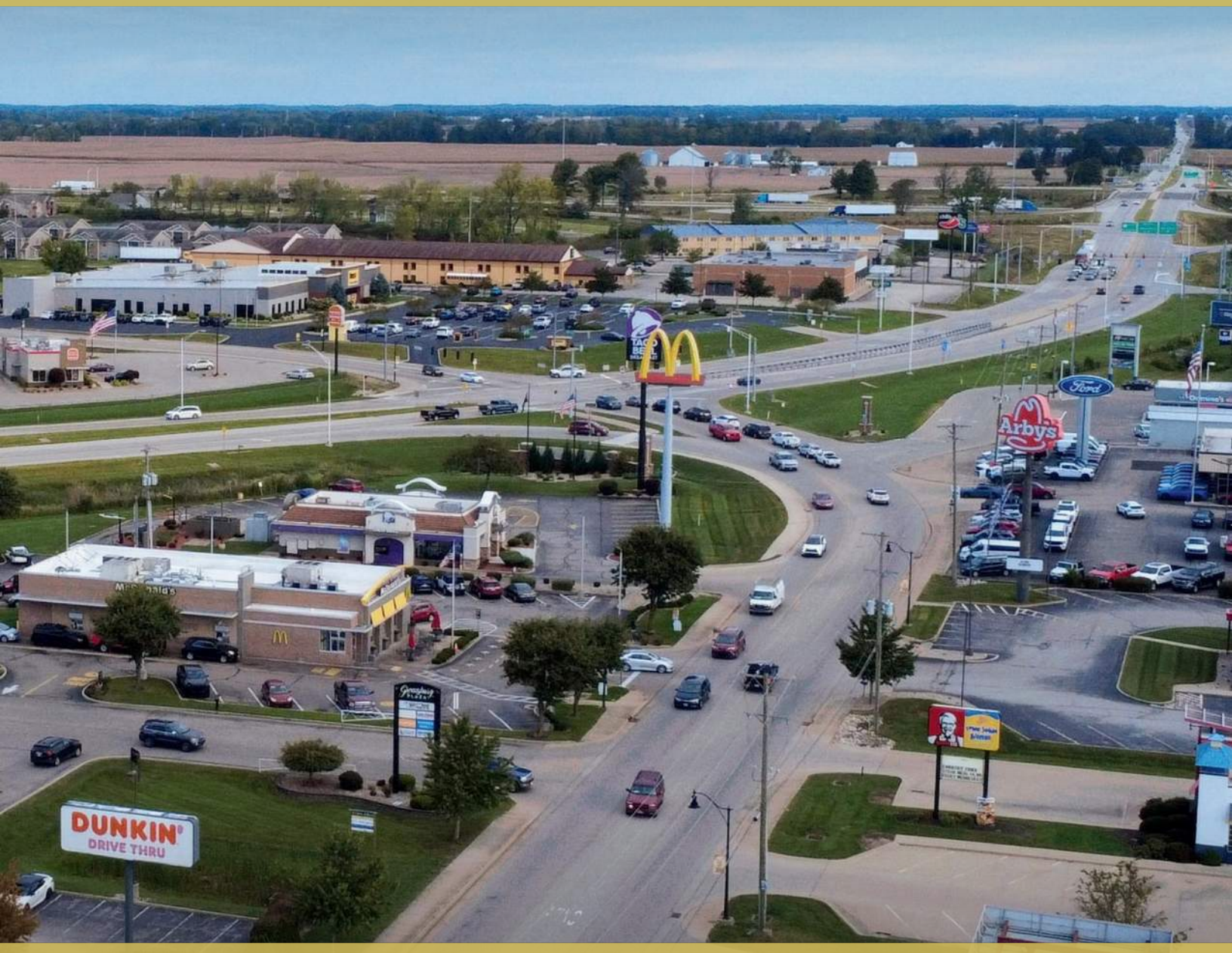
Vision.

