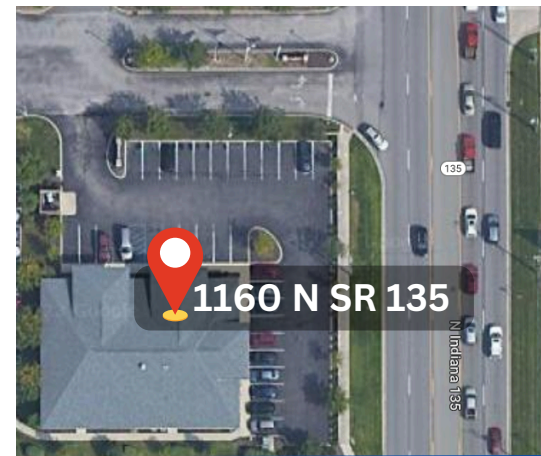
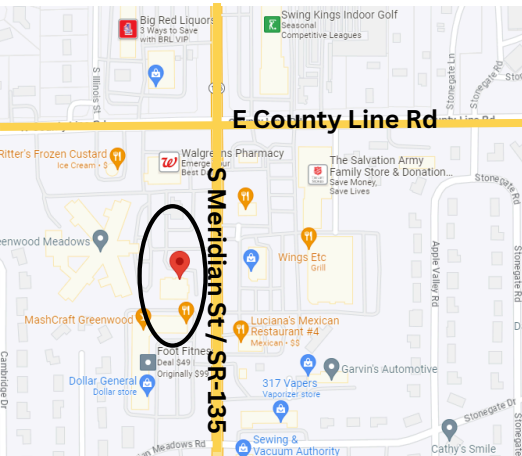


FOR SALE / FOR LEASE
6,855 SQ. FT.



SALE PRICE - \$2,100,000

LEASE PRICE - \$21.50/SF + NNN



ABOUT THE PROPERTY

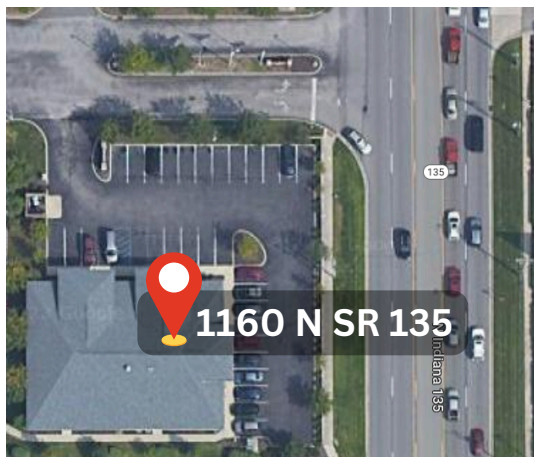
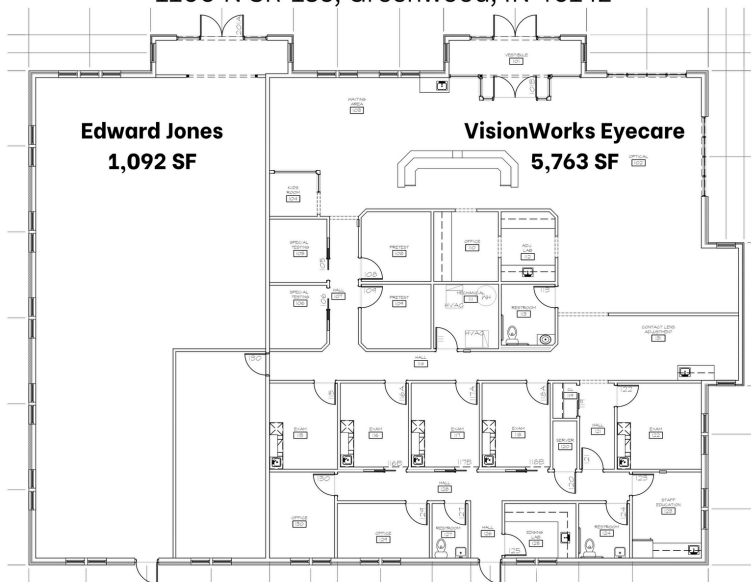
- 20 minutes to Downtown Indianapolis
- Easy access to I-69, I-465, I-70 and I-65
- Located in a high traffic, frequently traveled area
- Adjacent to Greenwood Meadows Senior Living
- Current Tenant: VisionQuest Eye Care & Edward Jones
- Eye care + eyewear restriction in place
- 35,000+ VPD via S Meridian St / SR-135

OUR PROPERTY FEATURES

- Parking: 32 spaces
- 6,855 sq ft office space
- Lot size: 1.00 ac
- Constructed in 2011
- Income producing property
- Monument + building signage available

