



THE MADISON

WELLNESS, RETAIL, & CAFE SPACES FOR LEASE

523 S. MADISON AVE, GREENWOOD, IN



CBRE

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

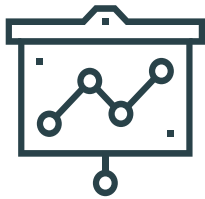
- Located at the convergence of:
 - Main Street
 - US-31
 - Madison Avenue
 - Smith Valley Road
- Easy access for patients, clients, and daily service users
- Ideal for appointment-based businesses, fitness studios, and café traffic

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

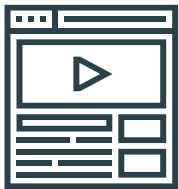


PROPERTY HIGHLIGHTS



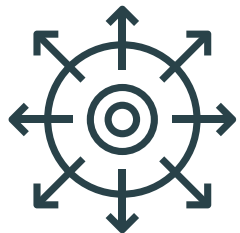
LUXURY NEW DEVELOPMENT

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

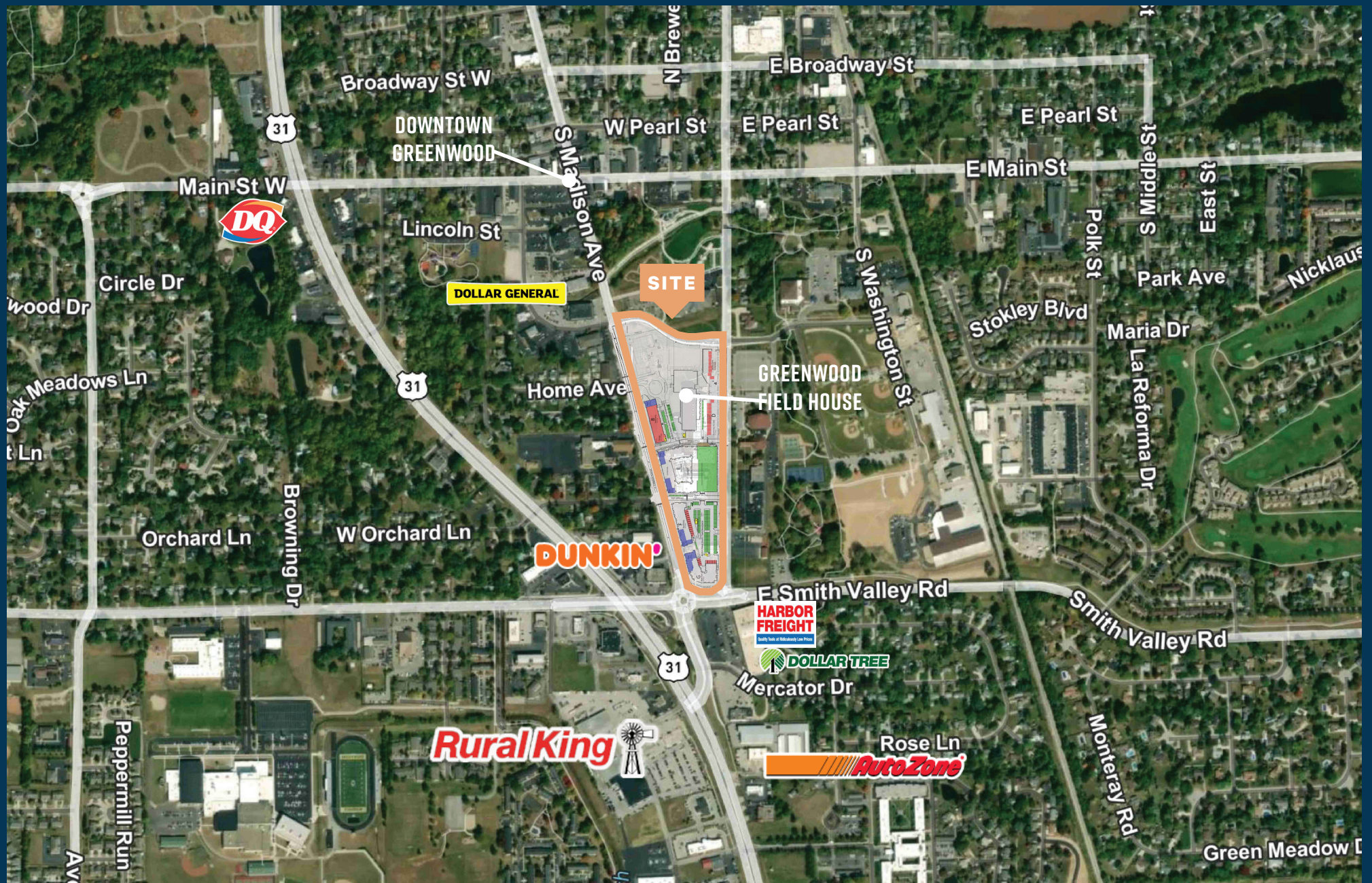


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Beverage

| 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



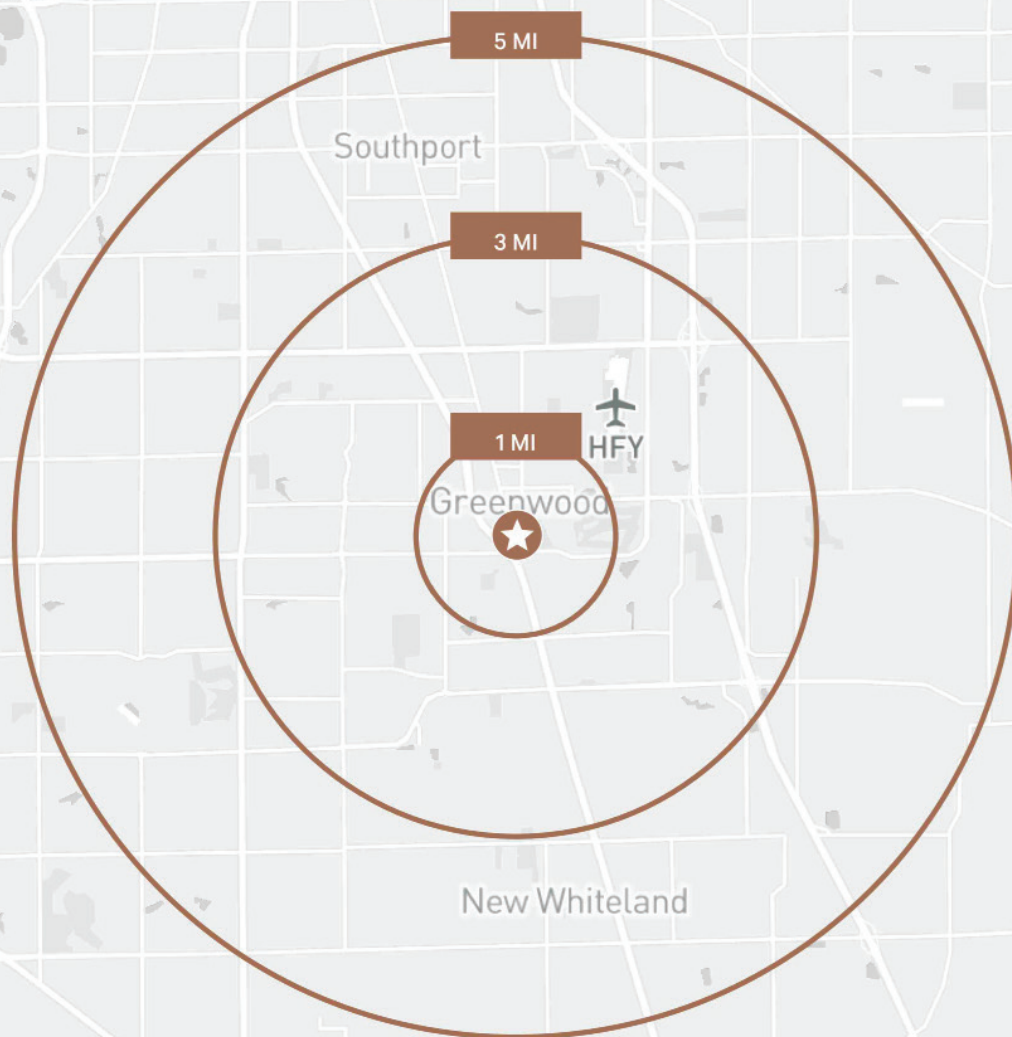
GREENWOOD FIELD HOUSE IS HOME TO TURF FIELDS, HARD COURTS, A WALKING TRACK, BATTING CAGES, GOLF SIMULATORS AND MORE!



.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

Diana Zagarzhevskiy

Vice President

+1 317 269 1078

diana.zagarzhevskiy@cbre.com

Jaxon Stutz

Associate

+1 317 832 8939

jaxon.stutz@cbre.com

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