The Foundation for Growth: Sites to Build, Expand & Invest

CITY OF GREENSBURG INDIANA



314 W Washington Street, Greensburg, IN 47240
812-663-3344
www.greensburg.in.gov

CONNECT WITH US



ZACH WIRRIG

Dir. Public Projects, Greensburg
zwirrig@greensburg.in.gov
(502) 387-1712



BRYAN ROBBINS

Director, Greensburg Decatur County Economic Development Corp.
director@edcgdc.com
(812) 222-2520



JOSHUA MARSH

Mayor, Greensburg
jmarsh@greensburg.in.gov
(812) 614-4917

180 E VETERANS WAY

Greensburg, Indiana

OWNER:
Greensburg Redevelopment Commission
Zach Wirrig, City of Greensburg
(502) 387-1712



A nice-sized, affordable lot with a long view of eastbound Veterans Way traffic. A unique site design may be required, but a brand-new neighborhood and gym across the street make this site well worth the investment.

PROPERTY SUMMARY

ACREAGE
1.55 acres

ASKING PRICE
$59,000

UTILITIES
water, sewer, electric
3 phase electric on site

TRAFFIC COUNT
Veterans Way | ~2,000 cars/day
I-74 | ~29,281 cars/day

VISION

Swig

Seven Brew Drive Thru Coffee

