



1664 W. Smith Valley Rd. Greenwood, IN 46142



PROPERTY DESCRIPTION

Former Med Spa situated amidst a dynamic business environment in Greenwood, IN, the area offers convenient access to key amenities and attractions. Nearby points of interest include the Greenwood Park Mall, providing an array of shopping and dining options, as well as multiple green spaces for relaxation and networking opportunities. The area is also in close proximity to major transportation routes, connecting businesses to the wider region. With a strong local economy and a diverse range of businesses, this vibrant neighborhood presents an enticing opportunity for office building investors looking to expand into a promising market.

PROPERTY HIGHLIGHTS

- Entrance from Smith Valley Rd
- Ample Parking
- Drive-Thru Dropoff
- Pylon Sign on Smith Valley

OFFERING SUMMARY

Lease Rate:	\$20/SF
Lot Size:	0.54 Acres
Building Size:	5,050 SF

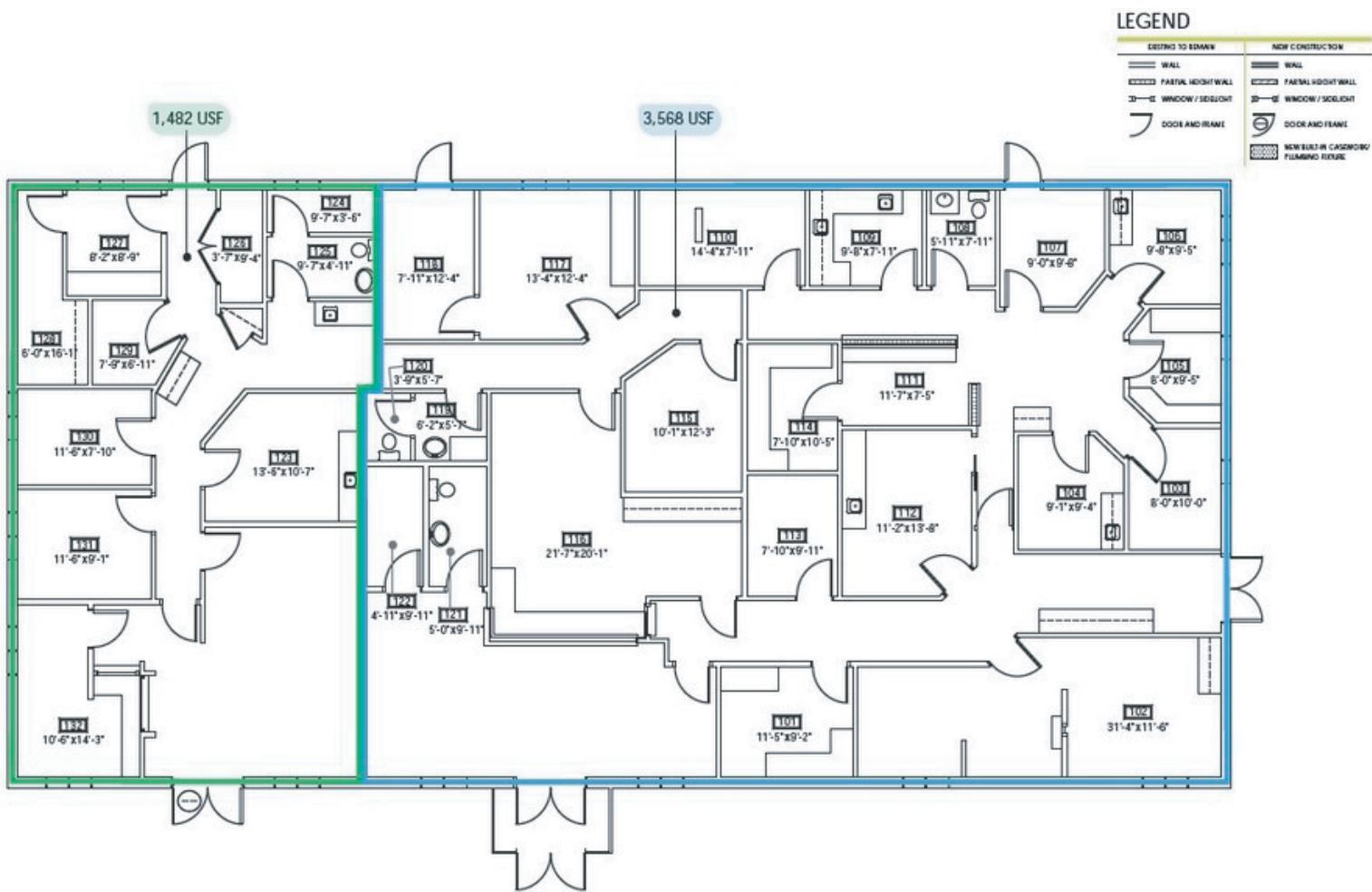
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,714	28,765	67,022
Total Population	9,696	76,066	176,794
Average HH Income	\$111,684	\$116,038	\$106,302





