



780 US 31 S.
Greenwood, IN 46142
For Lease



PROPERTY DESCRIPTION

DO NOT DISTURB TENANT

8,217 SF of Restaurant Space Available for Lease in the heart of Greenwood's retail corridor. The property is located along the high-profile retail corridor of US-31, immediately to the south of Fry Road and across from Greendale Centre, home to Panera Bread, DSW, Reis Nichols, Lane Bryant, Beauty Brands, The Flying Cupcake, Motherhood Maternity and Hallmark. Surrounding national retailers include The Vitamin Shoppe, Starbucks, Chick-Fil-A, Kohl's, Sun Tan City, and More! The site is located approximately 0.3 miles south of Greenwood Park Mall, the state's second-largest enclosed shopping mall. It features more than one million square feet of high-profile shopping and dining. Anchor tenants include: Dick's Sporting Goods, JCPenney, Macy's, Sears and Von Maur. US Hwy 31 is the largest retail corridor and most populous suburb in the southern portion of the Indianapolis Metropolitan Area. Johnson County is one of Indiana's five fastest-growing counties.

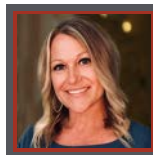
PROPERTY HIGHLIGHTS

- Adjacent to the Greenwood Park Mall
- 2nd Generation Restaurant
- Pylon Signage
- Dedicated Turn Lane
- FF&E Negotiable

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	Approx. 8,217 SF
Lot Size:	Approx 1.6 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,151	37,084	79,132
Total Population	11,343	92,735	206,479
Average HH Income	\$81,674	\$89,846	\$101,940



Crystal Kennard
VP, Brokerage
317.418.2464
ckennard@tharprealty.com

BROKERAGE | MANAGEMENT | DEVELOPMENT



780 US 31 S.
Greenwood, IN 46142
For Lease



BROKERAGE | MANAGEMENT | DEVELOPMENT

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



780 US 31 S.
Greenwood, IN 46142
For Lease

Interior Photos



BROKERAGE | MANAGEMENT | DEVELOPMENT

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



780 US 31 S.
Greenwood, IN 46142
For Lease

Surrounding Businesses



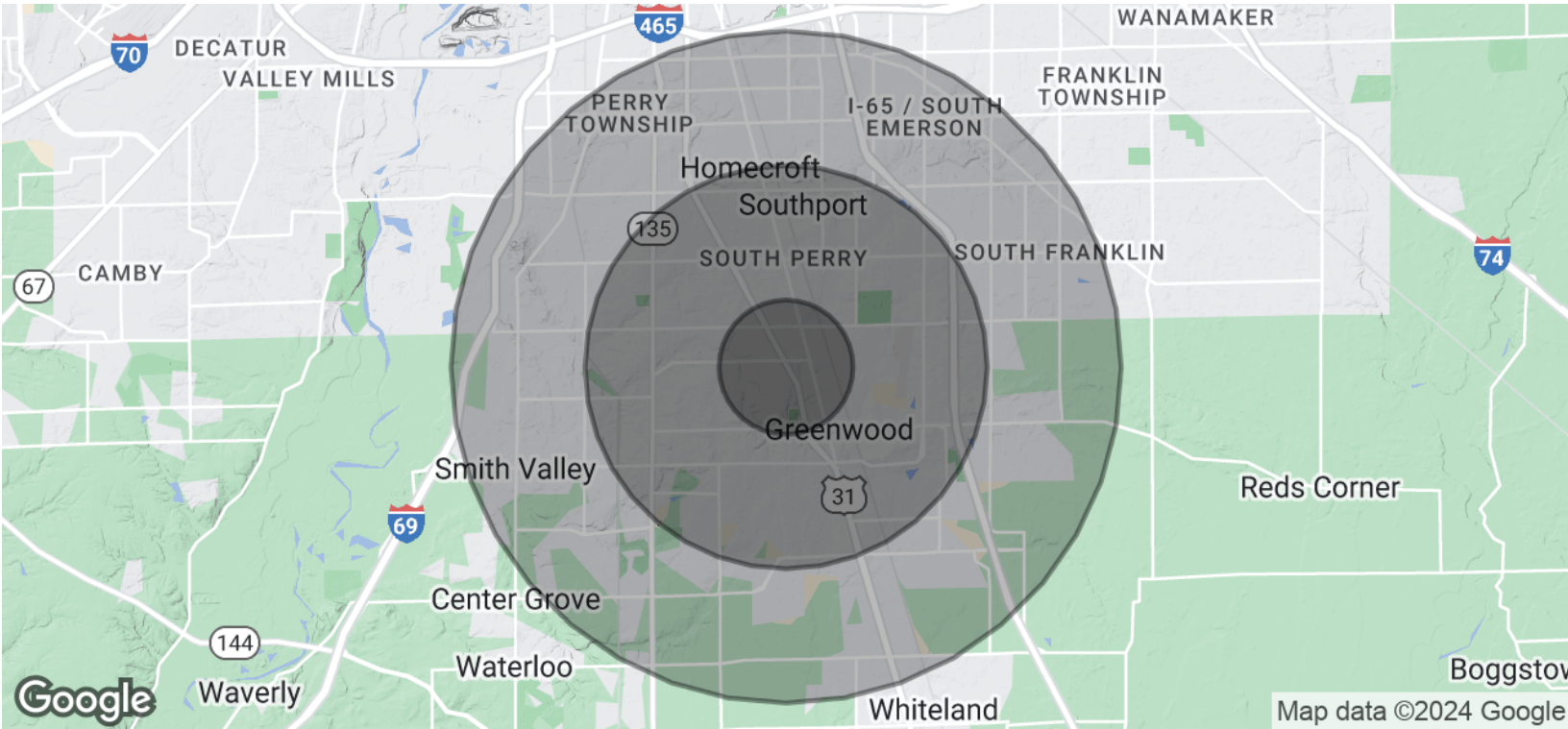
BROKERAGE | MANAGEMENT | DEVELOPMENT

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



780 US 31 S.
Greenwood, IN 46142
For Lease

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,343	92,735	206,479
Average Age	40	39	39
Average Age (Male)	38	37	37
Average Age (Female)	42	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,151	37,084	79,132
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$81,674	\$89,846	\$101,940
Average House Value	\$287,697	\$254,074	\$276,627

Demographics data derived from AlphaMap

BROKERAGE | MANAGEMENT | DEVELOPMENT

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