

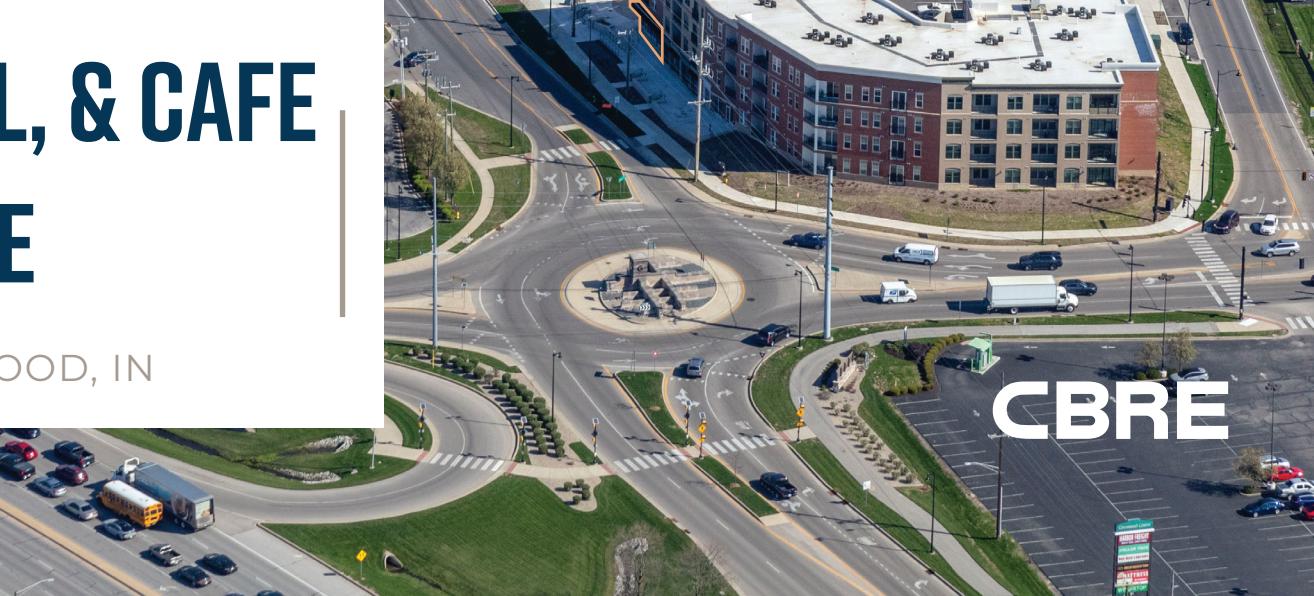


THE MADISON



# WELLNESS, RETAIL, & CAFE SPACES FOR LEASE

523 S. MADISON AVE, GREENWOOD, IN



# PROPERTY HIGHLIGHTS

## Wellness, Retail & Café Spaces for Lease

- 777-4,300 SF spaces of new first-floor retail in a luxury mixed-use development
- 329 market-rate apartments + 18 townhomes directly above the retail — creating built-in daily demand
- Designed for medical, wellness, beauty, fitness, café, and service-oriented tenants

## A Built-In Customer Base

- 300+ residents living on site
- Strong demand for coffee, fitness, beauty, medical, and everyday services
- Ideal for med spa, dental, PT, Pilates, yoga, salons, pet services, therapy, coffee, and grab-and-go food

## Greenwood Fieldhouse – A Traffic Generator

Located steps from The Madison:

- Multi-sport indoor complex with:
  - Soccer, lacrosse & turf fields
  - Basketball, volleyball & pickleball courts
  - Batting cages & golf simulators
  - Walking track
- Hosts leagues, tournaments, open gym, and community events
- Seating for 200-300 spectators, driving daily and evening foot traffic

This creates consistent visits from families, athletes, and local residents — perfect for wellness, recovery, fitness, and café concepts.

