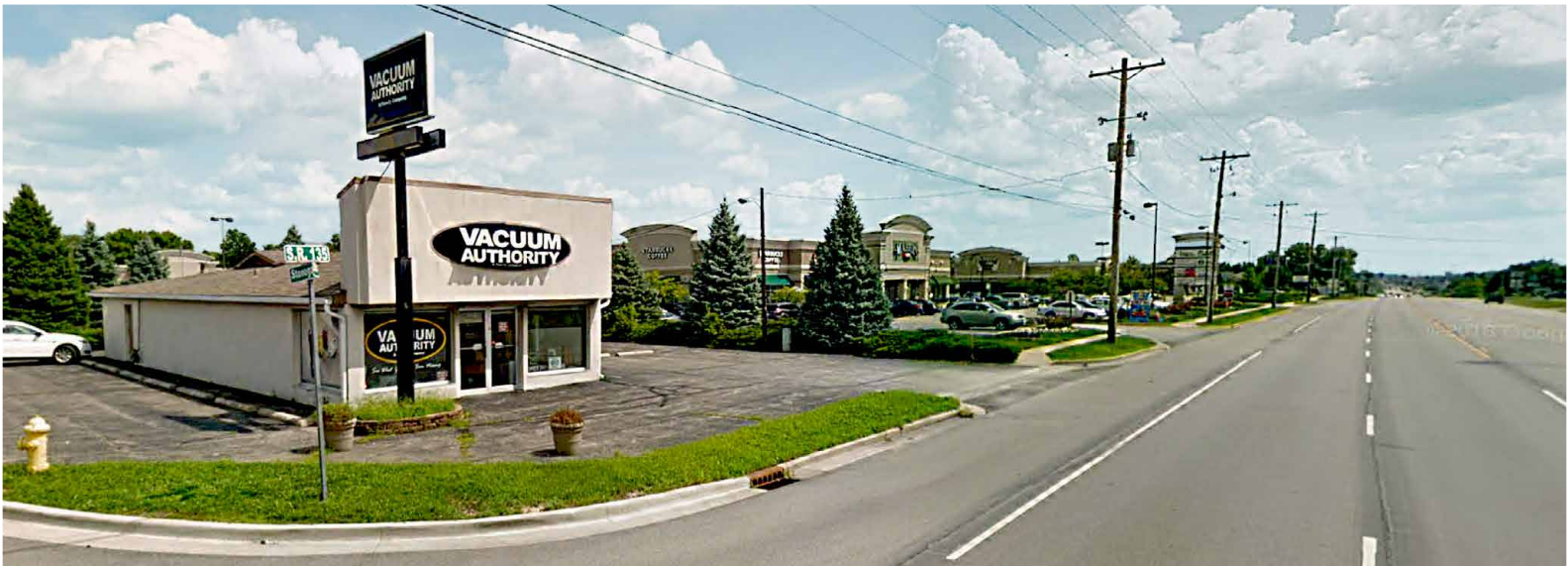


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commercial real estate

# FOR LEASE | GREENWOOD COMMERCIAL BUILDING

Johnson County | SEC of SR 135 & Stonegate Drive  
1035 N SR 135 | Greenwood, IN 46142

2,575± SF BUILDING ON .22± ACRES ON HARD CORNER OF SR 135



EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR





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**FOR LEASE | GREENWOOD**

**2,575± SF COMMERCIAL BUILDING | EXCELLENT OPPORTUNITY**  
SEC of N SR 135 & Stonegate Drive | 1035 N SR 135 | Greenwood, IN 46142 | Johnson County

**EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR**

**SITE AERIAL:**

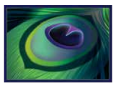


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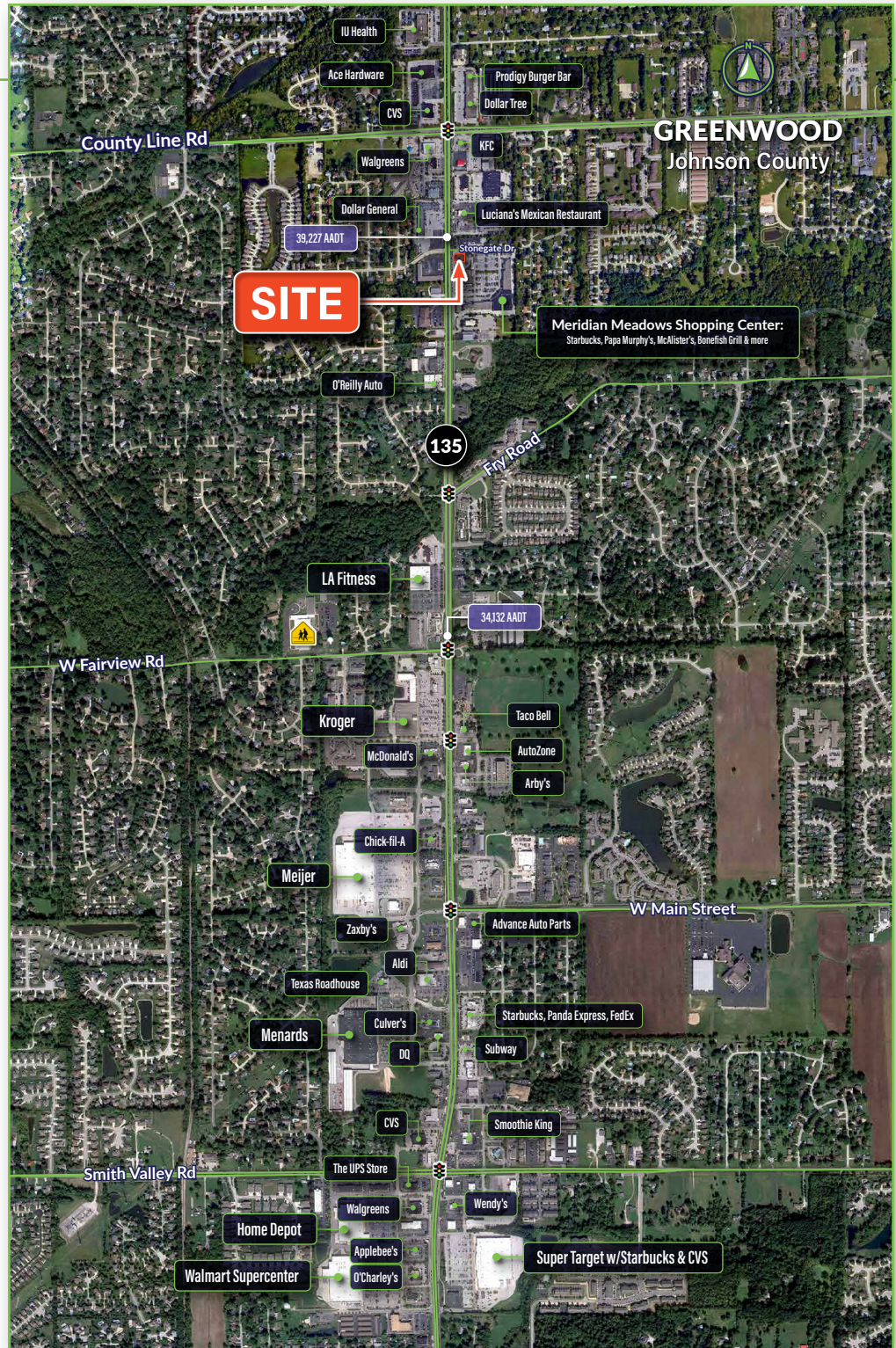
**2,575± SF COMMERCIAL BUILDING | EXCELLENT OPPORTUNITY**

SEC of N SR 135 & Stonegate Drive | 1035 N SR 135 | Greenwood, IN 46142 | Johnson County

**EXCELLENT OPPORTUNITY ALONG ESTABLISHED & GROWING TRADE CORRIDOR**

## PROPERTY FEATURES:

- **COMMERCIAL BUILDING FOR LEASE:** 2,575± SF freestanding building on .22± Acres
- Prominent signage can be placed on building in addition to pylon signage at the corner.
- Excellent location on hard corner of SR 135 & Stonegate Drive just across the Marion/Johnson County line.
- Unique opportunity to be on a busy established major north-south trade corridor in the Greenwood submarket of the Indianapolis MSA.
- Great location for community services and retailers, local restaurateurs and more.
- Adjacent to Meridian Meadows Shopping Center; current tenants include Bonefish Grill, Starbucks, Papa Murphy's, McAllister's Deli, Pure Barre, Massage Envy, Cookie Cutters and more.
- Site is at the north boundary to the SR 135 trade corridor with big box nationals that include: LA Fitness, Kroger, Meijer, Menards, Home Depot, Walmart Supercenter, and Super Target.
- Great visibility, easy access, and high traffic counts make this a highly desirable location.
- Quick in and out location with 11 dedicated parking spaces

