



Redevelopment Opportunity (Dark Walgreens)

\$3,100,000

2215 N. State Road 3, Greensburg, IN 47240

- ✓ Adjacent to Walmart Super Center
- ✓ Signalized Hard Corner
- ✓ Prominent Location within a Major Retail Corridor
- ✓ SW Corner off I-74
- ✓ Large Parcel (1.76 Acres)

INVESTMENT OVERVIEW

REDEVELOPMENT OPPORTUNITY GREENSBURG, IN

Subject Property



CONTACT FOR DETAILS

Russell Smith

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Managing Partner
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IN Broker of Record: Matt Chambers

License #: 481.000413

\$3,100,000

Building Area

±14,490 SF

Land Area

±1.76 AC

Year Built

2005

Zoning

B-2

- ✓ **Expansive 1.76-Acre Parcel with Development Flexibility:** This large parcel provides ample space for parking, additional structures, or potential redevelopment, offering flexibility for a range of commercial uses to capitalize on the high-demand location.
- ✓ **Signalized Hard Corner with High Accessibility:** Located on a prominent signalized intersection, this property allows for easy, controlled access from both N. State Road 3 (5,200+ VPD) and neighboring streets, ensuring safe, visible entry points for customers.
- ✓ **Strategic Proximity to I-74 for Regional Access:** Located on the southwest corner near Interstate 74 (8,900+ VPD), the property captures traffic from the interstate, making it a convenient stop for regional commuters and long-distance travelers alike.
- ✓ **Adjacent to High-Traffic Walmart Supercenter:** This property's location next to a Walmart Supercenter offers constant exposure to a steady stream of shoppers, providing an ideal opportunity for businesses seeking to leverage high foot traffic from one of the busiest retail destinations in the area.
- ✓ **Prime Retail Position within Major Corridor:** Situated within Greensburg's primary retail district along N. State Road 3, this property enjoys proximity to national brands such as Starbucks, Chili's, Dairy Queen, Harbor Freight, McDonald's, and much more.
- ✓ **Proximity to Key Community Landmarks:** This property is conveniently located just 1.5 miles from the Decatur County Courthouse, a popular historic attraction, and 2 miles from Decatur County Memorial Hospital, which has 25 beds and serves thousands of patients annually. The Greensburg Municipal Airport, located 4 miles away, supports general aviation and connects the community to the region, enhancing accessibility for business travelers and visitors alike.
- ✓ **Vibrant Community and Growth:** Greensburg, known as "Tree City" for its unique courthouse tower tree, is a thriving city with a strong sense of community and steady population growth. Positioned strategically between Indianapolis and Cincinnati, it combines small-town charm with easy access to urban amenities, making it an attractive location for residents and businesses alike.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

SUBJECT PROPERTY
2215 N. STATE RD 3

INTERSTATE
74

±8,900 VPD

421

E FREELAND ROAD
±6,433 VPD

N3
±9,549 VPD

N MICHIGAN AVENUE
±9,312 VPD

STATE ROAD 46
±4,791 VPD

INDIANA
46

GREENSBURG
MUNICIPAL
AIRPORT

GREENSBURG
COUNTRY CLUB

VETERANS
MEMORIAL

PSM
APARTMENT

BRIARWOOD
ESTATES
(152 UNITS)

WINDERMERE
APARTMENTS
(80 UNITS)

SEPTEMBER
PLACE

DECATUR COUNTY
MEMORIAL HOSPITAL
(25 BEDS)

GREENSBURG
JUNIOR HIGH SCHOOL
(441 STUDENTS)

GREENSBURG
SOCCER FIELD

GREENSBURG
ELEMENTARY SCHOOL
(1,037 STUDENTS)

GREENSBURG COMMUNITY
HIGH SCHOOL
(671 STUDENTS)

REBEKAH
PARK

SAND CREEK

Walmart Supercenter
HIBBETT SPORTS
SHOE SHOW
maurices
Great Clips
IT'S GONNA BE GREAT
GameStop
Starbucks
JIMMY JOHN'S
Bath & Body Works
goodwill