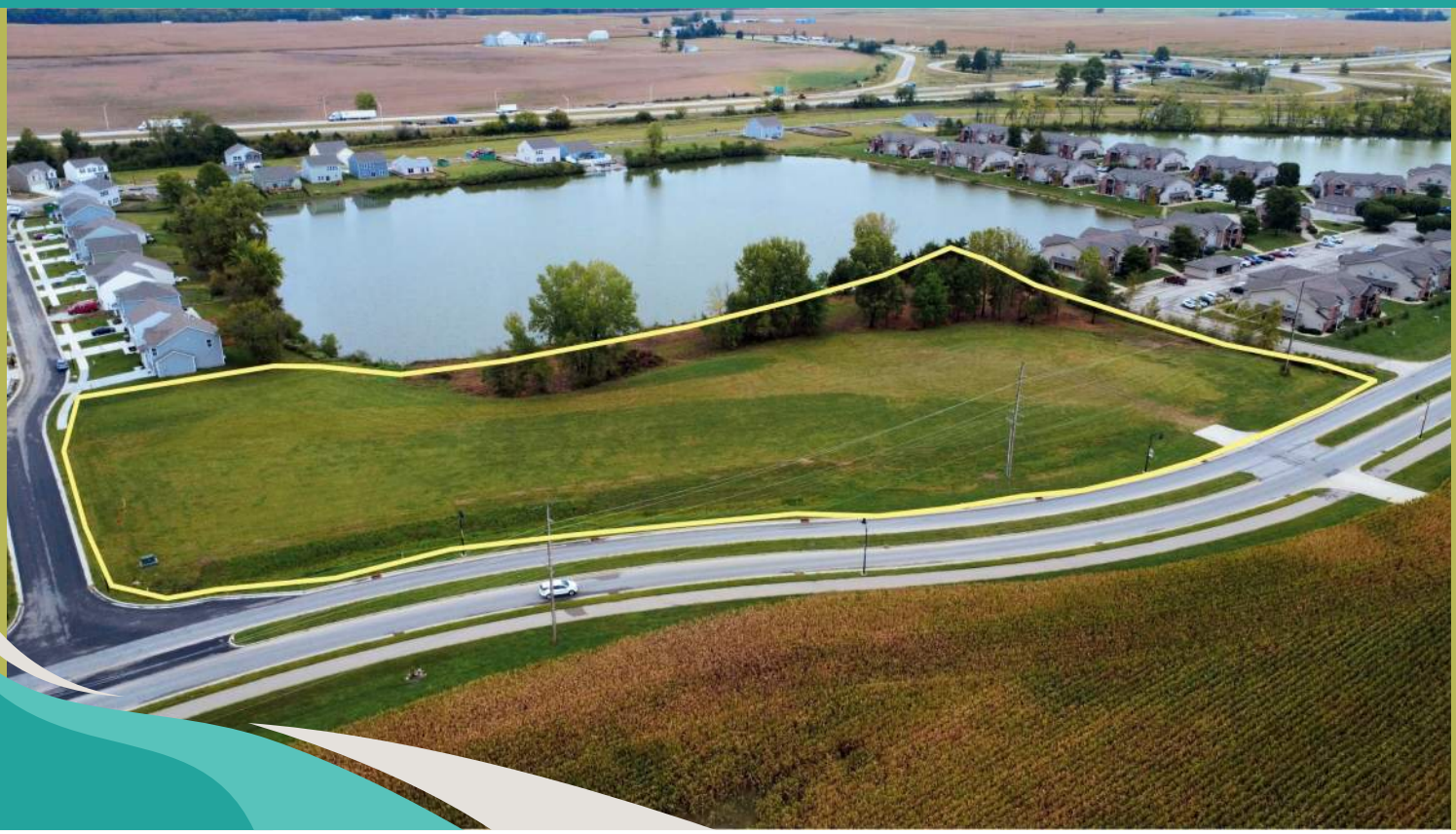
tropical SMOOTHIE CAFE

Dutch Bros Coffee

OWNER:
Greensburg Redevelopment Commission
Zach Wirrig, City of Greensburg
(502) 387-1712

170 W VETERANS WAY

Greensburg, Indiana



The best lot on Veterans Way for a sit-down restaurant with scenic lake views. Access to both interstate interchanges makes this a prime spot for a casual eatery.

PROPERTY SUMMARY

ACREAGE

4.579 acres
approximately 4 buildable

ASKING PRICE

$129,900

UTILITIES

water, sewer, electric
3 phase electric on site

TRAFFIC COUNT

Veterans Way | ~2,000 cars/day
I-74 | ~29,281 cars/day

VISION

Olive Garden ITALIAN KITCHEN

TEXAS ROADHOUSE

FUZZY'S TACO SHOP

Applebee's GRILL + BAR

IHOP

171 W VETERANS WAY

Greensburg, Indiana

OWNER:
Greensburg Redevelopment Commission
Zach Wirrig, City of Greensburg
(502) 387-1712



This flat, 12-acre site is ripe for an anchored retail center. The RDC is looking for a partner to bring a development to the site that benefits not only the corridor but the entire community.

