

RETAIL PROPERTY FOR LEASE

# 1464 Stones Crossing Road

Greenwood, IN 46143

**COOMBES**  
REAL ESTATE



## PROPERTY DESCRIPTION

Excellent opportunity for retail operators next to two well-known anchor restaurants, significant amount of new multifamily developments, and a popular event center for Johnson County.

## PROPERTY HIGHLIGHTS

- Excellent, high-traffic corner on Stones Crossing Road.
- New construction with available improvement allowance.
- Signage opportunities on front and back of tenant suite.
- Ample parking with improving demographics and density.
- Ability to lease single suite or combine for larger space.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,100-16,800 SF
Building Size:	16,800 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,767	7,844	18,020
Total Population	4,267	20,955	48,639
Average HH Income	\$92,128	\$107,427	\$101,767

**Robert Coombes**

(765)-760-3189

rob@coombesrealestate.com

**Coombes Real Estate**

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204

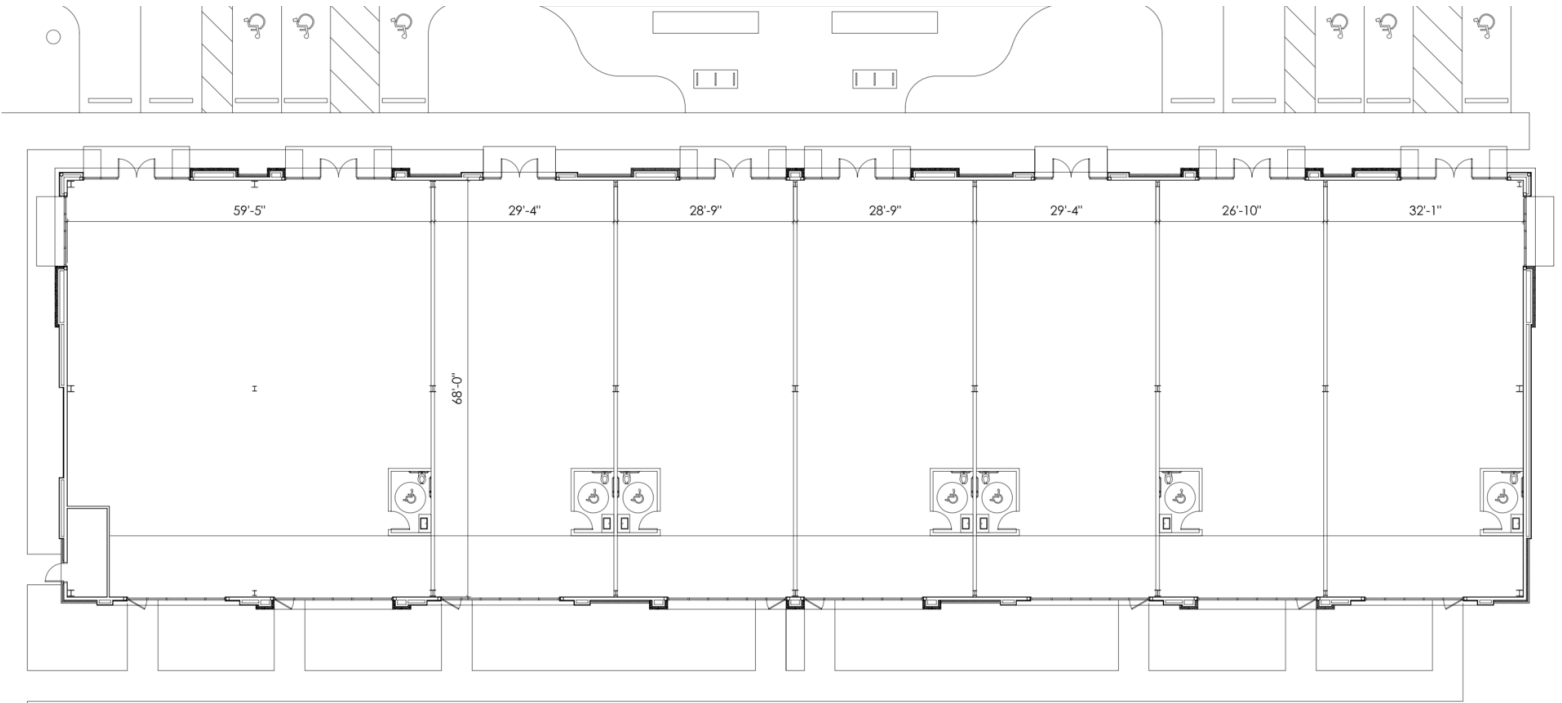
RETAIL PROPERTY FOR LEASE

# 1464 Stones Crossing Road

Greenwood, IN 46143

# COOMBES

REAL ESTATE



1 FLOOR PLAN  
SCALE: 1/16" = 1'-0"



**Robert Coombes**

(765)-760-3189

rob@coombesrealestate.com

**Coombes Real Estate**

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204

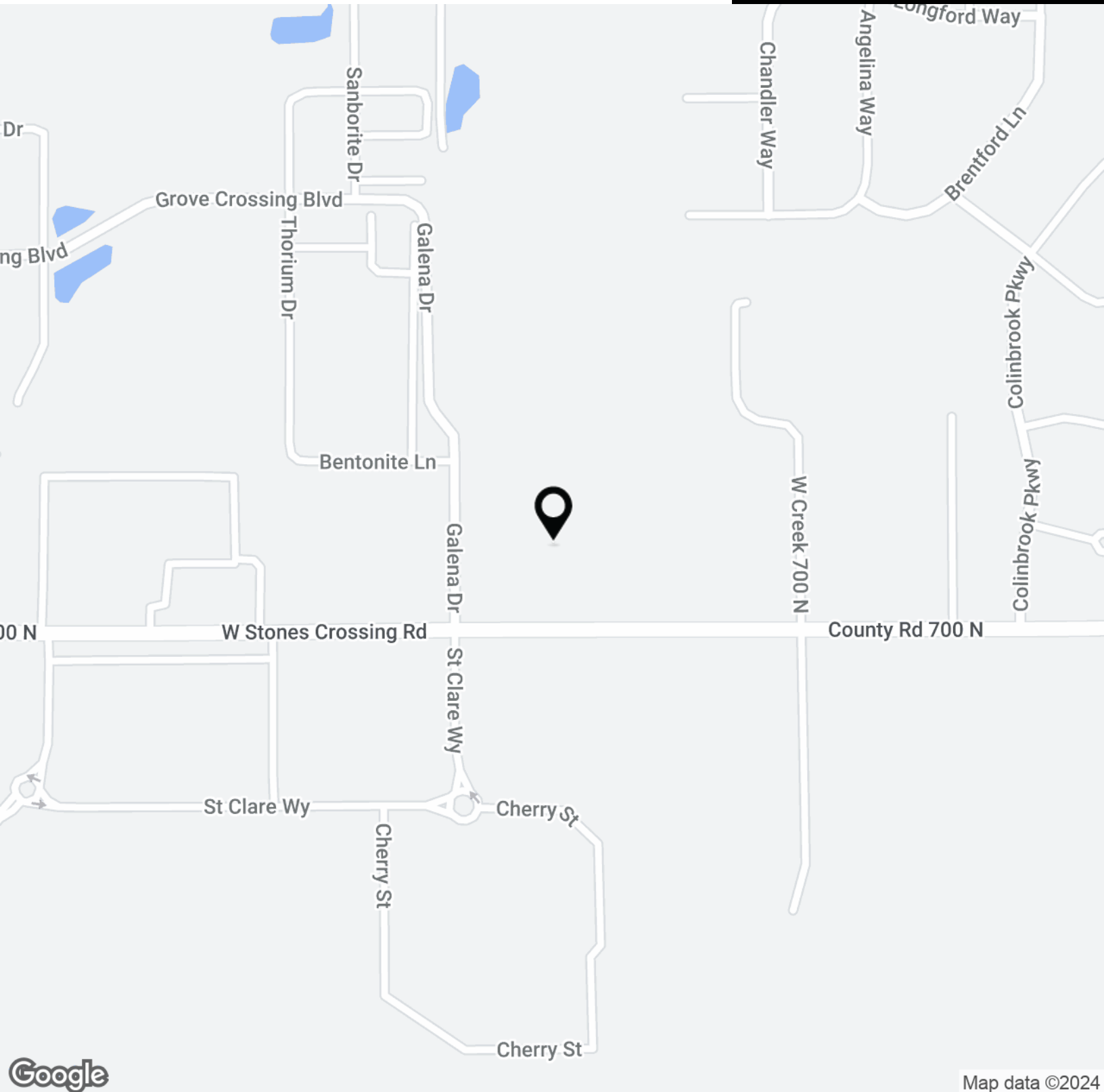
RETAIL PROPERTY FOR LEASE

# 1464 Stones Crossing Road

Greenwood, IN 46143

# COOMBES

REAL ESTATE



**Robert Coombes**

(765)-760-3189

rob@coombesrealestate.com

