

LEASE



RETAIL/RESTAURANT

THE MADISON



523 S. MADISON AVE, GREENWOOD, IN 46142

PROPERTY HIGHLIGHTS

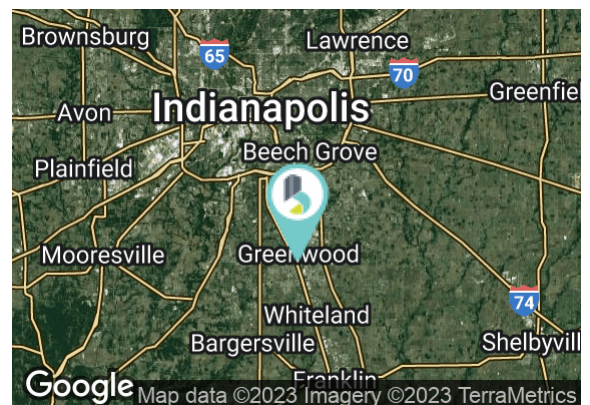
- Newly Constructed Mixed-Use Project in the Heart of Greenwood
- Over 18,400 sf of first floor Retail/Restaurant space in four different buildings
- Development includes 329 luxury market rate apartments and 18 townhomes
- On the site is the newly built "Greenwood Fieldhouse," which includes Turf Fields for Soccer, Lacrosse and more, Hard Courts with Basketball, Volleyball, Pickleball, and a Walking Track, Batting Cages, Golf Simulators and more, including 200-person and 300-person spectator seating areas. The Fieldhouse hosts all ages with leagues, tournaments, open gym time, and is also available for rent bringing many visitors and retail/restaurant customers to the site.
- Walk to the Fieldhouse, City Park, Craig Park, the Amphitheatre, City Hall and downtown Main Street
- Centered among Four Major Roadways, including Main Street, US 31, Madison Ave, and Smith Valley Road, culminating at The Madison
- Restaurant/ Retail parking includes 77 spaces in the parking garage plus ample convenient and surface parking providing another 200 spaces

Available SF:	1,601 - 5,220 SF
Building Size:	18,401 SF

[Click/Scan for Drone Video](#)



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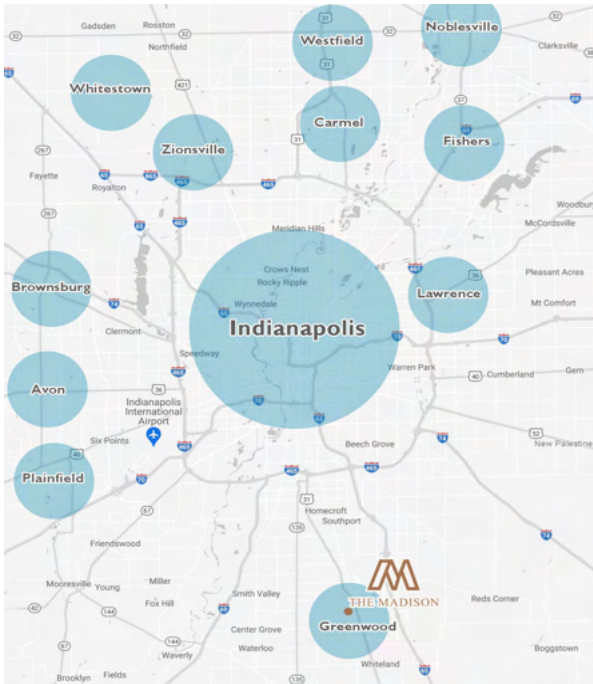
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population	11,050	78,024	166,451
Average HH Income	\$82,810	\$94,144	\$106,243
Total Housing Units	5,112	33,021	68,867
Occupation Population	6,040	41,527	88,254
Median Age	39.8	34.9	36.1

