



201 S. SR 135
Greenwood, IN 46142



PROPERTY HIGHLIGHTS

- Freestanding Building
- Total Building GLA - 4,051 SF
- Heavily traveled SR 135 corridor at signalized intersection across from Meijer.
- Located in highly sought after submarket along SR 135.
- Excellent Visibility
- Very strong traffic counts
- Surrounded by major retailers

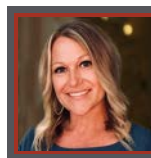
OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	2,155 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,388	30,081	66,939
Total Population	8,727	78,486	176,287
Average HH Income	\$111,674	\$113,765	\$106,164

TRAFFIC COUNTS

VPD at Intersection of SR 135 & W Main St	50,467
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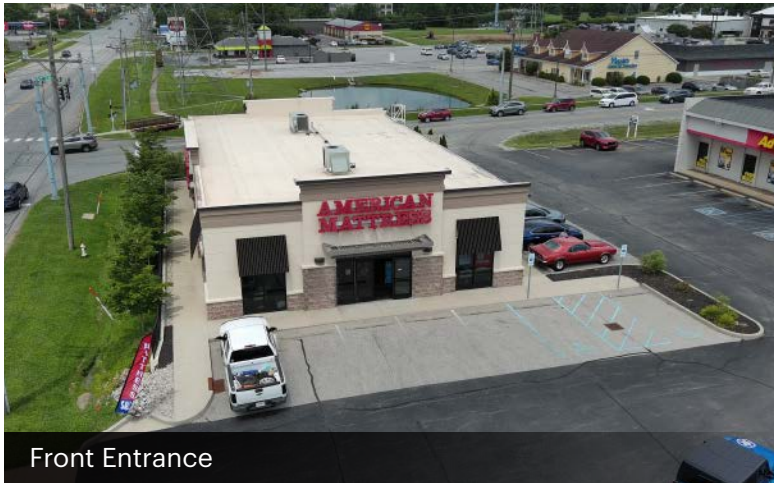
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Floor Plan

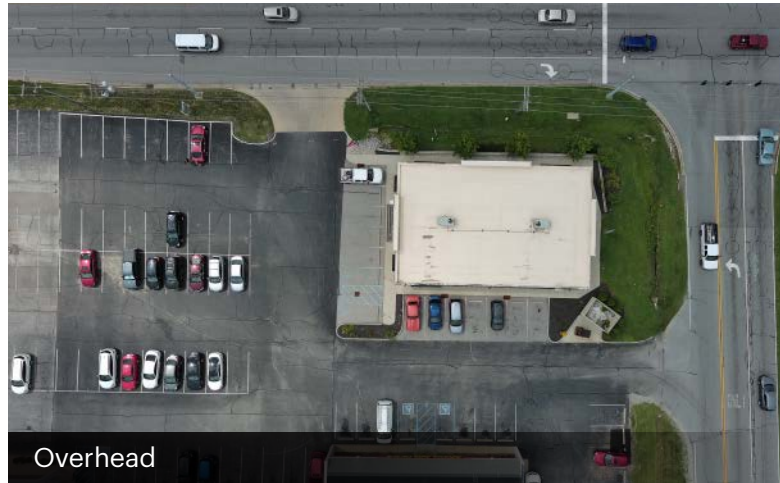




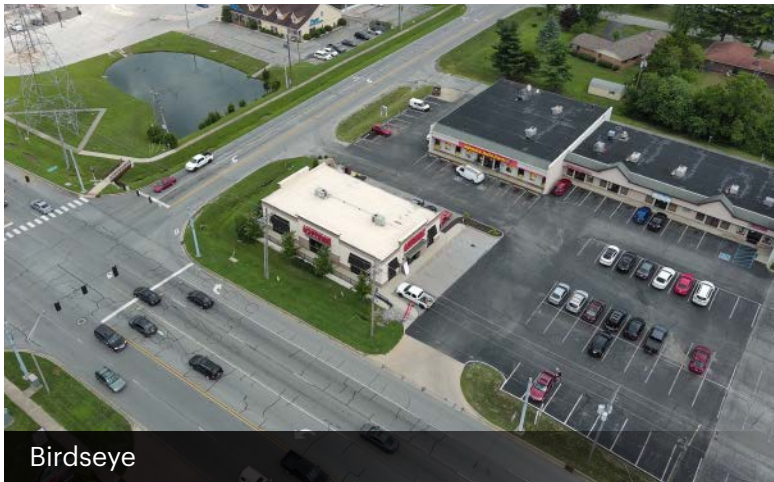
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Front Entrance