## Outstanding Access & Visibility

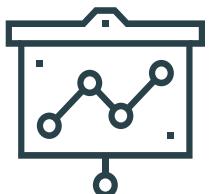
- Located at the convergence of:
  - Main Street
  - US-31
  - Madison Avenue
  - Smith Valley Road
- Easy access for patients, clients, and daily service users
- Ideal for appointment-based businesses, fitness studios, and café traffic

## Why The Madison Works

- New-construction storefronts
- Dense residential customer base
- Strong sports & recreation draw
- Walkable downtown Greenwood location
- Designed for modern lifestyle, wellness & service-driven retail



# PROPERTY HIGHLIGHTS



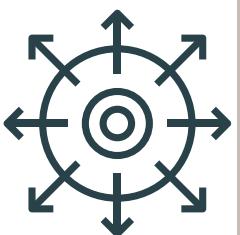
## LUXURY NEW DEVELOPMENT

The Madison is a new mixed-use development in Greenwood, IN is home to 329 luxury apartments, 18 for-sale condos, a parking garage with 356 spaces, and 18,401 SF of retail space.



## SPACES AVAILABLE

- Medical , salon and fitness suites from 1600-4,300 sq ft
- Smaller service bays from 777-1,276 sq ft
- Corner food or beverage 2,200-3,100 sq ft



## EXCEPTIONAL LOCATION

Great location off US-31 and walking distance to the newly built Greenwood Field house, City Park, Craig Park, city pathways, amphitheater, city hall, and downtown Main Street corridor.



