



243 S. Madison Ave.  
Greenwood, IN 46142  
For Lease



### PROPERTY DESCRIPTION

Located in the heart of downtown Greenwood, this vibrant area is a destination for retail and street retail tenants. Bustling with shopping, dining, and entertainment options, the location offers unbeatable visibility and foot traffic. The property is surrounded by popular destinations such as Greenwood Park Mall, providing a steady stream of potential customers. Nearby, visitors can explore the charming historic district, home to locally owned boutiques and eateries. With its lively atmosphere and strong community feel, the area is the ideal setting for retail businesses looking to thrive in a dynamic and diverse market.

### PROPERTY HIGHLIGHTS

- Located Steps from the \$83 million development that is underway
- Great for event venue
- Situated on 1.88 Acres
- Historic two story building in Old Town Greenwood

### OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	5,234 SF
Building Size:	5,234 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,844	34,715	66,368
Total Population	8,627	88,172	172,014
Average HH Income	\$81,323	\$92,966	\$102,506

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Development Summary



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Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com  
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



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Recent & Ongoing Projects



**A Building**

- 23,800 SF footprint (excl. parking)
- 4 stories
- 23,800 SF commercial
- 72 apartments

**B Building**

- 20,700 SF footprint
- 1,975 SF amenity space
- 3 stories (2 apts / 1 pkg)
- 38 apartments

**C Building**

- 16,200 SF footprint
- 3 stories (2 apts / 1 pkg)
- 28 apartments

**D Building**

- 20,800 SF footprint
- 3 stories (2 apts / 1 pkg)
- 36 apartments

**E Building**

- 800 - 860 SF footprints
- 54 townhomes (2,000 - 2,150 sf typ.)

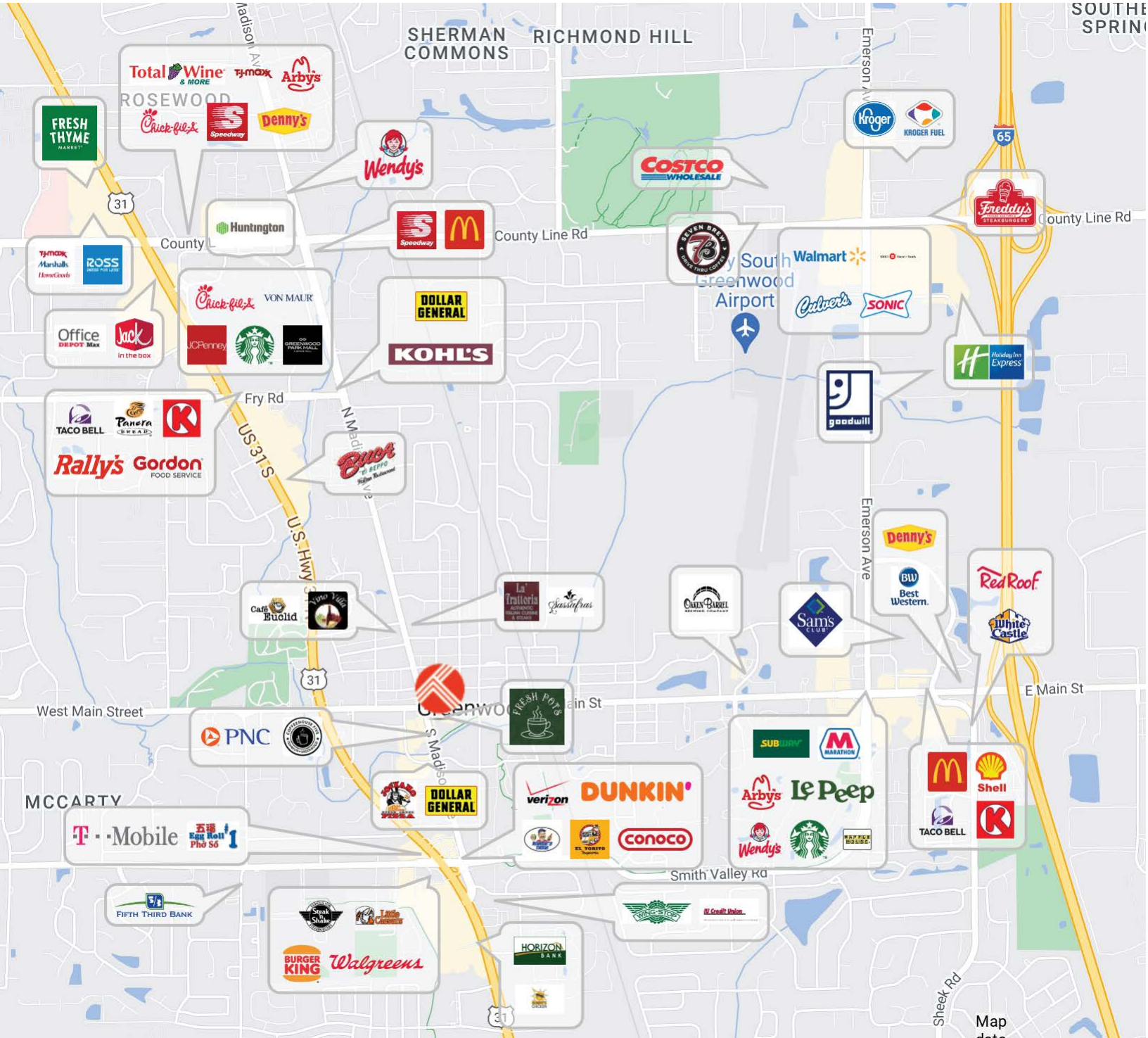
CITY OF GREENWOOD | 523 South Madison Master Plan