Sites USA 2023 Estimates with 2028 Projections

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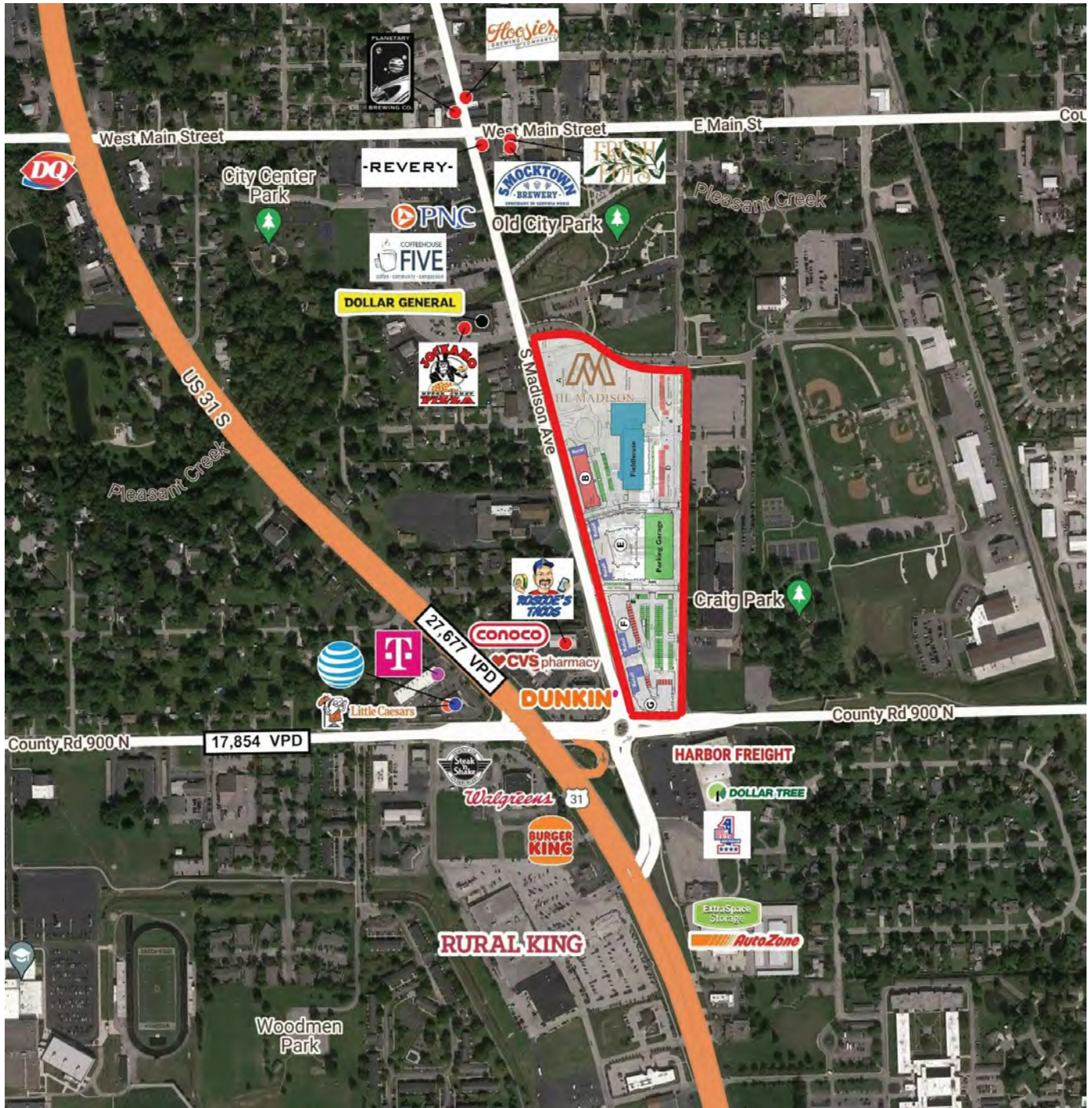