**329**

Apartment Units

**18**

For-Sale Townhomes

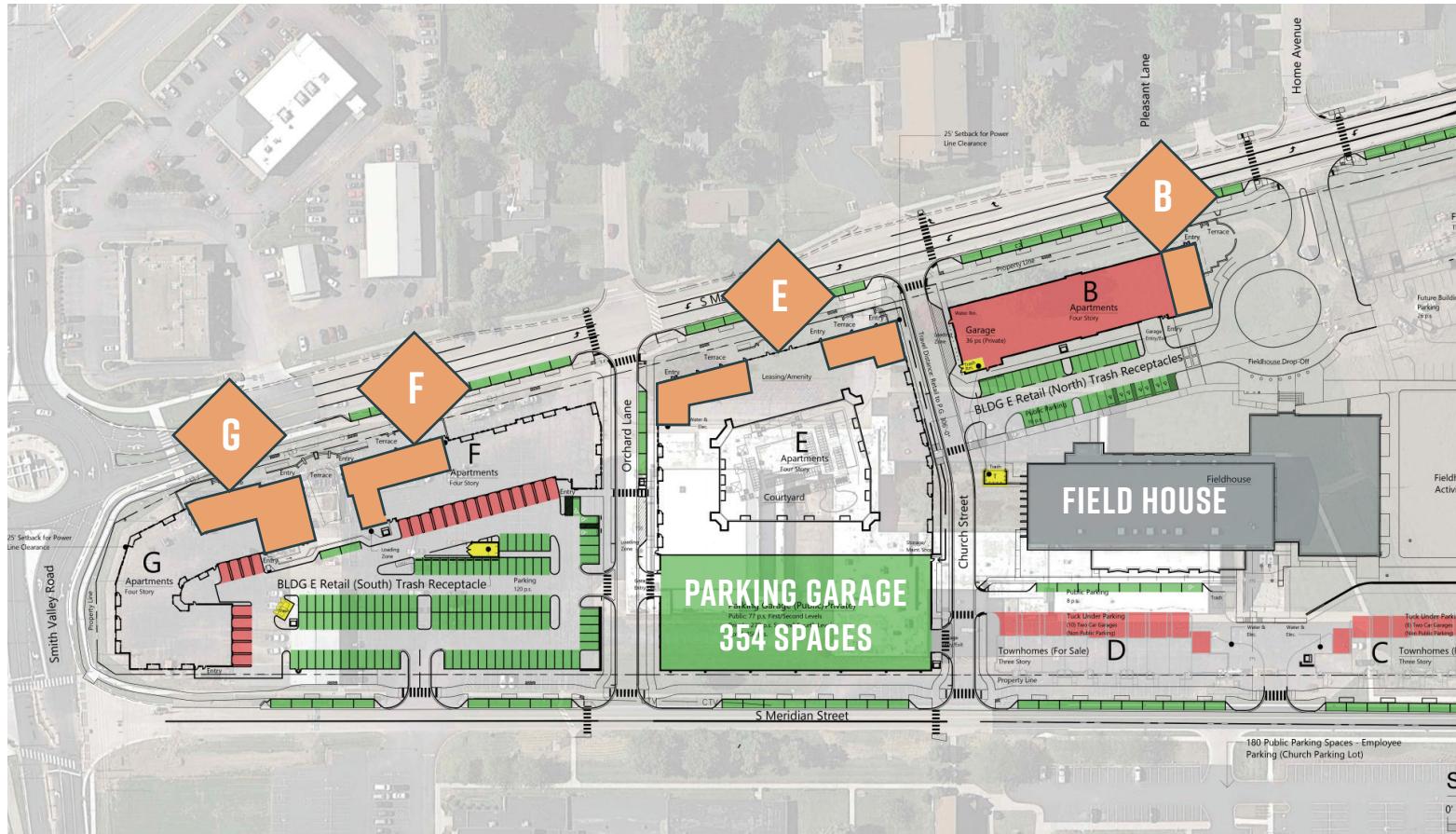
**354**

Space Parking Garage

**18,399 SF**

Available Retail

# SITE PLAN



B

Coffee  
Shop

E

Retail

F & G

Wine Bar

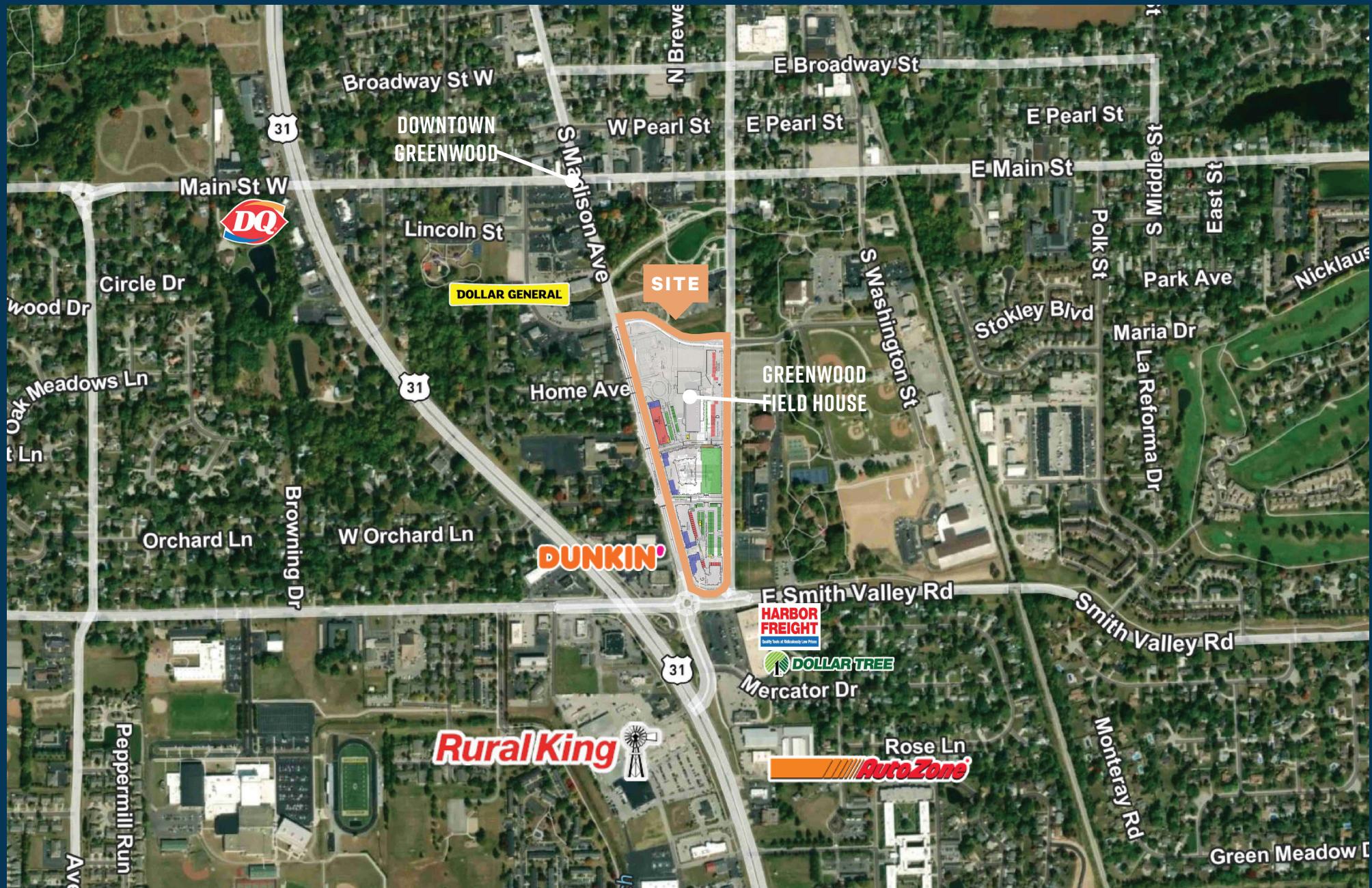
Cafe

Grab & Go  
Food

Beverage

SUITE	SIZE (SF)	BUILDING
SUITE B	2,704 SF	B
SUITE E NORTH	788 SF / 777 SF / 1,276 SF	E NORTH
SUITE E SOUTH	1,600 SF / 1,690 SF	E SOUTH
SUITE F	2,195 SF (CORNER) / 1,269 SF / 880 SF	F
SUITE G	3,135 SF (CORNER) / 1,193 SF / 892 SF	G

