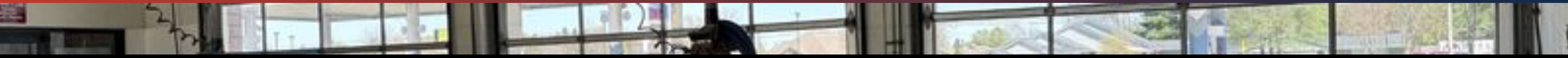


560 N State Road 135

Greenwood, IN 46142

FOR LEASE



~1,500 SF Commercial Service Building

6 glass bay doors • Full drive-thru • SR 135 frontage • Restroom included

~1,500 SF

AVAILABLE SPACE

\$25/SF

NNN LEASE RATE

6 Doors

GLASS ROLL-UP BAYS

164,272

POPULATION (5 MI)

BUILDING DETAILS

Space Available	~1,500 SF
Bay Doors	6 (3 front + 3 rear)
Door Type	Glass panel roll-up
Drive-Thru	Yes — front to rear
Restroom	Yes — on premises
Plumbing	Hand sink + floor drains
Ceiling	Open truss / exposed steel
Parking	Rear staging + shared lot
Lease Type	NNN
Term	Negotiable (3-5 yrs)
Zoning	Commercial M
Adjacent	Active Marathon gas station

IDEAL USES

Quick-Service Restaurant	Food Franchise (QSR)	
Auto Glass / Tint	Auto Detailing	Specialty Auto Service
Retail / Showroom	Fitness / Studio	Creative / Flex Use

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,725	81,635	164,272
Households	3,522	33,744	66,349
Avg HH Income	\$93,690	\$81,367	\$80,168
Avg Home Value	\$170,521	\$173,013	\$170,333

~1,500 SF freestanding commercial building on SR 135 in Greenwood. Six glass-panel roll-up bay doors (3 front, 3 rear) with full drive-thru capability. Restroom, hand sink, and floor drains on premises. Adjacent to an active Marathon gas station with built-in daily traffic. Versatile layout suitable for QSR, food franchise, auto service, detailing, or specialty retail. Glass bay doors allow natural light and easy conversion to storefront for food or retail concepts. Located on one of the busiest retail corridors in the south Indianapolis metro. NNN lease with flexible terms. Available immediately.