DOLLAR TREE
SUBWAY
DQ
Pizza Hut

ANYTIME FITNESS
DUNKIN'
PAPA JOHN'S
TACO BELL
McDonald's

ALDI
KFC
Arby's

O'Reilly AUTO PARTS
AutoZone

HARBOR FREIGHT TOOLS
DOLLAR GENERAL
ups

BURGER KING

Rural King
Culver's
Wendy's

chili's

BAYMONT
INN & SUITES

Allstar
CAT Rental

SUNOCO

Hampton
by Hilton

SONIC

U-HAUL

Hampton
Express
STAY HOTEL

INDIANA
3

WORthington
INDUSTRIES

bp

CHEVROLET

IWI
INDIANA
WIRE PRODUCTS

O'Reilly AUTO PARTS
AutoZone

Valvoline

GREENSBURG
SOCCER FIELD

GREENSBURG
ELEMENTARY SCHOOL
(1,037 STUDENTS)

GREENSBURG COMMUNITY
HIGH SCHOOL
(671 STUDENTS)

REBEKAH
PARK

SAND CREEK

mad

ACRO
ENGINEERING

Schreiber
Lumber, Inc.

USPS.COM

FAMILY DOLLAR

Needler's

Speedway

bp

Sinclair

NAPA

Printpack

NCT
TECHNOLOGIES GROUP

BLASDEL
Custom Heat and Motion Technologies

DOLLAR GENERAL

(8,900 VPD)

DOLLAR GENERAL

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



INTERSTATE 74

FIRST first financial bank



SUBJECT PROPERTY

Great Clips IT'S GONNA BE GREAT



SportClips HAIRCUTS



verizon



DOLLAR TREE

SUBWAY



Walmart Supercenter

HIBBETT SPORTS

SHOE SHOW

GameStop

maurices

Bath & Body Works



E FREELAND ROAD (6,433 VPD)



INDIANA 3
N 3 (9,579 VPD)



PIZZA PAPA JOHN'S

ANYTIME FITNESS

DUNKIN'



LONG JOHN SILVER'S



GREENSBURG COMMUNITY HIGH SCHOOL (671 STUDENTS)

ALDI

Arby's

KFC

LONG JOHN SILVER'S

O'Reilly AUTO PARTS

AutoZone

ANYTIME FITNESS

DUNKIN'

PAPA JOHN'S

TACO BELL

McDonald's

CVS pharmacy

Dominos

Ford

BURGER KING

HARBOR FREIGHT TOOLS

DOLLAR GENERAL

ups

Rural King

Calver's

Wendy's

DOLLAR TREE

SUBWAY

DQ

Pizza Hut

AMERICAN BEDDING

HOME FURNISHINGS

E FREELAND ROAD (6,433 VPD)

SUBJECT PROPERTY

chili's

FIRST first financial bank

H&R BLOCK

Quality INN & SUITES

BAYMONT INN & SUITES

Great Clips

AT&T

SportClips HAIRCUTS

T-Mobile

verizon

Starbucks

JJ

Johnny Mikes

INDIANA 3

N 3 (9,579 VPD)

INDIANA
3

N 3
(9,579 VPD)



E FREELAND ROAD
(6,433 VPD)