# AMENITIES MAP



# RETAIL SPECIFICATION



# MADISON AVE

15,854 VPD

## MERIDIAN ST

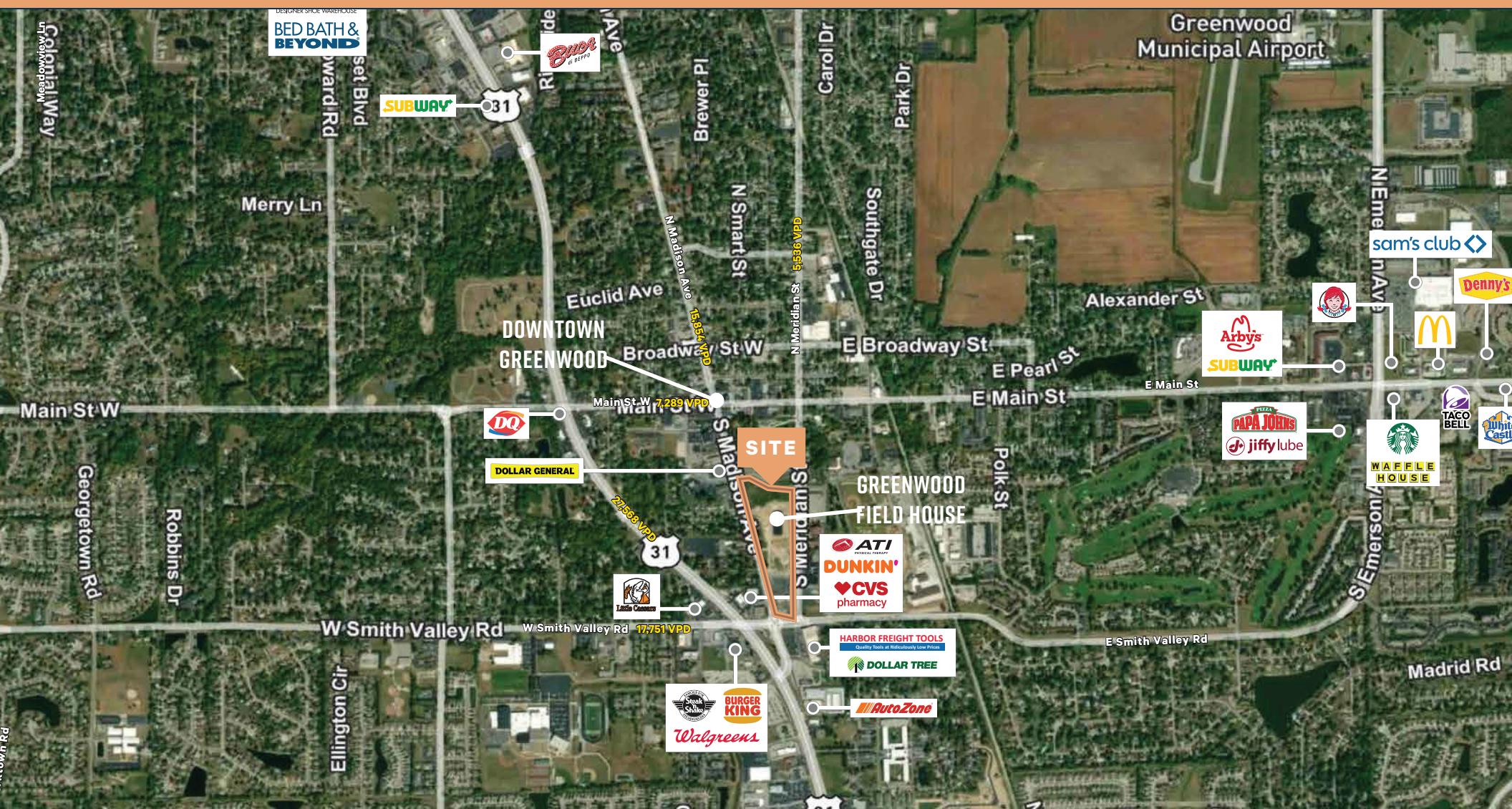
5.536 VPD



GREENWOOD FIELD HOUSE IS HOME TO TURF FIELDS, HARD COURTS, A WALKING TRACK, BATTING CAGES, GOLF SIMULATORS AND MORE!



**.26 MILES TO  
DOWNTOWN  
GREENWOOD**



# AREA DEMOGRAPHICS



## POPULATION

 1 Mile  
**10,528**

 3 Miles  
**82,632**

 5 Miles  
**177,203**

## AVERAGE HOUSEHOLD INCOME

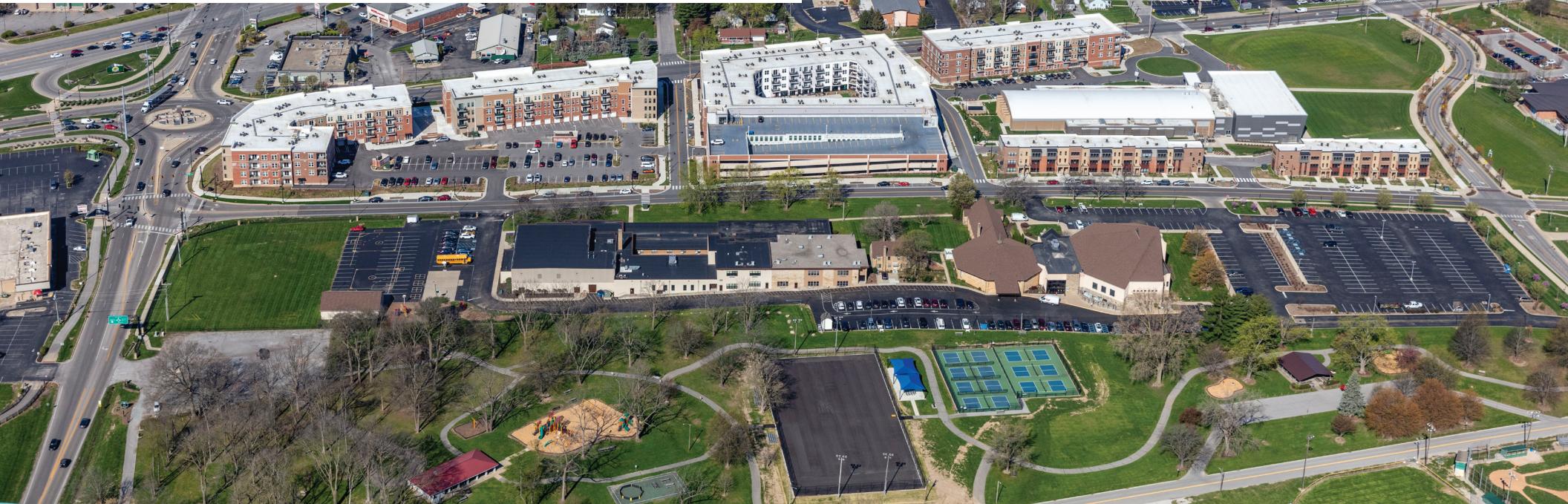
 1 Mile  
**\$80,114**

 3 Miles  
**\$103,131**

 5 Miles  
**\$117,260**

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## CONTACTS

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**CBRE**

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