Greenwood Meadows | VisionQuest, LLC | 6,855 SF

1160 N SR-135, Greenwood, IN 46142



OFFERING SUMMARY:

Building Size: 6,855 SQ FT
Available SQ FT: 6,855 SQ FT
Lot Size: 1.00 AC
Constructed: 2011
Zoning: B-1

UNIT

A

TENANT

Edward Jones

Lease details available upon request

B

Available

VisionQuest EyeCare

- 432 SF Vision Therapy
- 831 SF Storage
- 4,500 SF Eye Clinic

SQ FT

1,092 sq ft

5,763 sq ft

RESTRICTIONS:

- No eye care or eyewear business for 5 years.





DEMOGRAPHICS:

1 MILE

3 MILE

5 MILE

POPULATION

9,059

87,773

170,168

HOUSEHOLDS

3,631

34,943

67,519

AVG. HH INCOME

\$70,621

\$64,878

\$65,458

MEDIAN AGE

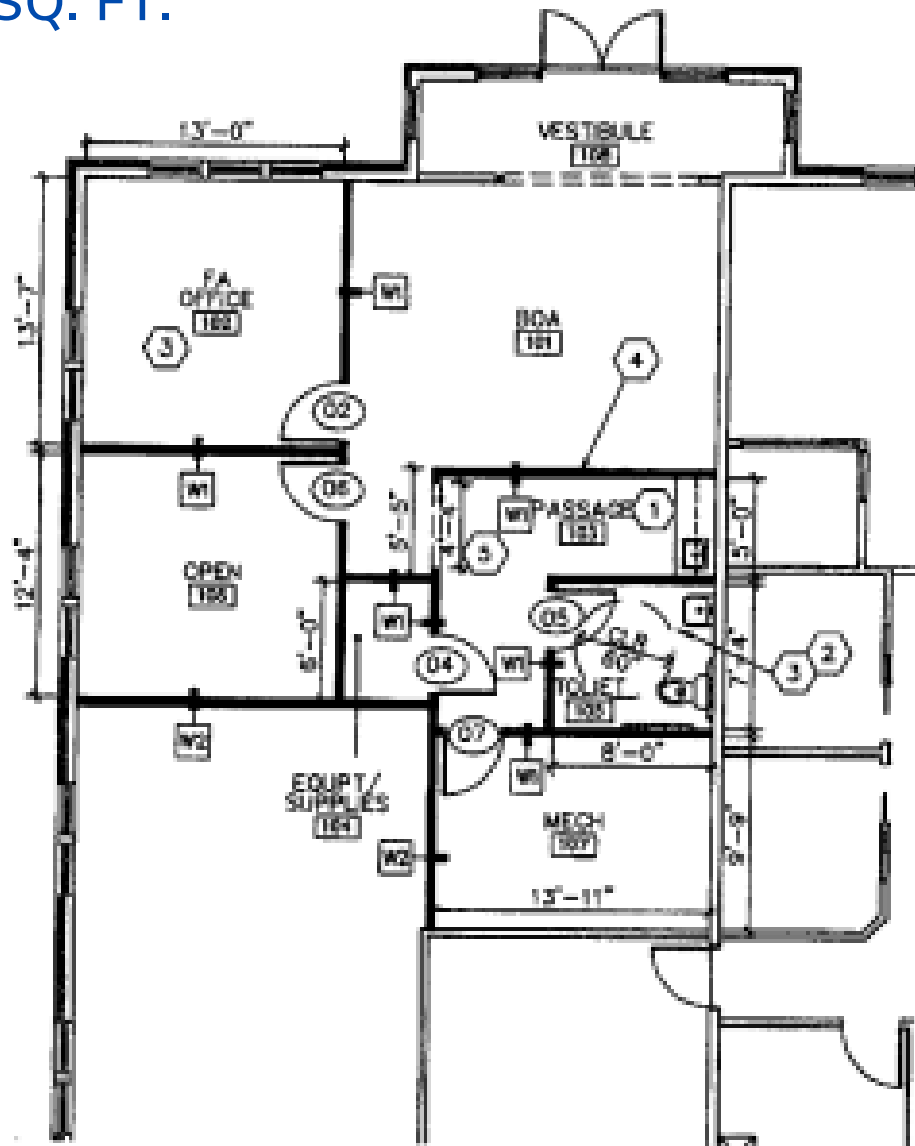
41.1

37.6

37.2

EXHIBIT "A"

EDWARD JONES SUITE
1,092 SQ. FT.



1 ARCHITECTURAL PLAN
A1.1 SCALE: 1/8" = 1'-0"

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