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### Surrounding Businesses



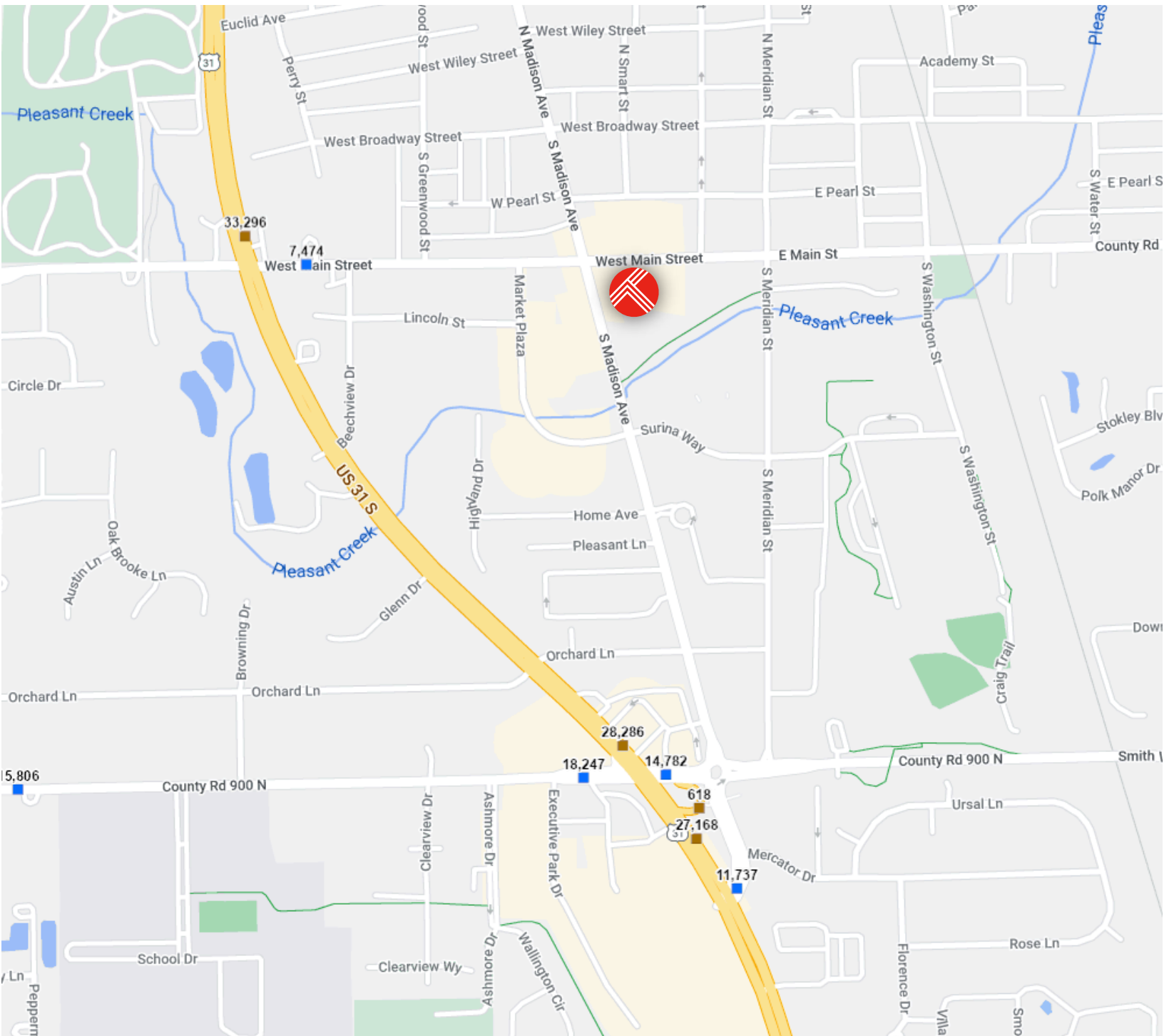
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### Traffic Counts