PROPERTY SUMMARY

ACREAGE
12.13 acres

ASKING PRICE
$324,900

UTILITIES
water, sewer, electric
3 phase electric on site

TRAFFIC COUNT
Veterans Way | ~2,000 cars/day
I-74 | ~29,281 cars/day

VISION

ACE Hardware

Hy-Vee EMPLOYEE OWNED

SPROUTS FARMERS MARKET

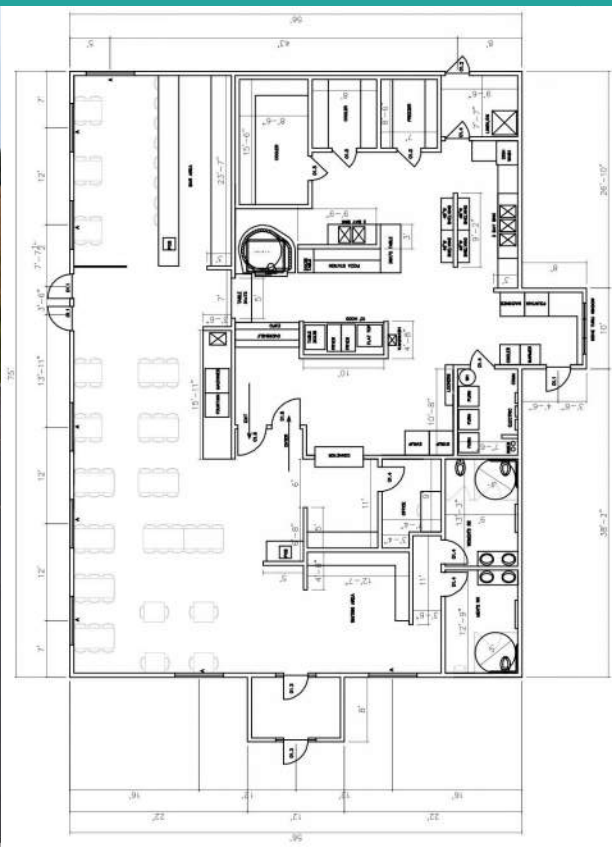
Dunham's SPORTS

OWNER:
Jeff Whitaker
(812) 593-1648
jwhitakerdev@yahoo.com

1414 W VETERANS WAY

Greensburg, Indiana





The 4,200-square-foot shell is there. The lake views are there. The Fairfield Inn & Suites is opening. Now is your opportunity to take this space and bring it to life. Located directly on Veterans Way, with lake views, interstate traffic and nearby hotel stays, this site is ready for its next chapter.

PROPERTY SUMMARY

ACREAGE

4.579 acres
4,200 sf building
30,000 sf asphalt parking lot

ASKING PRICE

Contact Owner

UTILITIES

water, sewer, electric
3 phase electric on site

TRAFFIC COUNT

Veterans Way | ~2,000 cars/day
I-74 | ~29,281 cars/day

VISION

FAST-FIRE'D BLAZE PIZZA

PANDA EXPRESS CHINESE KITCHEN

WILD eggs

FIRST WATCH
THE DAYTIME CAFE

1750 N MEMORIAL WAY

Greensburg, Indiana

OWNER:
Jeff Whitaker
(812) 593-1648
jwhitakerdev@yahoo.com



This prime site is the largest greenfield opportunity on Veterans Way, offering direct visibility from U.S. 421 and convenient access to the I-74 interchange. The site is well-positioned for a regional, grocery-anchored shopping center. Not only is it the largest available site along the corridor, but it is also the closest to Honda of North America's Indiana Auto Plant and its thousands of daily commuters.

PROPERTY SUMMARY

ACREAGE
24.5 acres

ASKING PRICE
Contact Owner

UTILITIES
water, sewer, electric
3 phase electric on site

TRAFFIC COUNT
US-421 | ~11,000 cars/day
I-74 | ~29,281 cars/day

VISION

Kroger
LOWE'S
meijer
T.J.maxx
TARGET
MENARDS®
HOBBY LOBBY
Publix.

OWNER:
Jeff Whitaker
(812) 593-1648
jwhitakerdev@yahoo.com

WESTRDIGE PARKWAY

Greensburg, Indiana



These smaller lots are located along a well-established frontage road with banks, medical offices, administrative offices and a newly constructed Dollar General. The nearby Holiday Inn & Suites also brings overnight guests to the area. Eight lots are currently available along this street.

