



## Property Description

Now leasing 2,400 of retail/office space. 4 exam rooms, 1 training room, 1 conference room, kitchenette, and large reception. Vista Run is located along Emerson Ave, where Greenwood is Growing with Many New Businesses. This Center Offers Plenty of Parking, and Easy Access with it having Two Entrances, One on Main Street, and the other on Emerson Ave, within .25 miles from I-65, Pylon Signage Available

## Property Highlights

- High Traffic Area
- Center Near 100% Full
- NNN Estimated at \$3.50
- ADA Accessible

## Offering Summary

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	2,400 SF
Lot Size:	5.19 Acres
Building Size:	47,645 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,972	21,100	53,055
Total Population	6,907	49,788	132,963
Average HH Income	\$59,475	\$61,016	\$65,527



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## Vista Run Shopping Center For Lease | Greenwood, Indiana



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Each Office Independently  
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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.

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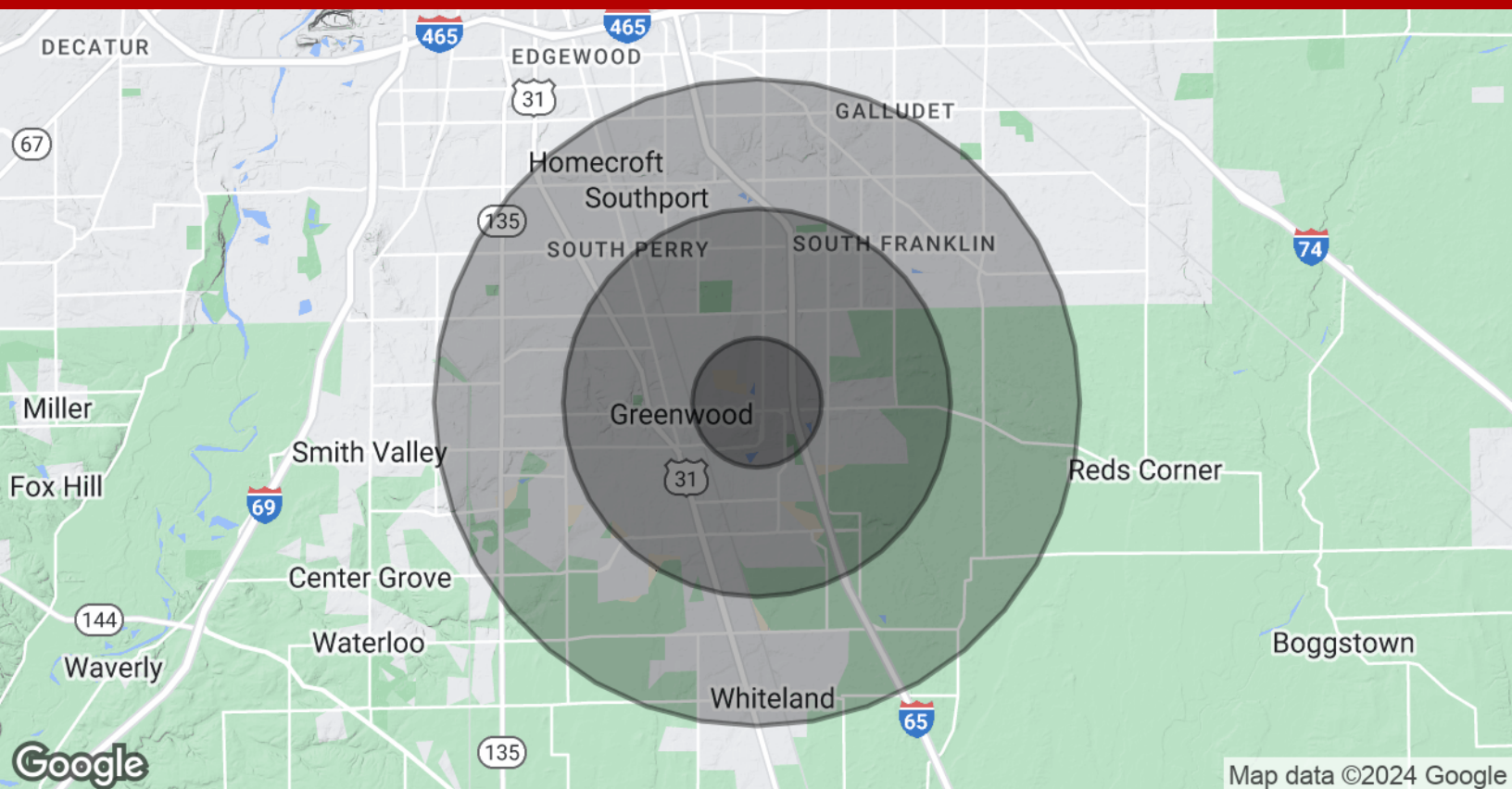
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## Vista Run Shopping Center For Lease | Greenwood, Indiana