1664 W. Smith Valley Rd. Greenwood, IN 46142

Floorplan



Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

FOR LEASE



**1664 W. Smith Valley Rd.
Greenwood, IN 46142**



BROKERAGE | MANAGEMENT | DEVELOPMENT

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



Jeff Marchio • Sr. Vice President - Managing Broker • 317.432.5361 • jeff@tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

FOR LEASE



**1664 W. Smith Valley Rd.
Greenwood, IN 46142**



BROKERAGE | MANAGEMENT | DEVELOPMENT

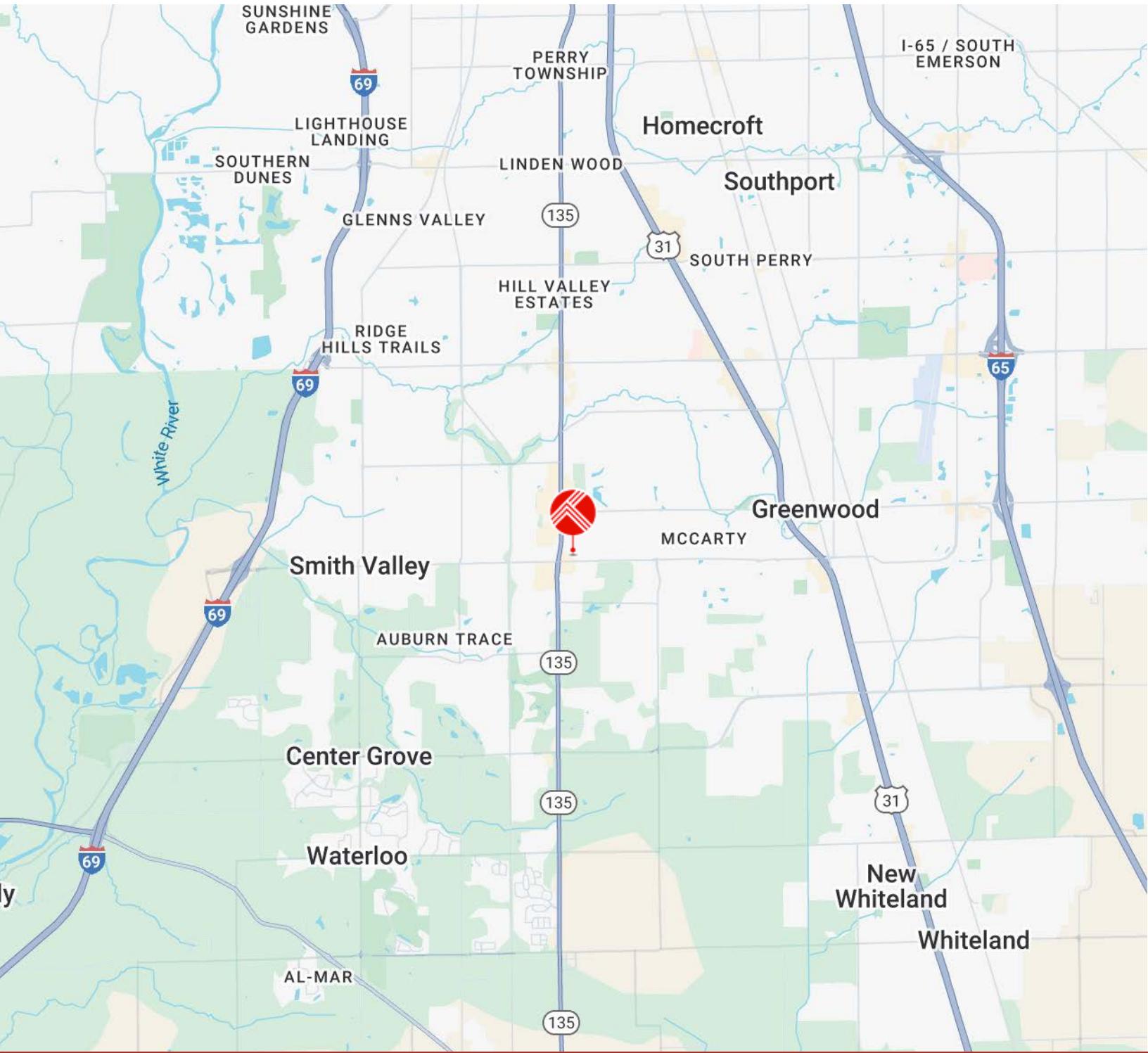
Tharp Realty Group • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com