PROPERTY SUMMARY

ACREAGE

8 lots available
0.69-1.30 acres

ASKING PRICE

Contact Owner

UTILITIES

water, sewer, electric
3 phase electric on site

TRAFFIC COUNT

US-421 | ~11,000 cars/day
I-74 | ~29,281 cars/day

VISION

JAGGERS

ups

EINSTEIN BROS BAGELS

COLD STONE CREAMERY

crumbl cookies

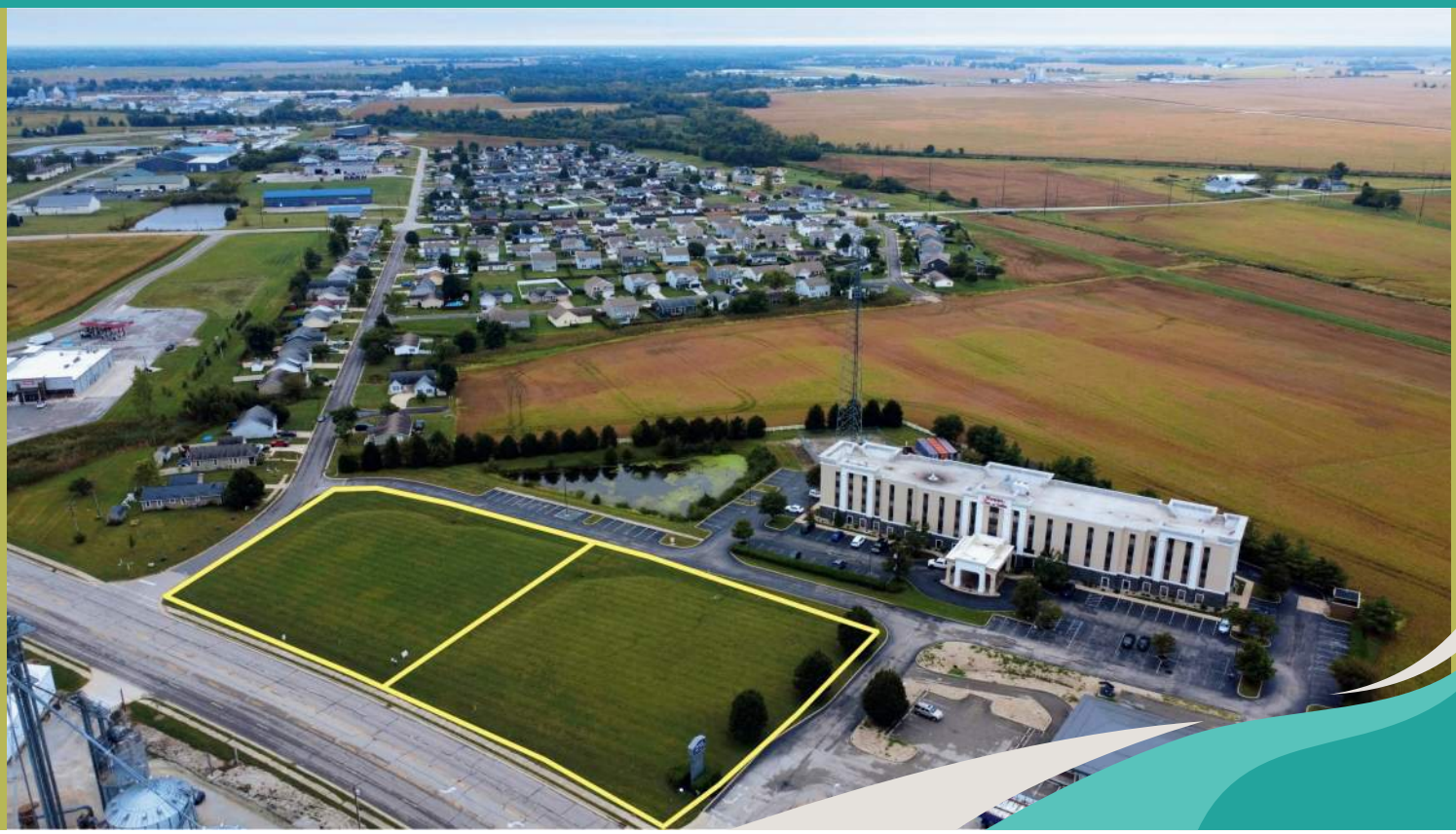
WING STOP

FedEx

2075 N MICHIGAN AVE

Greensburg, Indiana

LISTING AGENT:
Andrea Dennett
(812) 593-4141
exodusrealtygreensburg@gmail.com



Located directly in front of the newly renovated Hampton Inn & Suites, these two outlots offer prime visibility along U.S. 421 and are among the first commercial sites accessible from I-74. With strong highway exposure and thousands of visitors traveling to Greensburg for weekend baseball and softball tournaments throughout the summer, these sites present an ideal opportunity for restaurant development.