Population	1 Mile	3 Miles	5 Miles
Total Population	6,907	49,788	132,963
Average Age	33.8	33.9	34.9
Average Age (Male)	33.0	32.3	33.7
Average Age (Female)	36.1	35.7	36.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,972	21,100	53,055
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$59,475	\$61,016	\$65,527
Average House Value	\$132,758	\$146,086	\$154,696

\* Demographic data derived from 2020 ACS - US Census



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### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 SF	Lease Rate:	\$4,000.00 per month

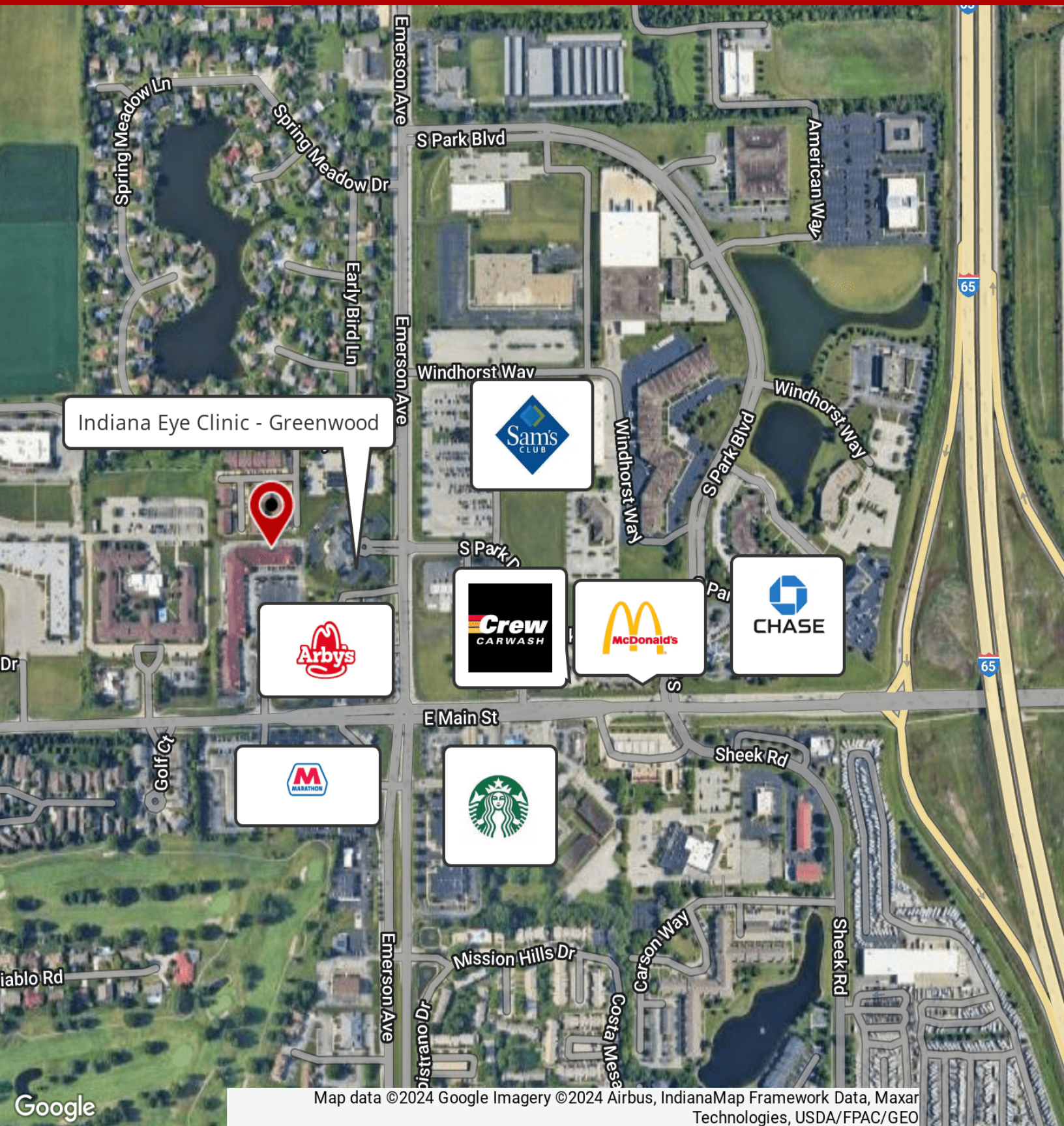
### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate Including NNN	Description
■ 916 E Main, Suite 103	Available	2,400 SF	NNN	\$4,000 per month	Now Leasing 2,400 at the Vista Run Shopping Center. Suite features 4 exam rooms, 1 training room, 1 conference room, large reception, kitchenette, and 1 private restroom.



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