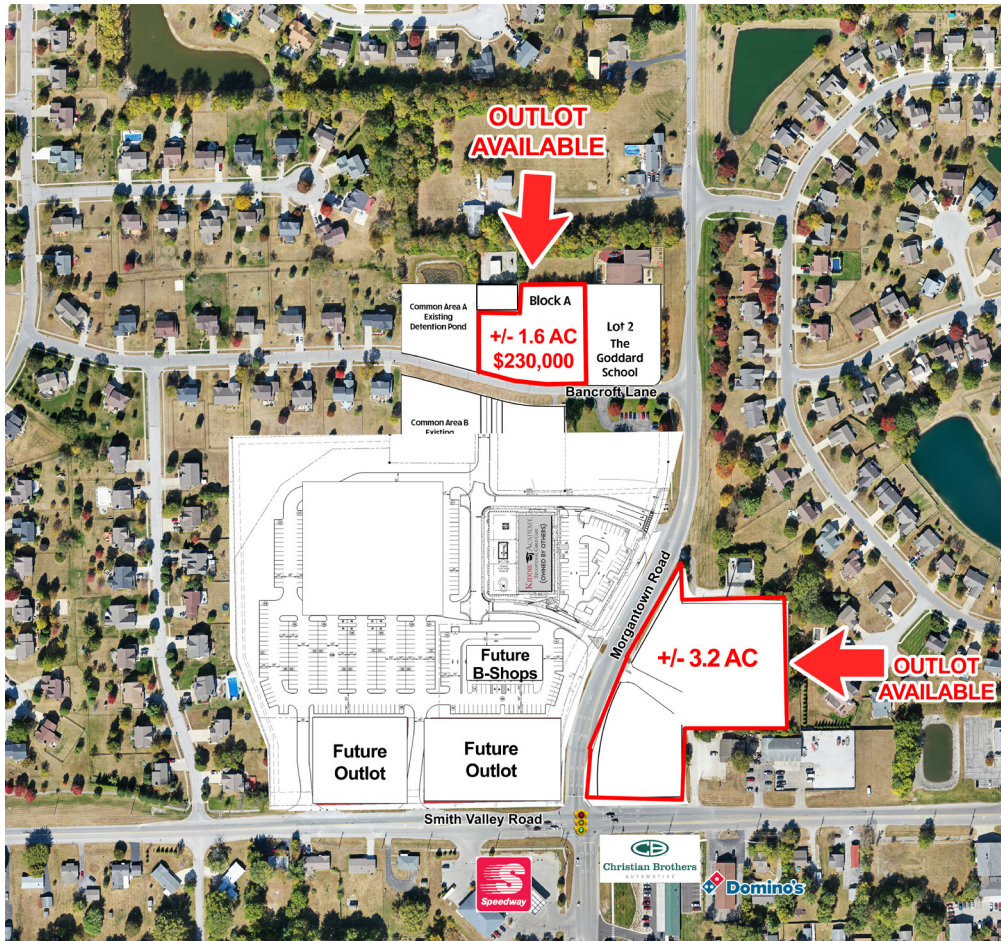


Wakefield Development

Smith Valley Road & Morgantown Road, Greenwood, IN 46142



FOR SALE OR LEASE

- Block A +/- 1.6 ac pad ready sites with all utilities available \$230,000
- +/- 3.2 acres available
- Zoned retail / office / medical
- Dense residential area with high incomes
- Sale, ground lease or build-to-suit opportunity
- Excellent site for medical office or dental office