SUBJECT PROPERTY




SITE OVERVIEW

REDEVELOPMENT OPPORTUNITY GREENSBURG, IN

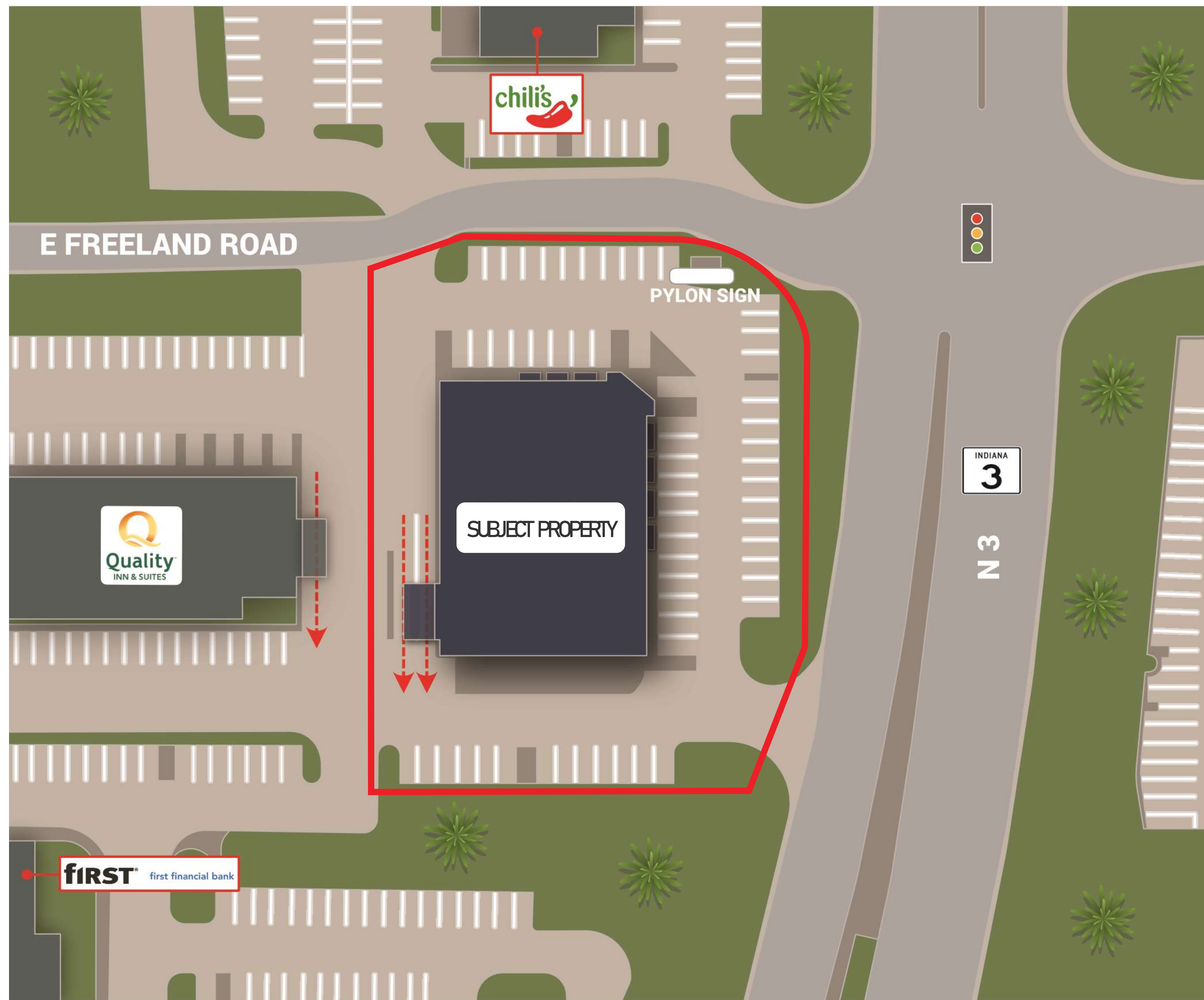
 Year Built | 2005

 Building Area | ±14,490 SF

 Land Area | ±1.76 AC

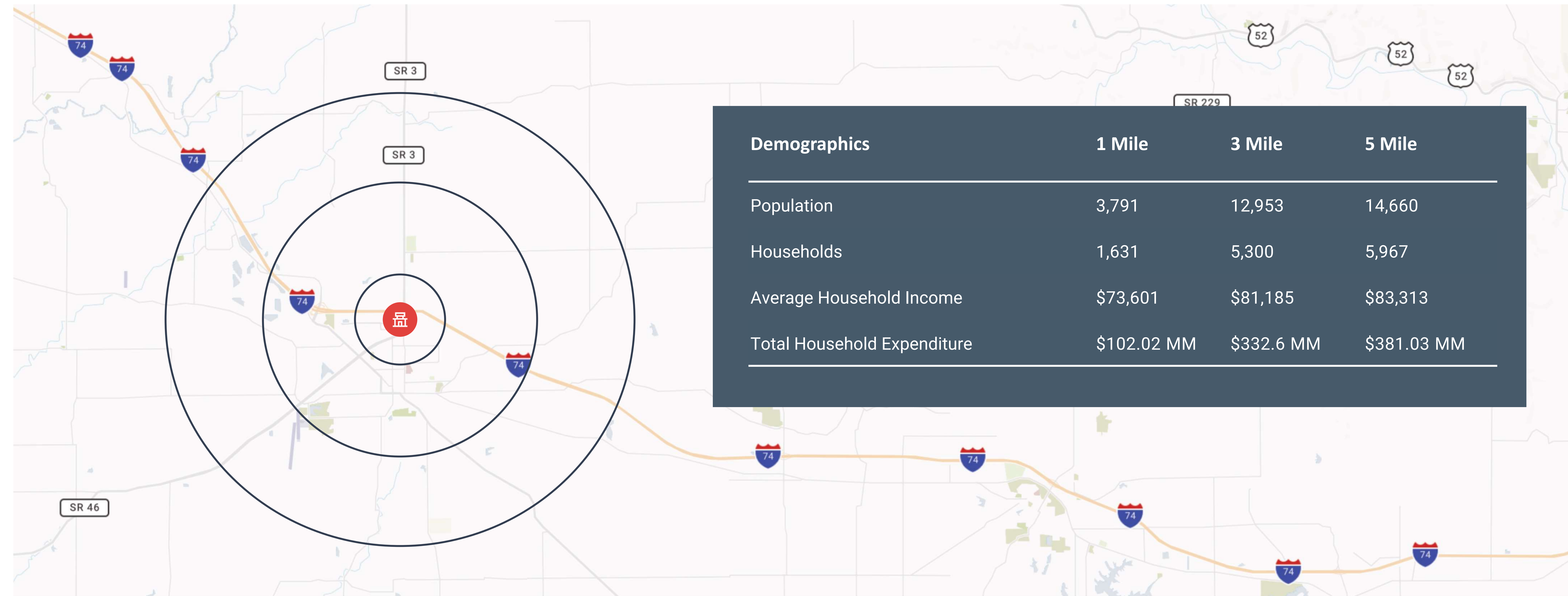
NEIGHBORING RETAILERS

- Walmart Supercenter
- ALDI
- Dollar General
- Anytime Fitness
- Dollar Tree
- Maurices
- Bath & Body Works
- Hibbett Sports
- Shoe Show
- NAPA Auto Parts



LOCATION OVERVIEW

REDEVELOPMENT OPPORTUNITY GREENSBURG, IN



INDIANA ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)


- | | | |
|---------------------------------------|---------------------------------------|--------------------------------|
| 1. Walmart Inc. (46,006) | 7. Thor Industries (18,702) | 13. Eli Lilly and Co. (10,463) |
| 2. U.S. Government (38,500) | 8. Franciscan Alliance Inc. (16,572) | 14. Cummins Inc. (10,100) |
| 3. Indiana University Health (32,306) | 9. Purdue University (14,758) | 15. Cleveland-Cliffs (8,667) |
| 4. State of Indiana (31,106) | 10. Ascension St. Vincent (13,220) | |
| 5. Indiana University (24,576) | 11. FedEx Corp (12,000) | |
| 6. The Kroger Co. (20,401) | 12. Community Health Network (11,735) | |

LOCATION OVERVIEW

REDEVELOPMENT OPPORTUNITY GREENSBURG, IN

Greensburg

Indiana

 26,432
Population

 \$71,566
Median Household Income



Greensburg is Halfway
Between Indianapolis, IN
& Cincinnati, OH

**PRIME
LOCATION**

Greensburg is the County
Seat of Decatur County,
IN

COUNTY SEAT

Greensburg, Indiana, also known as "Tree City," is the county seat of Decatur County, positioned strategically between Indianapolis and Cincinnati along Interstate 74.

This location offers Greensburg convenient access to major cities, airports, and highways, making it a prime area for both commerce and residential growth.

Honda's presence has attracted supporting industries and led to the expansion of manufacturing and retail within the region.

With a population of approximately 11,000 within Greensburg and about 25,000 across Decatur County, the city blends small-town charm with significant economic opportunities, drawing residents, businesses, and visitors alike.