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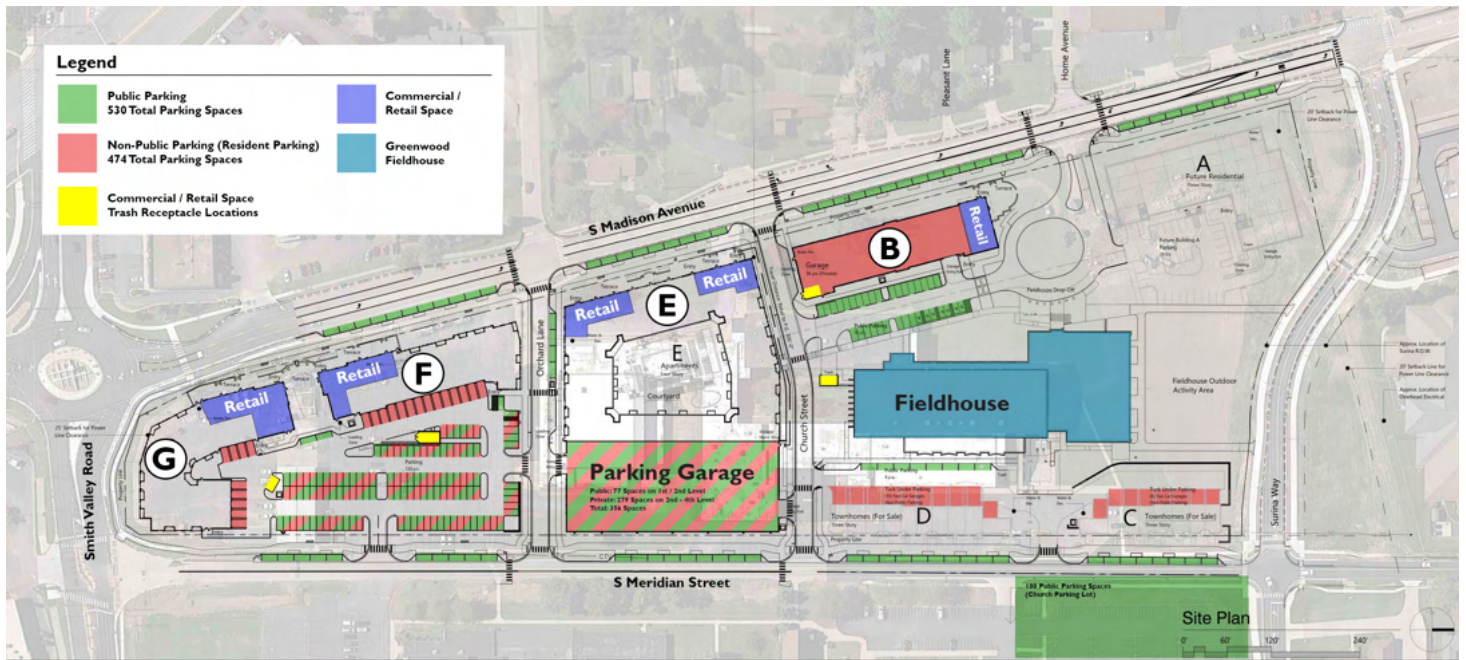
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LEASE INFORMATION