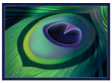


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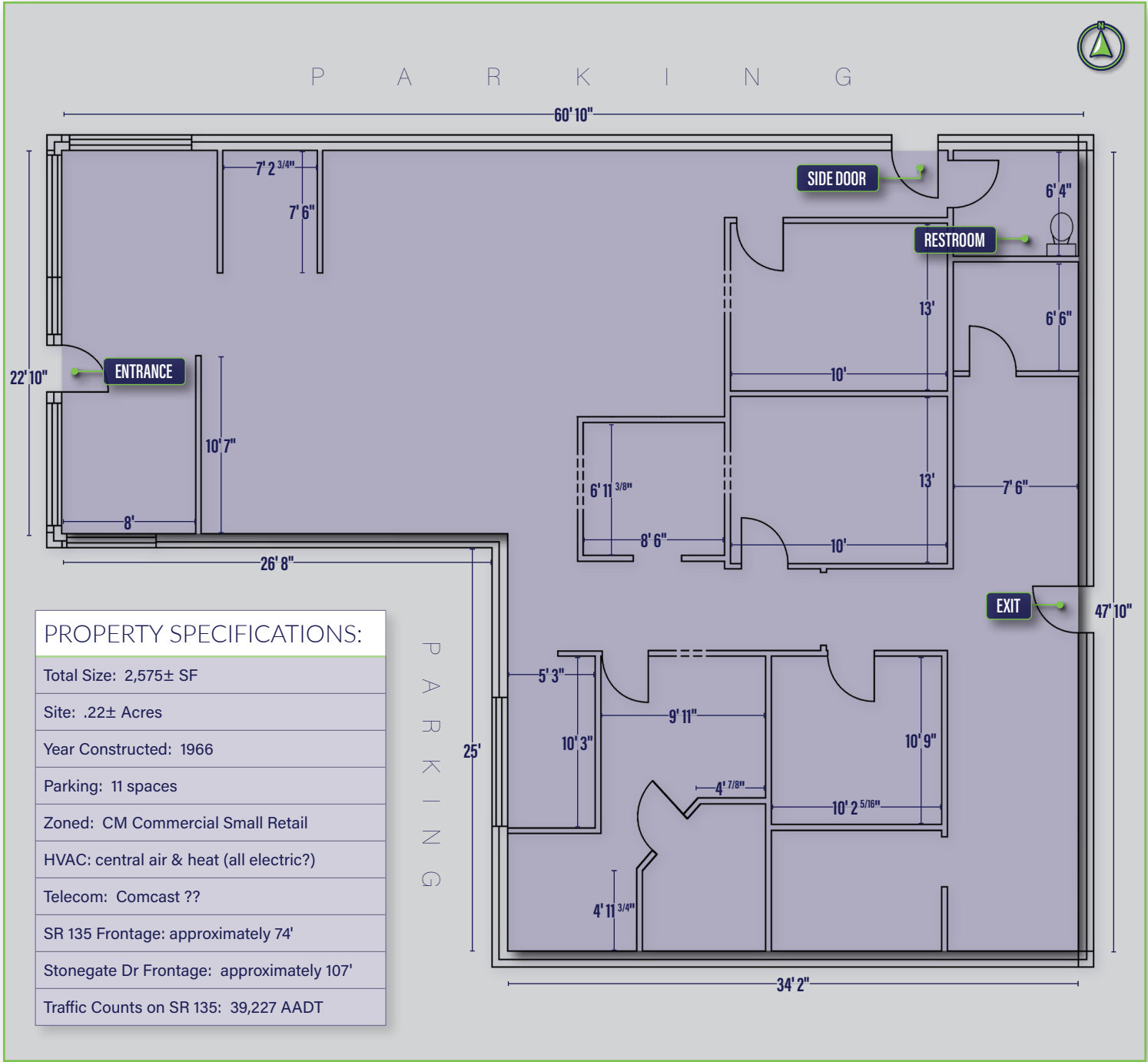
**FOR LEASE | GREENWOOD**

**2,575± SF COMMERCIAL BUILDING | EXCELLENT OPPORTUNITY**

SEC of N SR 135 & Stonegate Drive | 1035 N SR 135 | Greenwood, IN 46142 | Johnson County