PROPERTY SUMMARY

ACREAGE

2 lots available
0.69-1.30 acres

ASKING PRICE

$226,000 each

UTILITIES

water, sewer, electric
3 phase electric on site

TRAFFIC COUNT

US-421 | ~11,000 cars/day
I-74 | ~29,281 cars/day

VISION

FIRST WATCH
THE DAYTIME CAFE

WILD eggs

SMOOTHIE KING

tropical SMOOTHIE CAFE

Chick-fil-A

IHOP

McALISTER'S DELI

OWNER:
Jeff Whitaker
(812) 593-1648
jwhitakerdev@yahoo.com

1701 N MICHIGAN AVE

Greensburg, Indiana



This parcel is ready for a commercial center. With two existing city streets bordering the site, frontage along U.S. 421, and traffic generated by Honda of North America's Indiana Auto Plant and its thousands of daily commuters, this site is ready for its debut.

PROPERTY SUMMARY

ACREAGE
12 acres

ASKING PRICE
Contact Owner

UTILITIES
water, sewer, electric
3 phase electric on site

TRAFFIC COUNT
US-421 | ~11,000 cars/day
I-74 | ~29,281 cars/day

VISION

Kroger
meijer
HyVee EMPLOYEE OWNED
Publix
SPROUTS FARMERS MARKET
TARGET

800 E FREELAND RD

Greensburg, Indiana

LISTING AGENT:
Deanna Burkart
(812) 663-2460
deannaburkart@gmail.com



The hidden gem of Greensburg real estate sits right next to a highly successful, fully leased Walmart-anchored center. Nearby Starbucks, Marshalls, Feeders, Jimmy John's, Dairy Queen and other national brands provide an established traffic draw. Best of all, this site offers direct I-74 frontage.

PROPERTY SUMMARY

ACREAGE
24 acres

ASKING PRICE
Contact Listing Agent

UTILITIES
water, sewer, electric
3 phase electric on site

TRAFFIC COUNT
Freeland Rd | ~10,000 cars/day
SR-3 | ~18,000 cars/day
I-74 | ~29,281

VISION

THE HOME DEPOT

sam's club

MENARDS®

LOWE'S®

LISTING AGENT:
Doug Orr
(812) 662-4642
douglasorr@remax.com

1208 N LINCOLN ST

Greensburg, Indiana



This legacy site along Greensburg's established retail corridor is ready to be reimagined. Surrounded by national brands and an established customer base, the site offers a strong opportunity for a new quick-service restaurant.

PROPERTY SUMMARY

ACREAGE
2.5 acres

ASKING PRICE
Contact Listing Agent

UTILITIES
water, sewer, electric
3 phase electric on site

TRAFFIC COUNT
Lincoln Street | ~13,500 cars/day
SR-3 | ~18,000 cars/day

VISION

THE WING WING·STOP EXPERTS

QDOBA MEXICAN EATS®

CHIPOTLE MEXICAN GRILL

1803-1903 N LINCOLN ST

Greensburg, Indiana

LISTING AGENT:
Brian Johnston
CURO • BRKG
(513) 203-4647

20,955 SF | 100% LEASED | RETAIL BUILDING | $3,600,000 ($171.80/SF) | 7.64% CAP RATE



This 100% leased shopping center on Greensburg's retail corridor is an opportunity to invest in a prime location.

LISTING AGENT:
John Merrill
Merrill Property Group | KW Commercial
(317) 590-3046