Lease Type:	NNN
Total Space Available:	1,601 - 5,220 SF

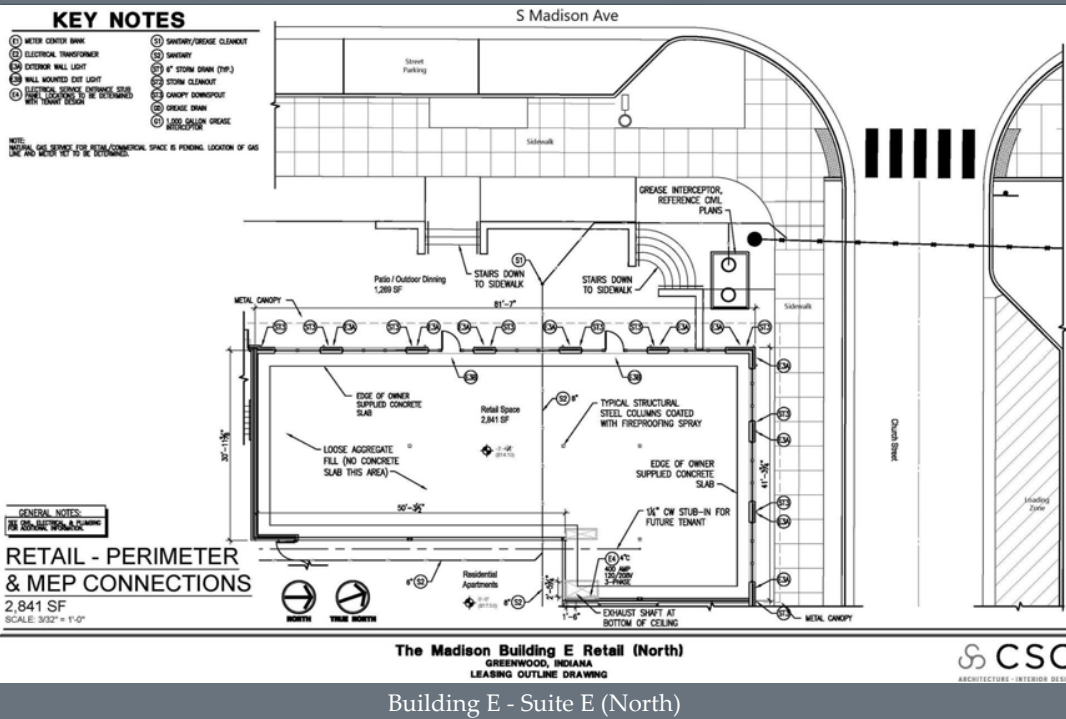
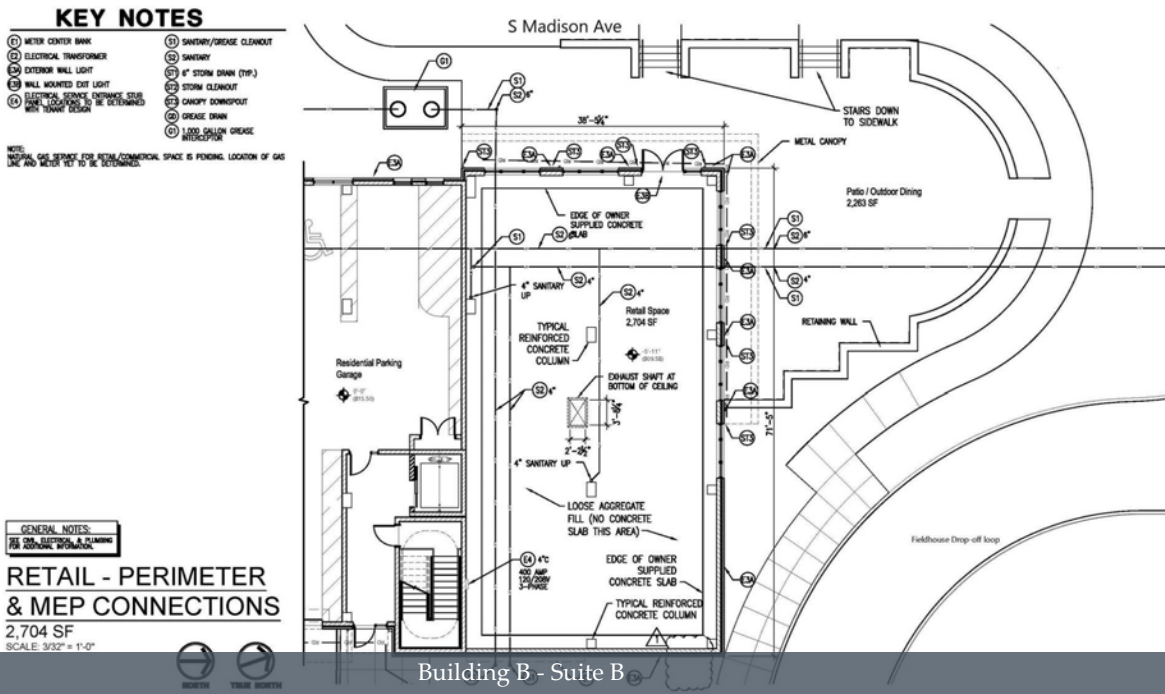
Lease Term:	Negotiable
Available:	Phase Delivery starting immediately through Spring 2024