1664 W. Smith Valley Rd. Greenwood, IN 46142

Area Map





1664 W. Smith Valley Rd. Greenwood, IN 46142

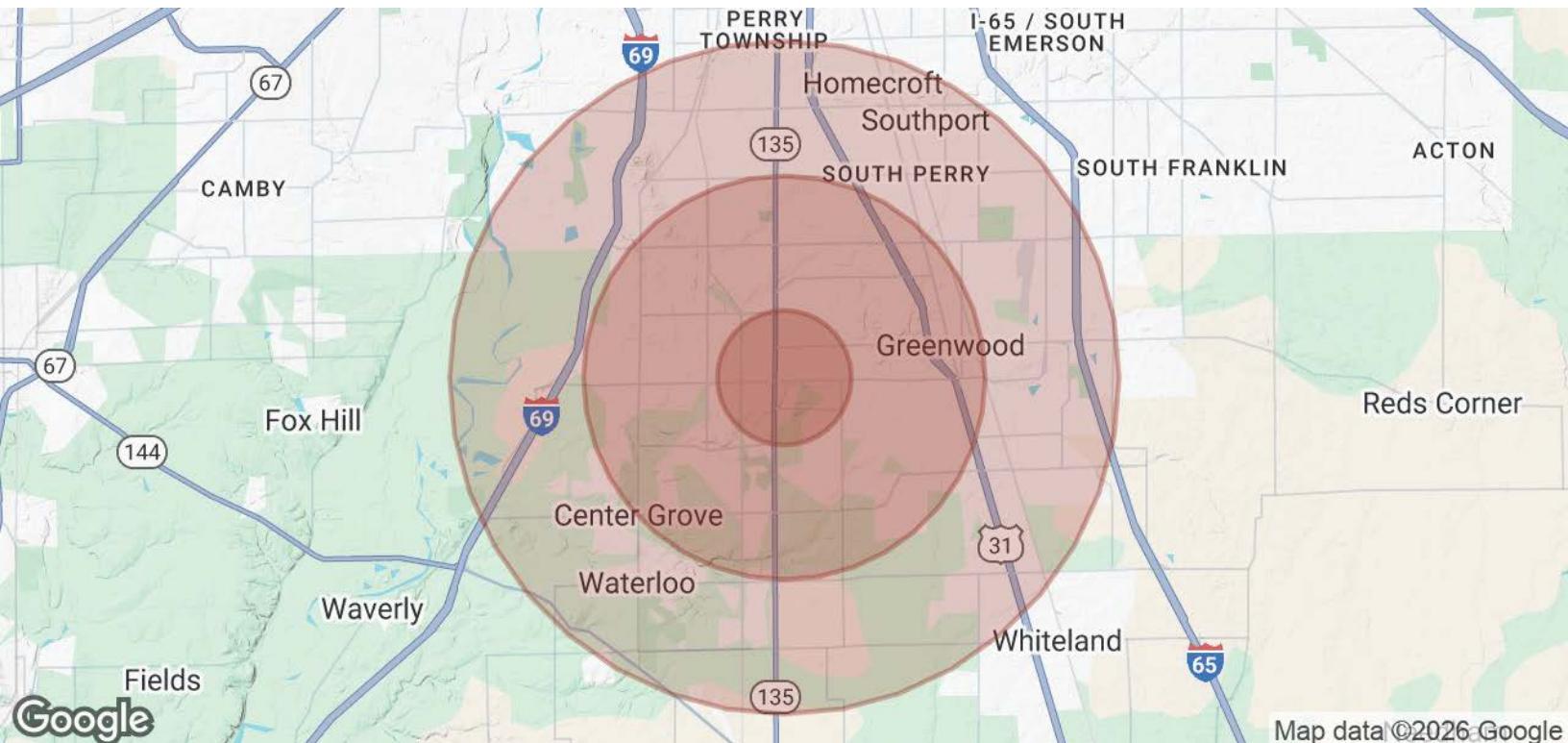
Surrounding Businesses





1664 W. Smith Valley Rd. Greenwood, IN 46142

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,696	76,066	176,794
Average Age	40	39	39
Average Age (Male)	38	38	37
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,714	28,765	67,022
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$111,684	\$116,038	\$106,302
Average House Value	\$303,414	\$313,262	\$291,184

Demographics data derived from AlphaMap