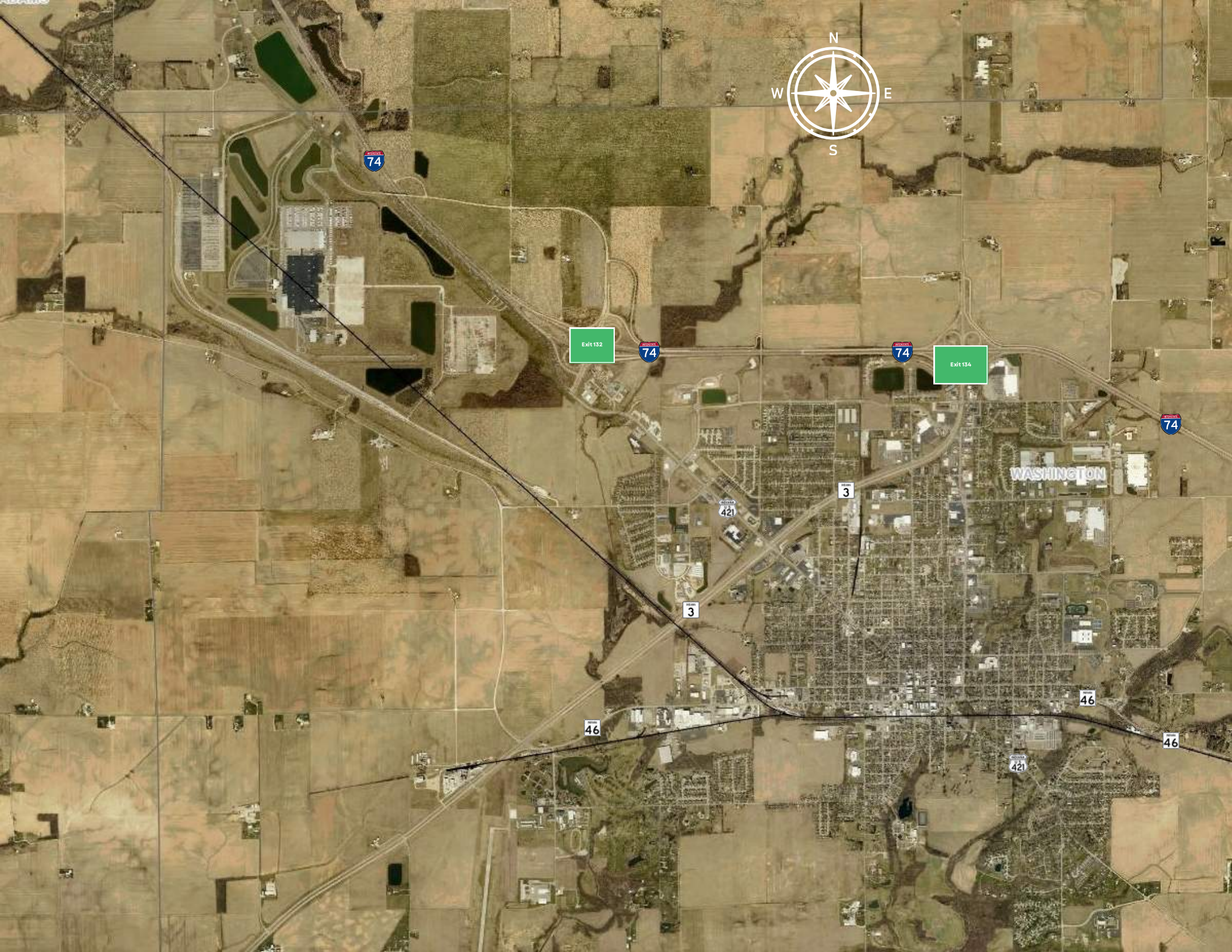
736 W MAIN ST

Greensburg, Indiana

35,895 SF | 26,560 VACANT | RETAIL BUILDING | $2,500,000 ($69.65/SF



This former grocery-anchored shopping center is ready to be reimagined! Located just one mile from a recently refurbished youth sports complex that hosts more than 40 weekend tournaments each year.