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**FLOOR PLAN:**



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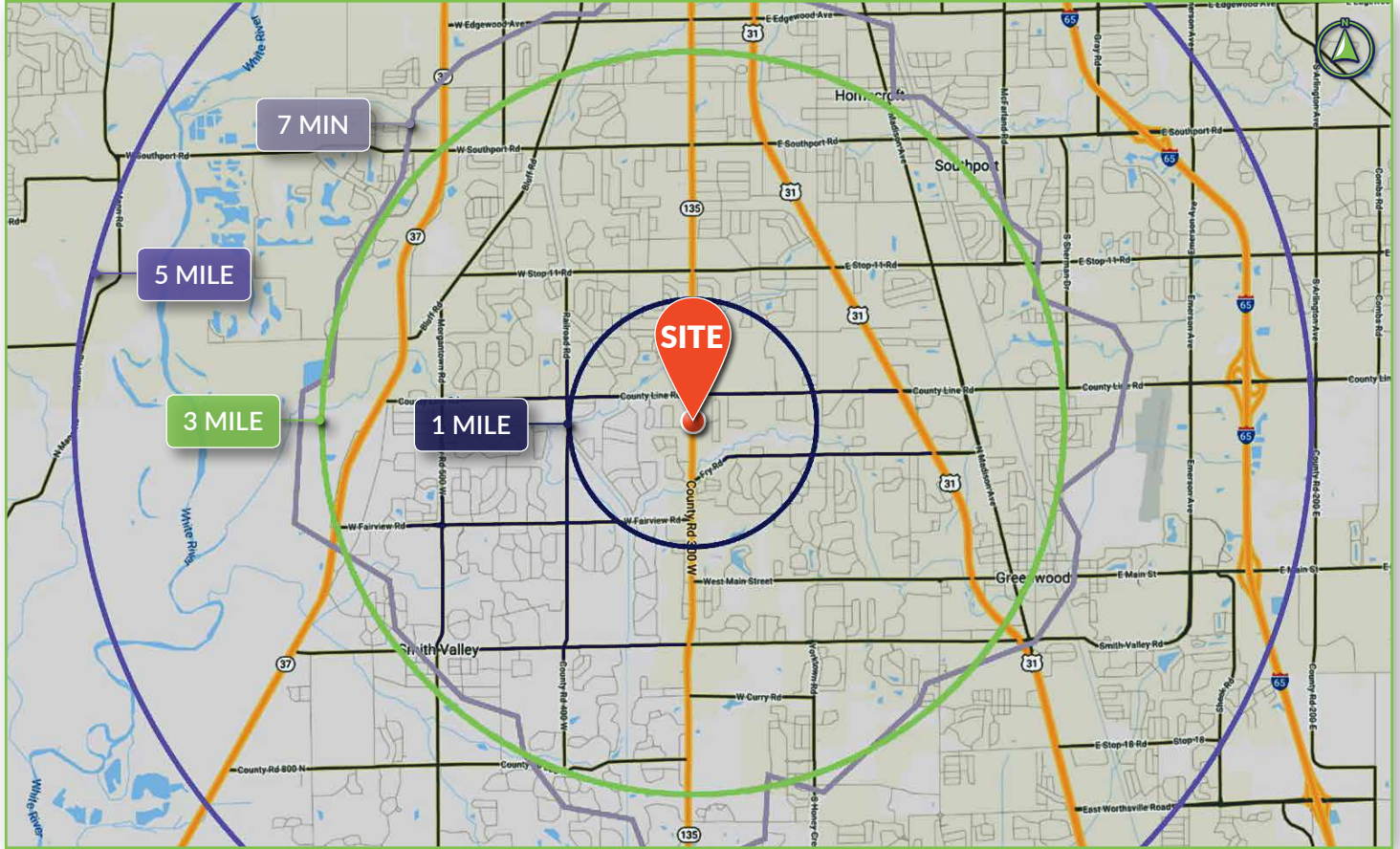
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**DEMOGRAPHICS:**



DEMOGRAPHICS		1 MILE	3 MILE	5 MILE	7 MIN
EST. POPULATION 2021		8,699	89,670	170,122	46,333
ADJ. DAYTIME DEMOS 16+		2,656	24,341	55,996	17,822
PROJ HH ANNUAL GROWTH (2021-2026)		-	0.9%	1.1%	0.7%
EST. HOUSEHOLDS 2021		3,514	35,649	67,218	18,840
EST. AVG. HH INCOME 2021		\$98,675	\$84,447	\$95,433	\$100,705
MEDIAN AGE		46.4	38.4	37.0	40.9
ANY COLLEGE (SOME COLLEGE OR HIGHER)		64.9%	61.7%	60.6%	64.0%

- **Trade area national retailers include:** Kroger, Meijer, Menards, Super Target, Walmart Supercenter, Home Depot, LA Fitness, O'Reilly Auto Parts, Belle Tire, Crew Carwash, Great Clips, GNC, AutoZone, Verizon, AT&T, BMO Harris, Midas, Advance Auto Parts, 9 Round, Firestone, Valvoline, Aldi, FedEx Office, UPS Store, CVS, Walgreens, Sport Clips, Supercuts, and more.
- **Trade area restaurants include:** McDonalds, KFC, Taco Bell, O'Charley's, Applebee's Starbucks, McAlister's, Wendy's, Smoothie King, Marco's Pizza, Subway, Panda Express, Culver's, DQ, Papa John's, Penn Station, Zaxby's, Fazoli's, Chick-fil-A, Bob Evans, Arby's, Steak'n Shake, Popeyes, Bonefish Grill, Luciana's, Pizza Hut, Prodigy Burger and more.

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