AVAILABLE SPACES

SUITE	SIZE (SF)	BUILDING
Suite B	2,704 SF	B
Suite E North	2,841 SF	E North
Suite E South	1,601 - 3,291 SF	E South
Suite F	2,150 - 4,345 SF	F
Suite G	2,085 - 5,220 SF	G

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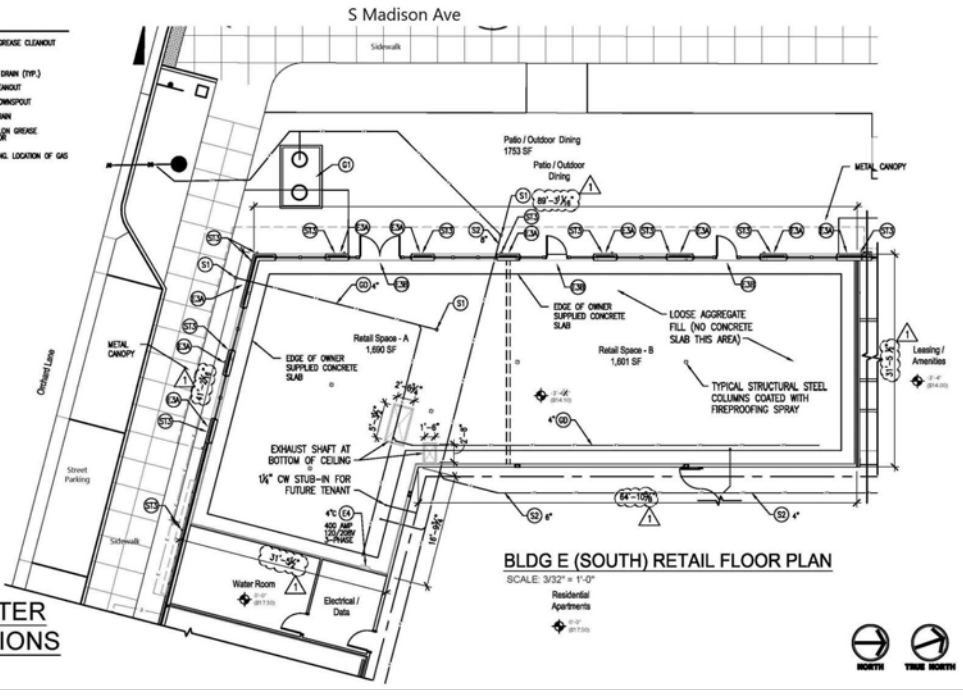
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- KEY NOTES**
- ① METER CENTER BANK
 - ② ELECTRICAL TRANSFORMER
 - ③ EXTERIOR WALL LIGHT
 - ④ WALL MOUNTED EXIF LIGHT
 - ⑤ ELECTRICAL SERVICE ENTRANCE STUD WITH LOCATION TO BE DETERMINED WITH UTILITY DESIGN
 - ⑥ SANITARY/GREASE CLEANOUT
 - ⑦ SANITARY
 - ⑧ 4" STORM DRAIN (11P.)
 - ⑨ STORM CLEANOUT
 - ⑩ CHIMNEY DOWNSPOUT
 - ⑪ GREASE DRAIN
 - ⑫ 1,000 GALLON GREASE INTERCEPTOR
- NOTE: NATURAL GAS SERVICE FOR RETAIL/COMMERCIAL SPACE IS PENDING. LOCATION OF GAS LINE AND METER NOT TO BE DETERMINED.