TRAFFIC COUNTS

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

MARKET DEMOGRAPHICS

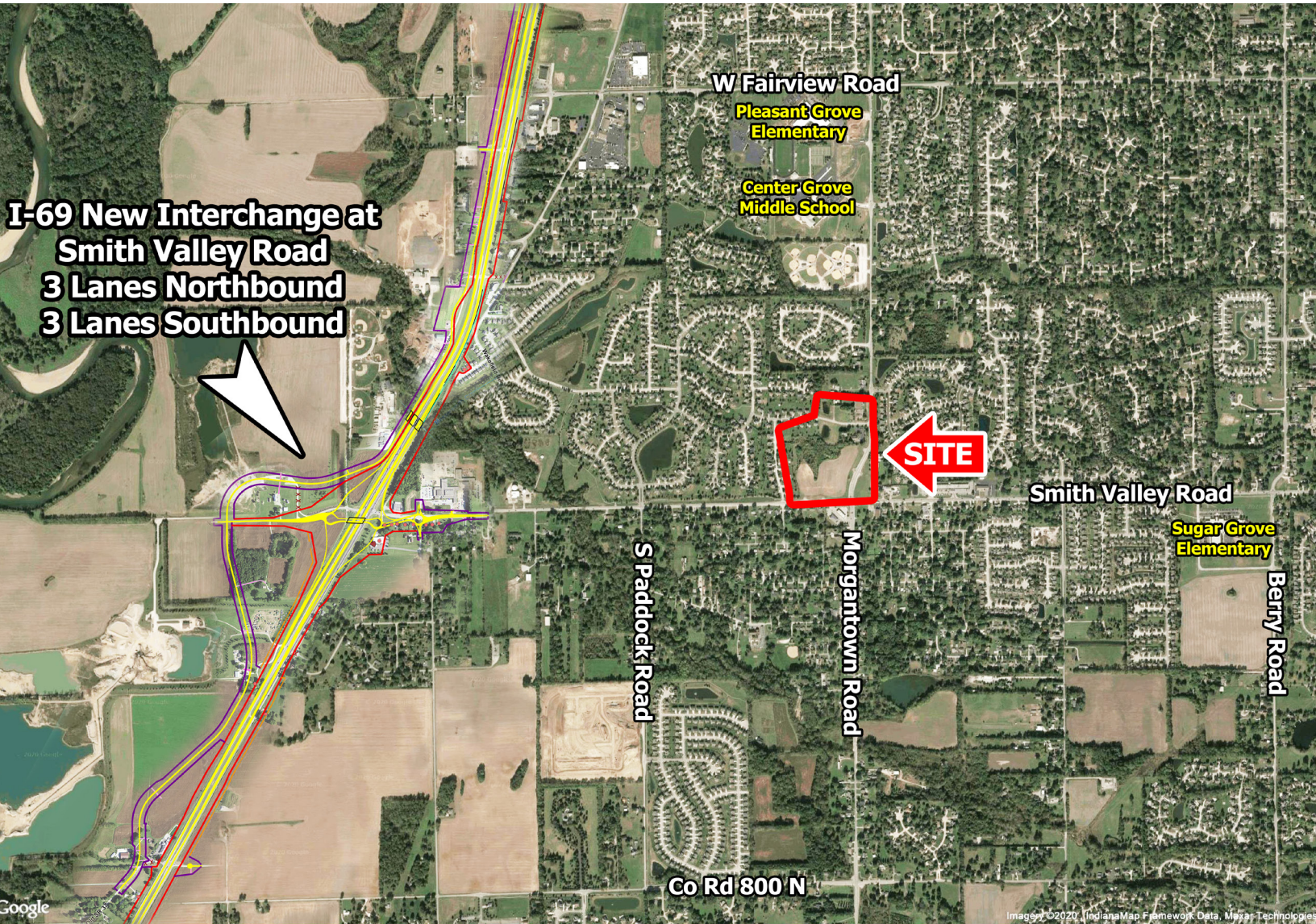
Radius	Population	Income	Households	Daytime Pop
1 Mile	8,370	\$121,210	2,807	701
3 Mile	42,973	\$115,691	16,003	10,881
5 Mile	112,366	\$94,352	44,289	32,573

CONTACT

Keith Fried
kfried@mccreapg.com

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