Overhead



Birdseye



North Facing View



West Facing View



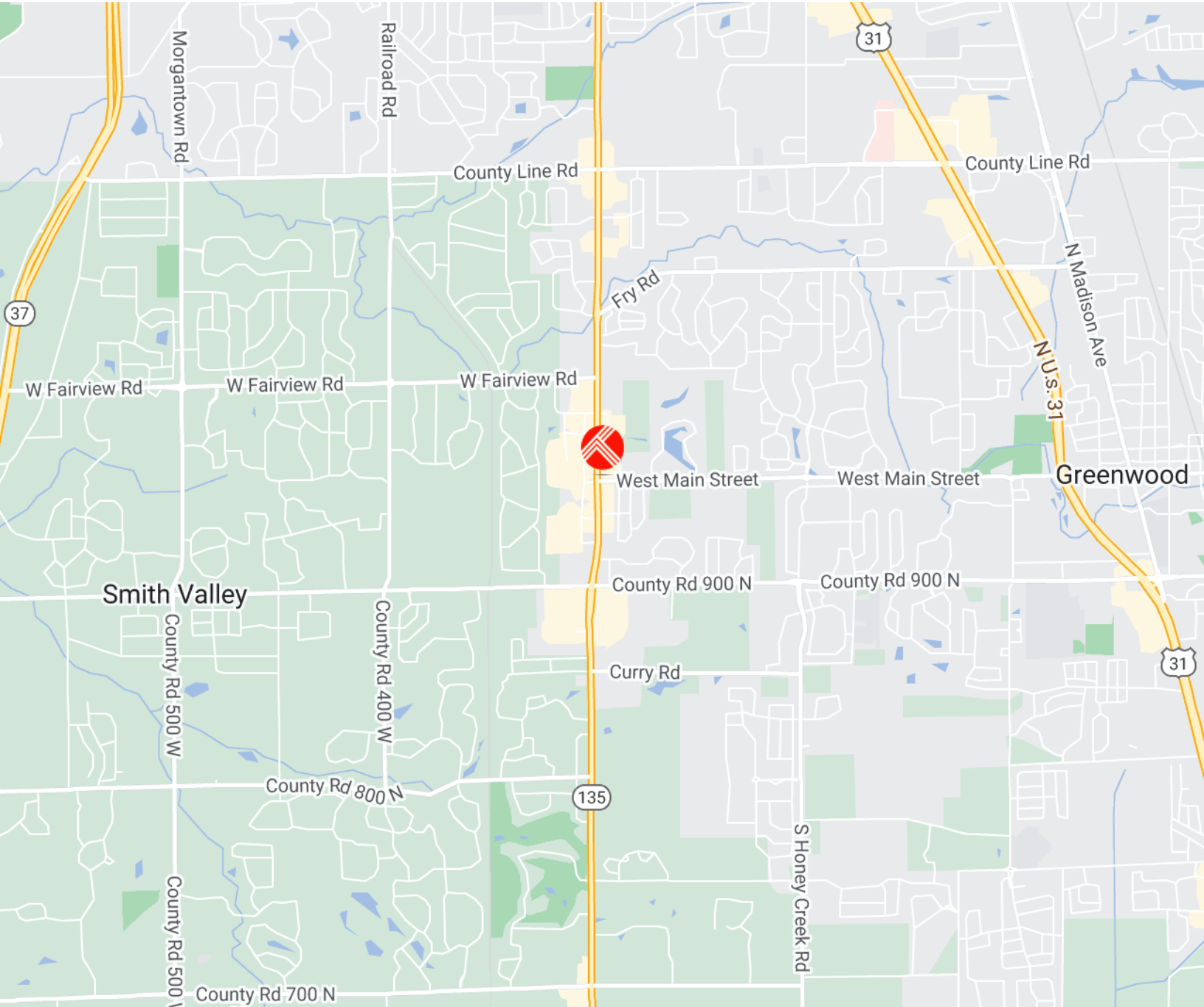
South Facing View





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Area Map





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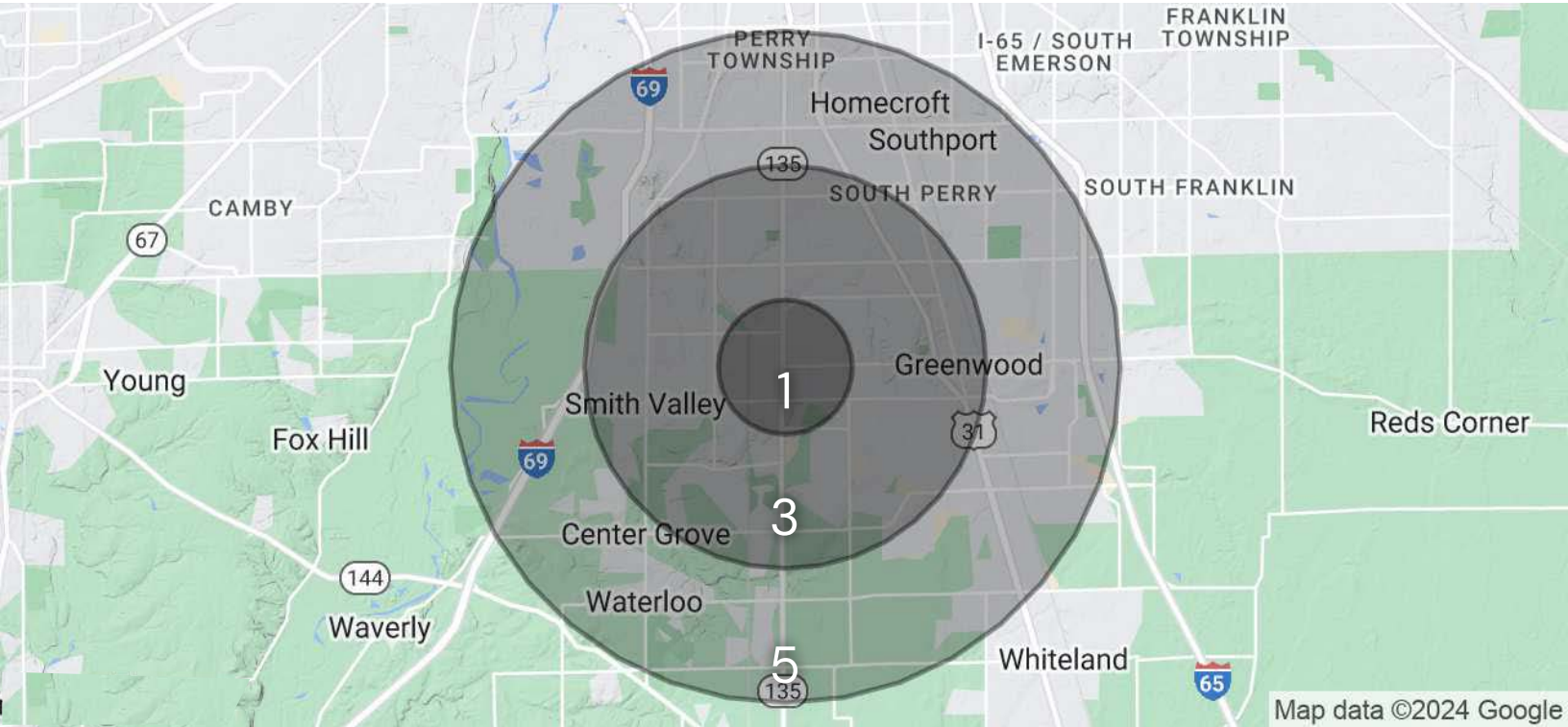
Aerial - Retail Trade Area Businesses





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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,727	78,486	176,287
Average Age	41	40	39
Average Age (Male)	40	39	37
Average Age (Female)	43	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,388	30,081	66,939
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$111,674	\$113,765	\$106,164
Average House Value	\$277,625	\$311,010	\$289,915

Demographics data derived from AlphaMap