GENERAL NOTES:
 FOR SEE MECHANICAL & PLUMBING
 FOR RETAIL PERIMETER CONNECTIONS

RETAIL - PERIMETER & MEP CONNECTIONS
 3,291 TOTAL SF
 SCALE: 3/32" = 1'-0" REV. 10/27/23

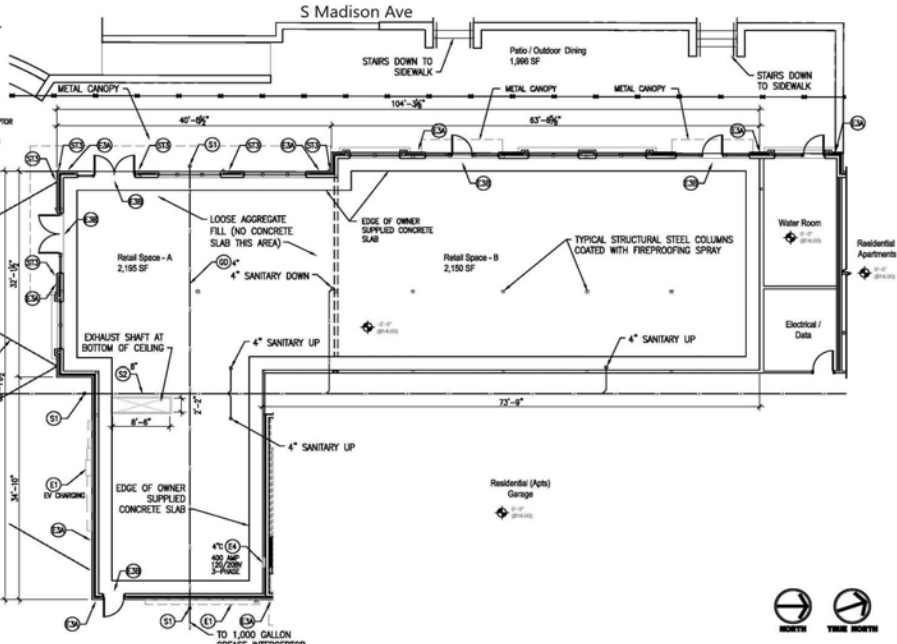


Building E - Suite E (South)

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GENERAL NOTES:
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RETAIL - PERIMETER & MEP CONNECTIONS
 4,344 TOTAL SF
 SCALE: 3/32" = 1'-0"



Building F - Suite F Retail

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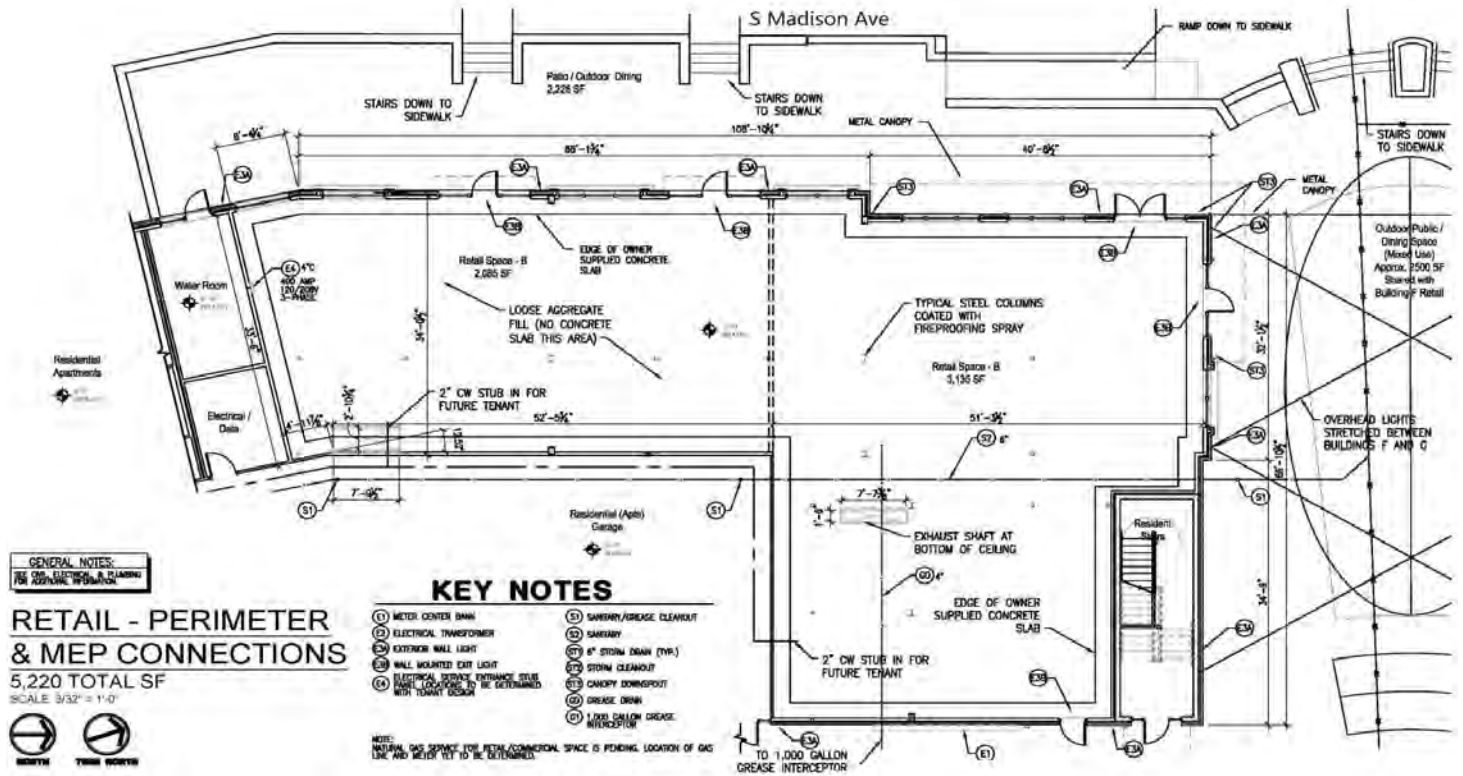
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Building G - Suite G