N
W
E
S
74
Exit 132
74
74
Exit 134
74
WASHINGTON
3
421
3
46
46
46
421



>2 acres (divisible)

<2 acres

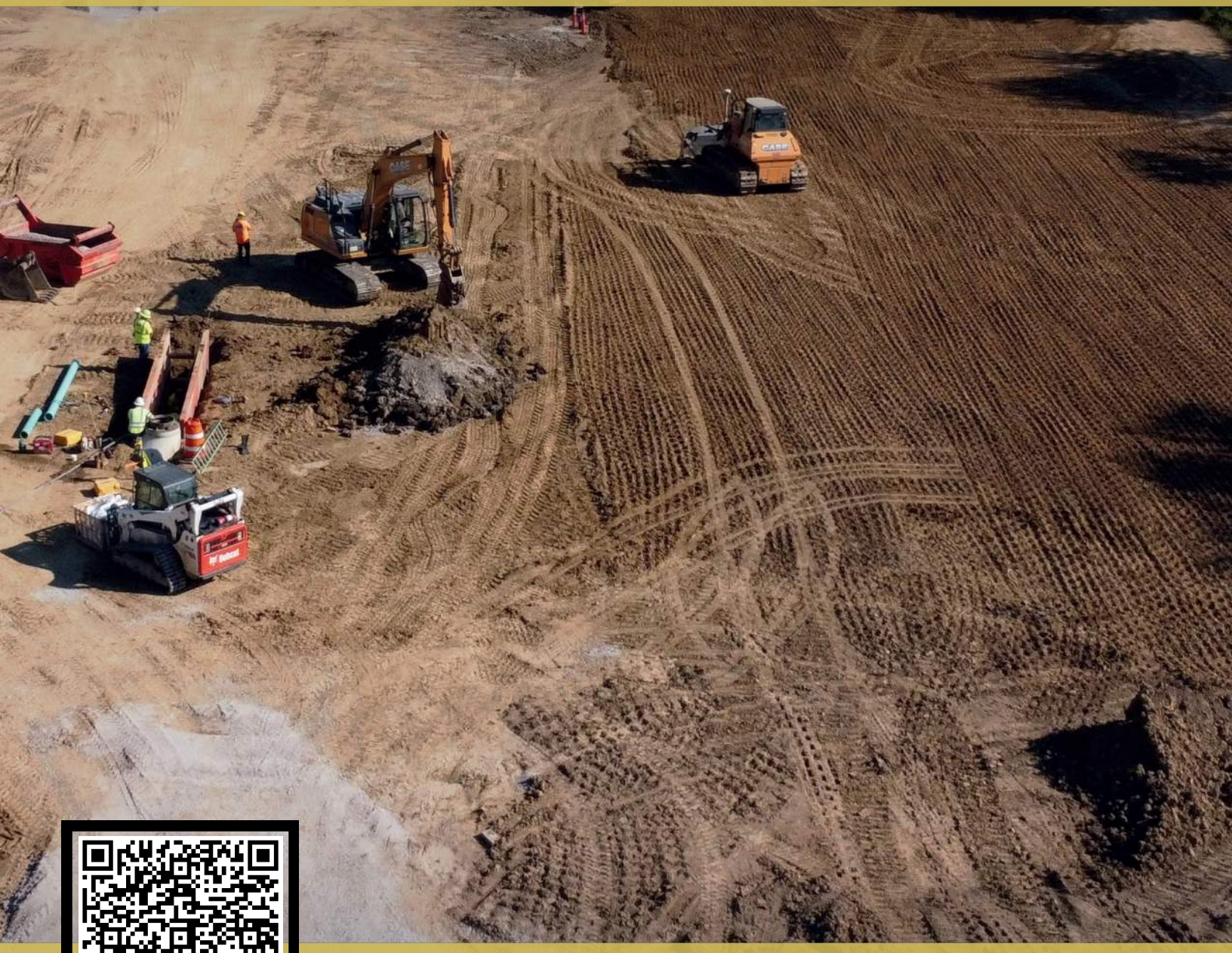
Housing

RDC Owned Lots

All sites are shovel ready

WWW.GREENSBURG.IN.GOV

— CITY OF —
GREENSBURG
INDIANA



Scan the QR Code to view additional contact information, our partnership packet, permitting information, and more!