The local economy is anchored by Honda Manufacturing of Indiana, which operates a 1,700-acre, \$550 million assembly plant employing over 2,500 individuals and serving as a major economic driver. Honda's presence has attracted supporting industries and led to the expansion of manufacturing and retail within the region. Other notable employers in Greensburg include Delta Faucet, which consolidated its machining operations here, as well as GECOM Corp and Valeo North America, contributing to a diverse and stable employment base. Greensburg is accessible via Interstates 65, 69, 70, 71, 74, and 75, with nearby connections to the Central Railroad of Indiana and regional airports, including Cincinnati/Northern Kentucky International Airport and Indianapolis International Airport. These transportation networks support logistics, facilitate regional business operations, and attract new companies to the area. The city is also known for the iconic Decatur County Courthouse Tower Tree, a unique landmark that symbolizes the city's heritage and community spirit. With a steadily growing population and a focus on sustainable development, Greensburg is committed to enhancing its infrastructure, educational resources, and public amenities. The community offers quality educational institutions and a high quality of life, with parks, cultural attractions, and community events like the Decatur County Fair. Greensburg's combination of a strong economic foundation, strategic location, and attractive living conditions makes it an ideal location for long-term investment and future growth.

IN THE NEWS

REDEVELOPMENT OPPORTUNITY GREENSBURG, IN

Accelerate Rural Indiana wins \$30M in state READI 2.0 funding

JUNE 06, 2024 (CITY OF GREENSBURG)

Today, the coalition of Batesville, Greensburg, Rushville and Shelbyville along with Decatur, Rush and Shelby counties were named a funding recipient of Indiana's Regional Economic Acceleration and Development Initiative (READI 2.0) by Governor Eric Holcomb.

In 2021, ARI was awarded **\$20 million** in READI 1.0 funding, also the highest per-capita READI award in the state. In total, the region's READI 1.0 project portfolio is expected to attract nearly **\$500 million** of public and **private investment** to the region by 2026. ARI has already disbursed nearly **\$10 million** in funding to seven projects across the region. ARI is one of only **four regions** to increase their award amount from READI 1.0 to READI 2.0.

"This \$30 million READI 2.0 funding represents the largest per capita investment in Indiana, positioning the I-74 southeastern corridor as a premier destination for talent and investment."

ARI's READI 2.0 award will build upon the region's READI 1.0 success. In February, the region submitted its **READI 2.0** application which included 5 key priority areas: Rally Housing Investment, Raise Incomes, Revitalize Quality-of-Life, Reinforce Educational Attainment & Innovation, and a 'Rural. Reimagined.' Marketing Campaign. Utilizing input from **over 3,000 residents**, anchor institutions, and other key stakeholders, the contents of the application exhibit a grassroots approach to rural investment. The group will continue to utilize the plan to pursue **additional funding** outside of the READI program to impact each of the plan's priorities and seize further opportunities for growth.

Having previously blazed a path of rural excellence in Southeastern Indiana through READI 1.0, Accelerate Rural Indiana communities will capitalize on the \$30 million READI 2.0 **investment to prove** that housing growth, job creation, entertainment attraction, and – most importantly – **population growth** in rural regions is possible.

EXPLORE ARTICLE



City of Greensburg Community Infrastructure Planning

(STRUCTURE POINT)

The UDO consolidated Greensburg's Zoning Code and Subdivision Control Ordinance, streamlining the development process and ensuring compliance with state and federal laws. This new ordinance was adopted in November 2023.

Throughout these projects, continuous communication with **city officials** and stakeholders, as well as public outreach, was key to **integrating** all components seamlessly.

"Our Vision2Action planning approach for Greensburg's infrastructure focuses on setting clear goals for land use, economic development, and public facilities, ensuring the community's growth is both strategic and sustainable."

American Structurepoint also created Greensburg's first Bicycle and Pedestrian Master Plan. The primary goals for completing a bicycle and pedestrian master plan were to understand the **true prevalence** of walking and bicycling, increase the number of people walking and bicycling, and provide the **community with actionable strategies** for projects and programs related to bicycle and pedestrian infrastructure.

