








1306 N STATE ST, GREENFIELD, IN

PRICE: \$ 1,560,000 **CAP RATE: 6.25%**

HIGHLIGHTS

-  **LOCATION**
-  **HIGHLY VISIBLE**
-  **REIMBURSEMENTS**
-  **STABILITY**
-  **LOW MAINTENANCE**

SUMMARY

Ideally situated 15 miles East of Indianapolis in the rapidly growing suburb of Greenfield, IN this new 2,387 square foot single tenant building for Verizon was recently completed on a 0.47 acre parcel located on the North side of Greenfield, IN. The property is positioned on the highly visible N State St, which is the main North/South thoroughfare in the market, and sees 22,957 vehicles daily. This is the strongest retail corridor in the market, and home to many national retailers such as Walmart, CVS, Walgreens, Home Depot, Starbucks, Bob Evans, PetSmart, AT&T, Jimmy Johns, and many more.

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