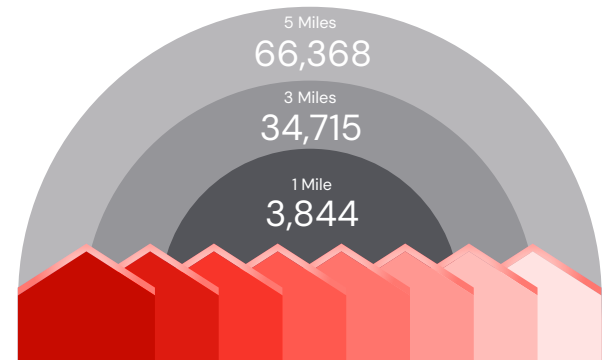
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## Demographics



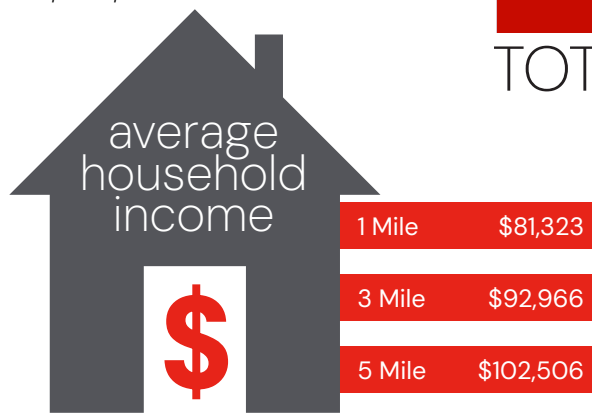
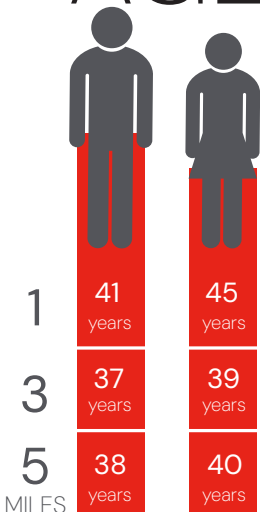
\* Source: Demographics data derived from AlphaMap

### TOTAL POPULATION



### TOTAL HOUSEHOLDS

### AVG AGE



### Average House Value



### # of Persons Per Household