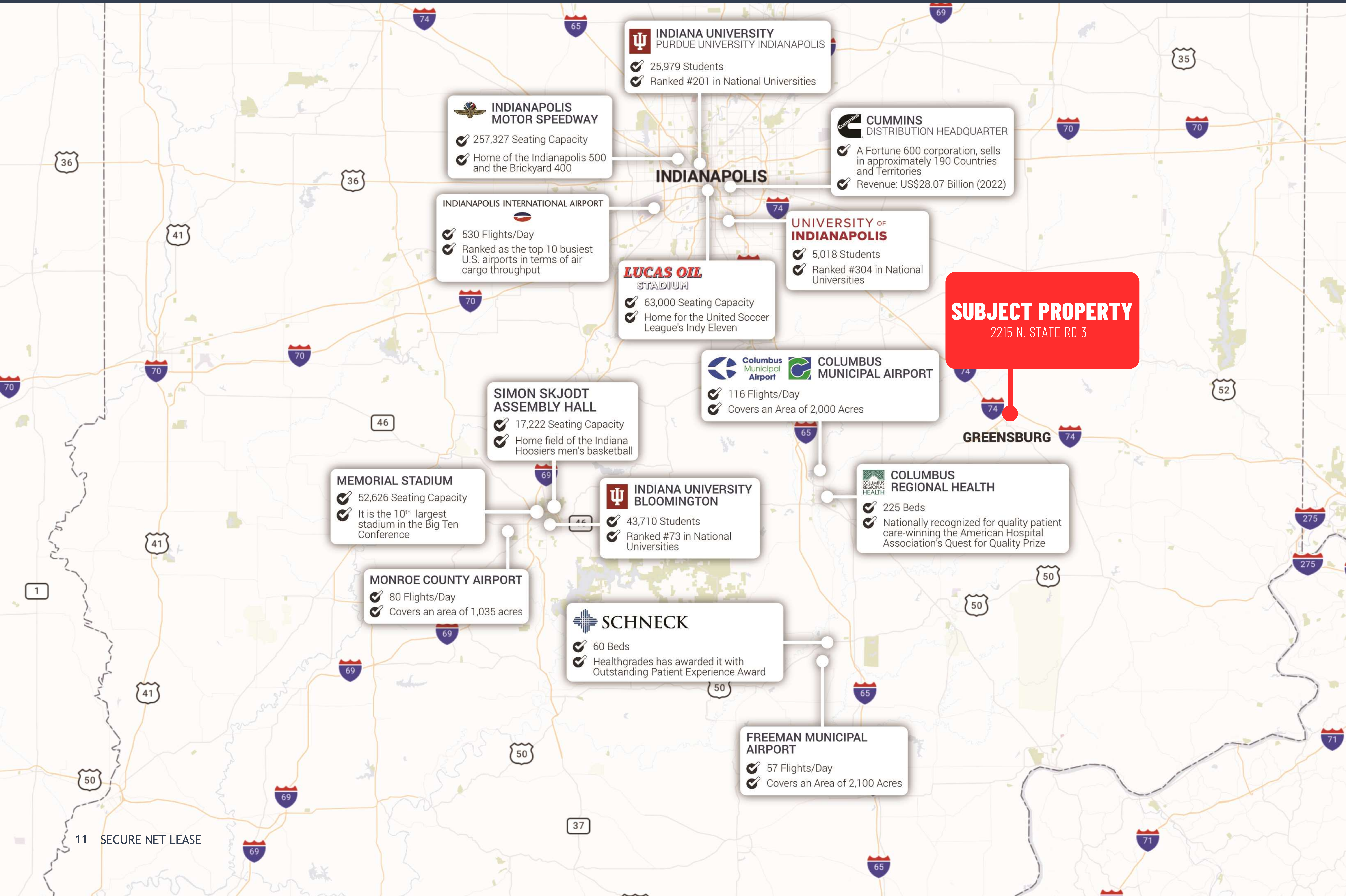
Additionally, they formed a Capital Improvement Plan and Program (CIPP), which prioritized needed infrastructure projects over a **20-year horizon**, with a detailed plan for the **first five years**. The CIPP ensured strategic investment of public funds and prioritized projects for local, state, and federal funding eligibility. The CIPP's **purview encompassed** the city's transportation infrastructure network. This includes roadways, including over 109 (centerline) miles of publicly maintained roads under local jurisdiction.

EXPLORE ARTICLE



METRO AREA

REDEVELOPMENT OPPORTUNITY GREENSBURG, IN



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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