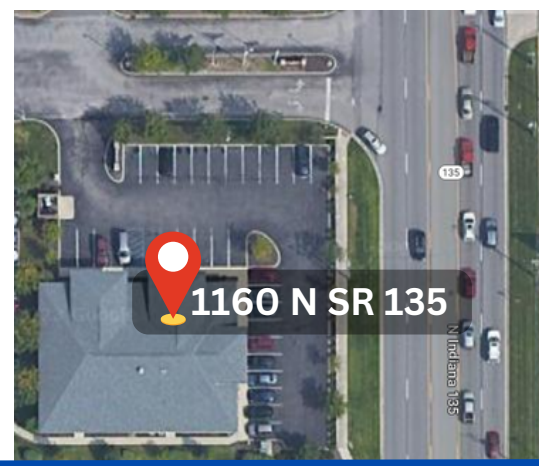
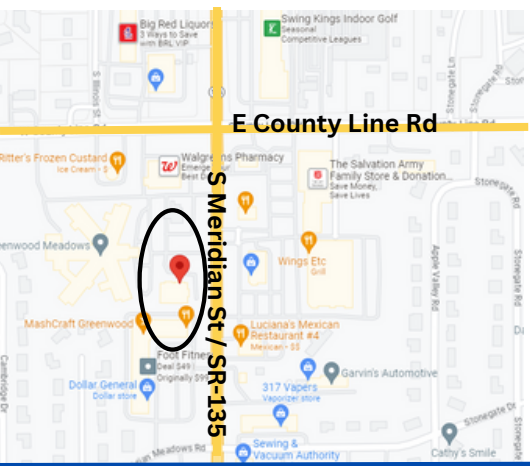


FOR SALE / FOR LEASE
6,855 SQ. FT.



SALE PRICE - \$2,100,000

LEASE PRICE - \$21.50/SF + NNN



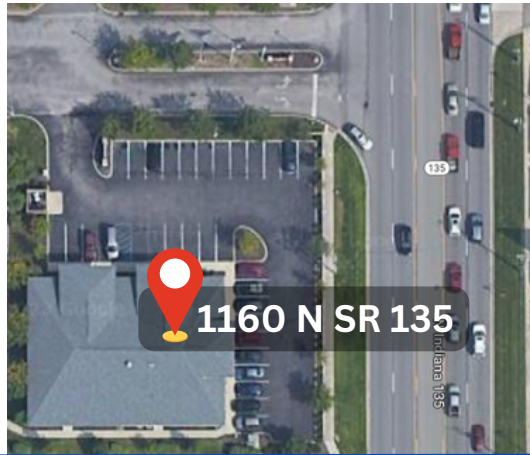
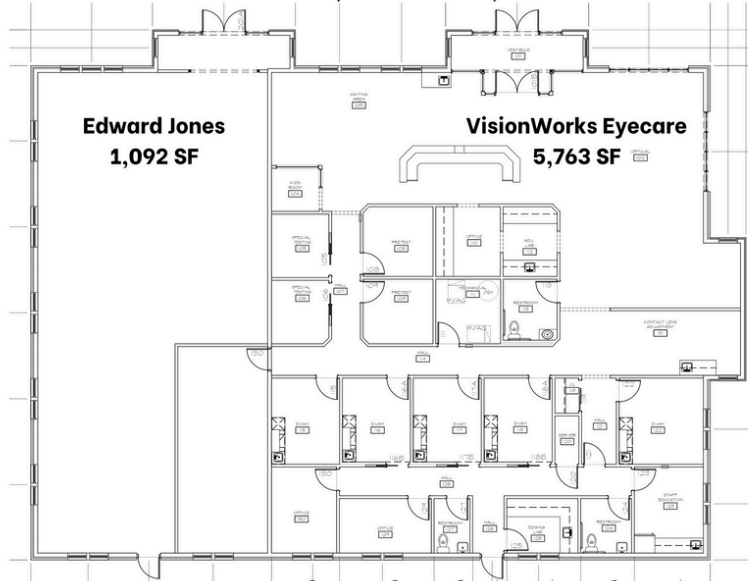
ABOUT THE PROPERTY