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354-Space Parking Garage



Building B & Entrance to Fieldhouse



Building B Outdoor Patio Area



Building E (South)



Building E (North)

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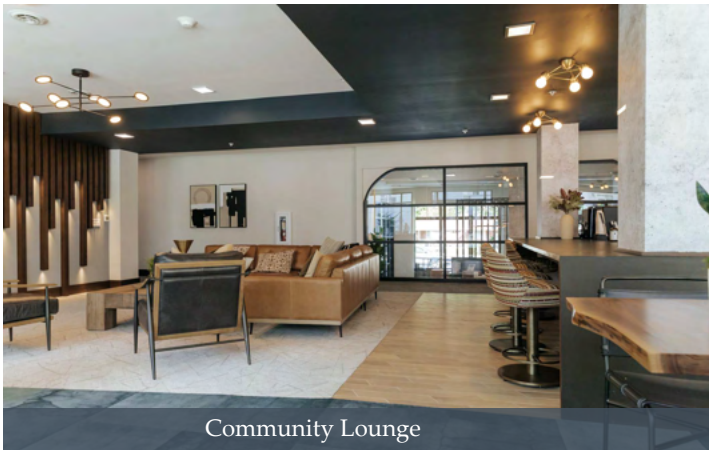
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Building E: Apartment Leasing Office, Pool & Amenities



Outdoor Plaza Area between Buildings F & G



Community Lounge



Building E Resident Pool

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ABOUT GREENWOOD

Greenwood, Indiana is a vibrant city located in Johnson County, approximately 15 miles south of downtown Indianapolis. With a population of over 60,000, it is one of the fastest-growing communities in the state. Known for its strong sense of community, Greenwood offers a blend of suburban comforts and urban amenities. The city boasts a thriving retail sector, including the Greenwood Park Mall, and a diverse range of restaurants, making it a popular destination for shopping and dining. Greenwood also features well-regarded schools, numerous parks, and recreational facilities, catering to families and outdoor enthusiasts. Its strategic location near major highways provides easy access to neighboring cities and attractions. Overall, Greenwood strikes a balance between modern conveniences and a welcoming community atmosphere.



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A new Sports Park will be constructed with eight baseball fields, a state-of-the-art playground, splash pad, and a multiuse sports field with an interconnected trail.



The city of Greenwood has announced that a 16-court Pickleball facility will be constructed in Freedom Park. Tournaments hosted at the Park will bring hopes of tourism to the city.



The Worthsville Road Project eases traffic congestion throughout the city and particularly downtown.



Major improvements have been made to Madison Ave. The City of Greenwood placed pedestrian-friendly widened sidewalks, a bicycle lane, and various streetscape enhancements.

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