**Coombes Real Estate**

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204

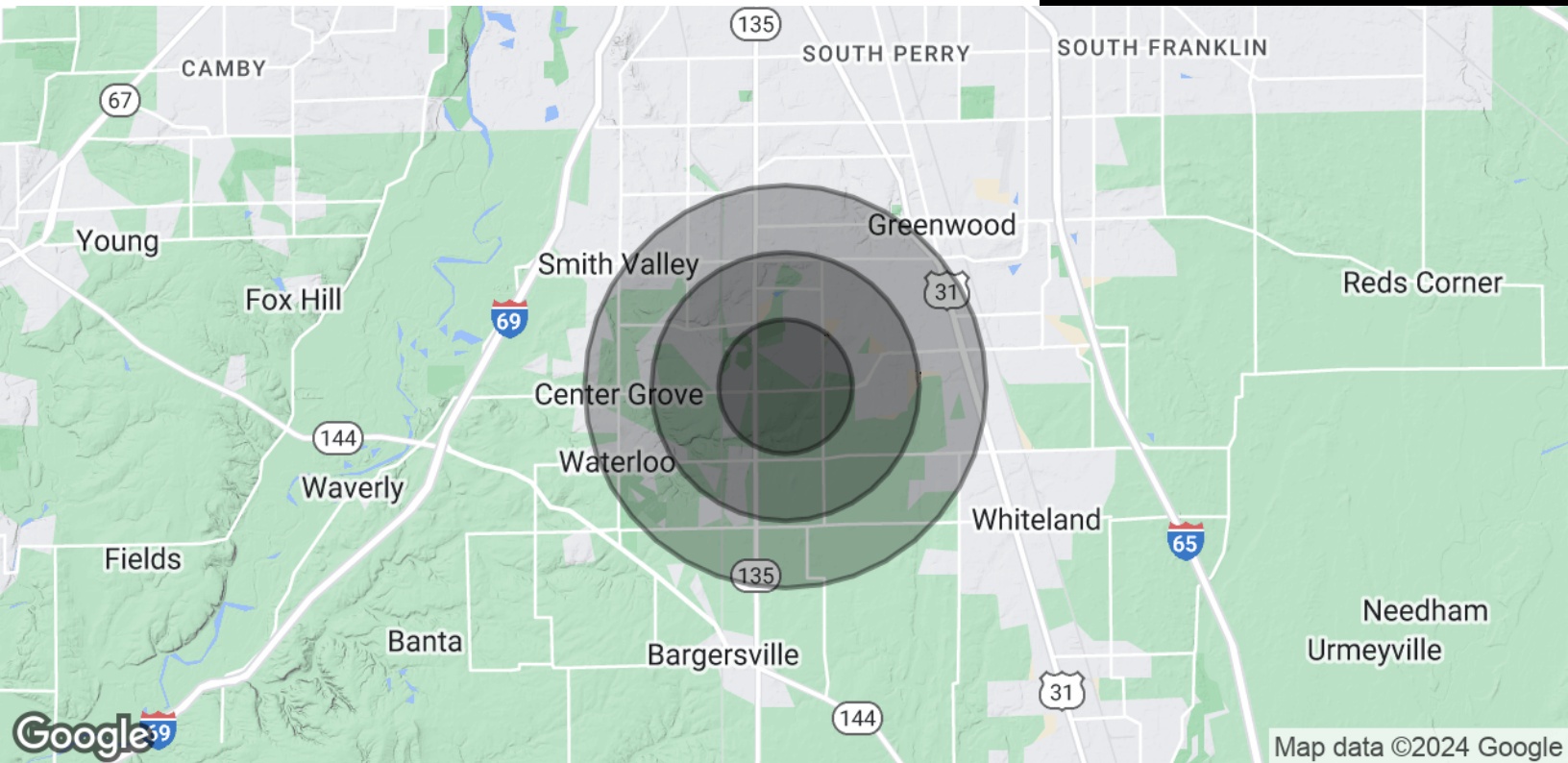
RETAIL PROPERTY FOR LEASE

# 1464 Stones Crossing Road

Greenwood, IN 46143

# COOMBES

REAL ESTATE



## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,267	20,955	48,639
Average Age	36.3	36.6	36.7
Average Age (Male)	27.1	32.4	35.0
Average Age (Female)	39.1	38.4	38.0

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,767	7,844	18,020
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$92,128	\$107,427	\$101,767
Average House Value	\$232,148	\$239,373	\$221,333

2020 American Community Survey (ACS)

## Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

## Coombes Real Estate

coombesrealestate.com

612 N Park Avenue, Indianapolis, IN 46204