- 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

<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>
A	Edward Jones Lease details available upon request	1,092 sq ft
B	Available VisionQuest EyeCare • 432 SF Vision Therapy • 831 SF Storage • 4,500 SF Eye Clinic	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

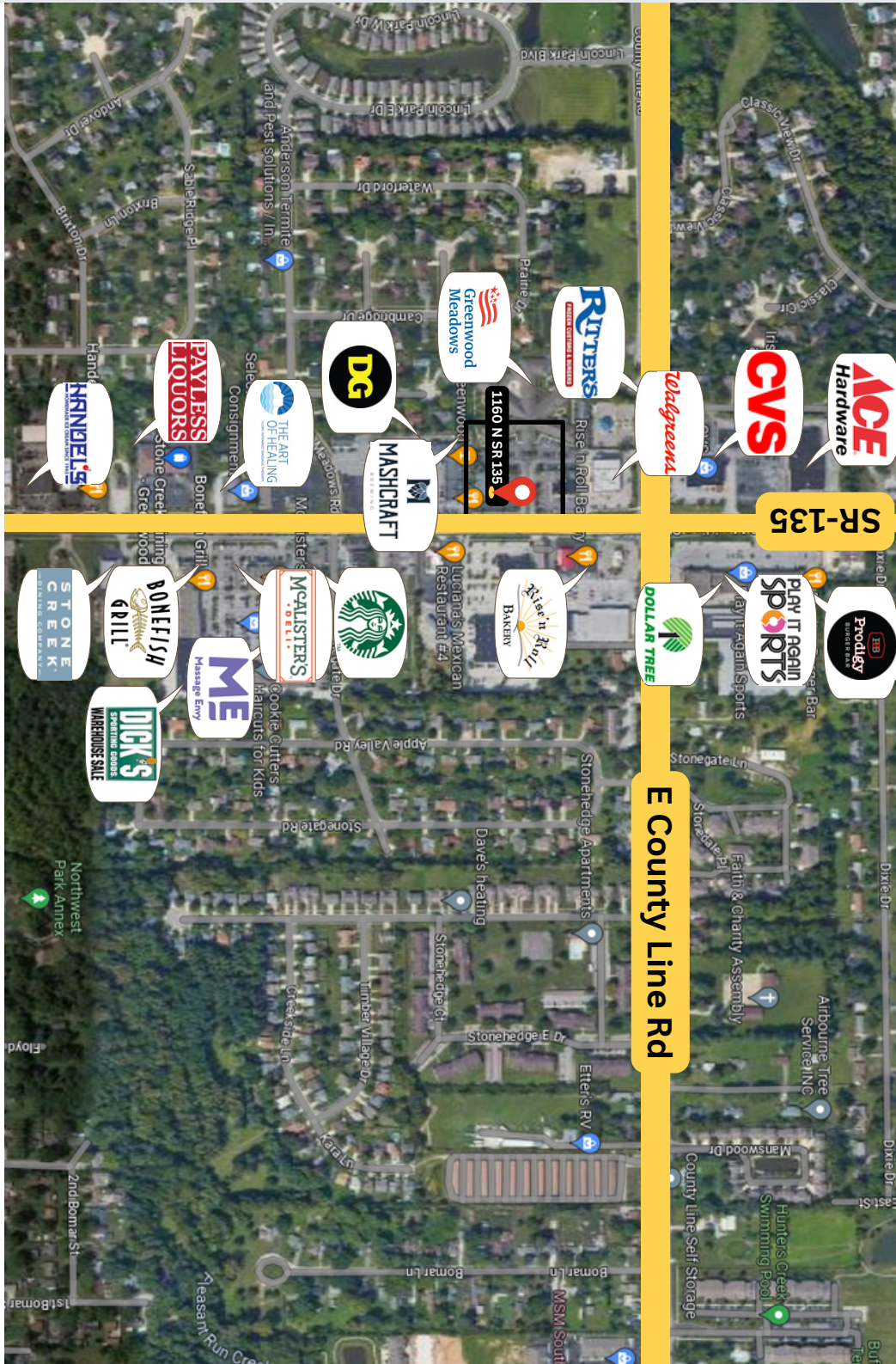
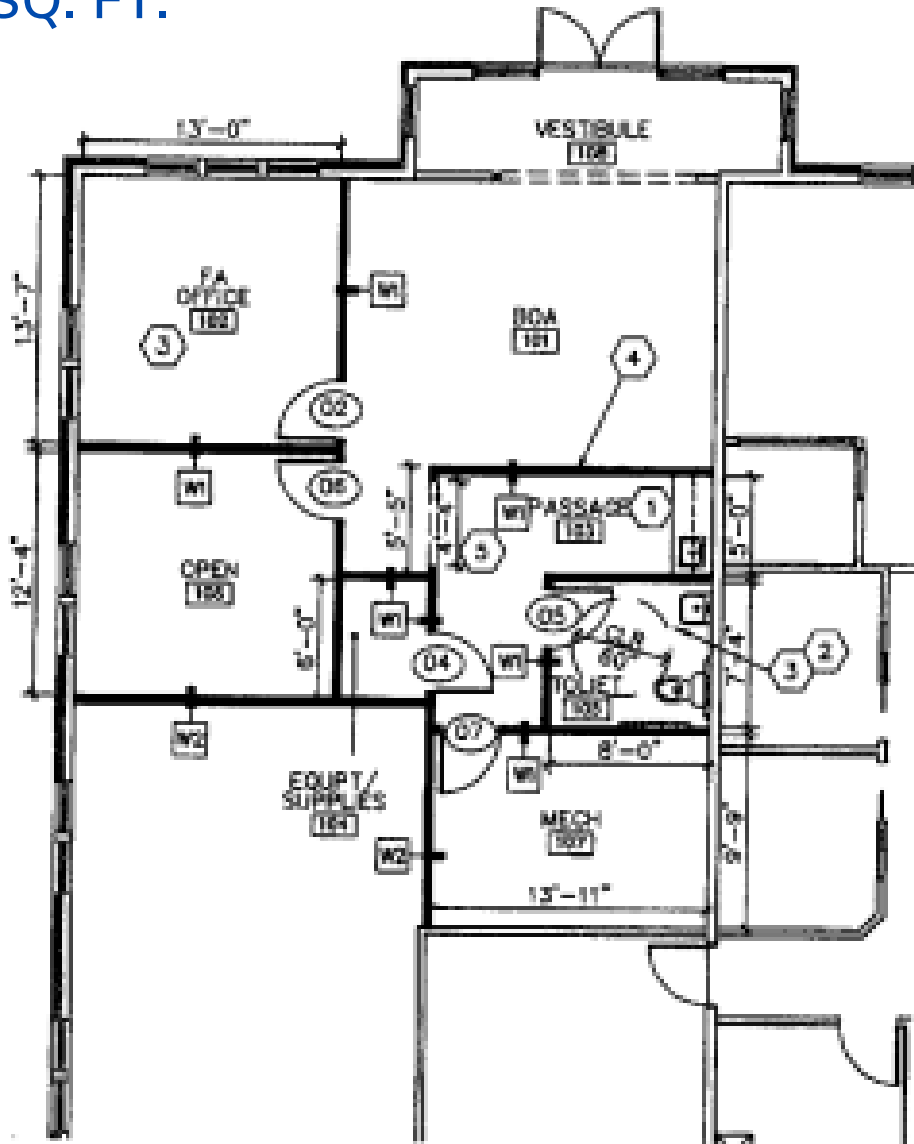


EXHIBIT "A"

EDWARD JONES SUITE
1,092 SQ. FT.



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

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