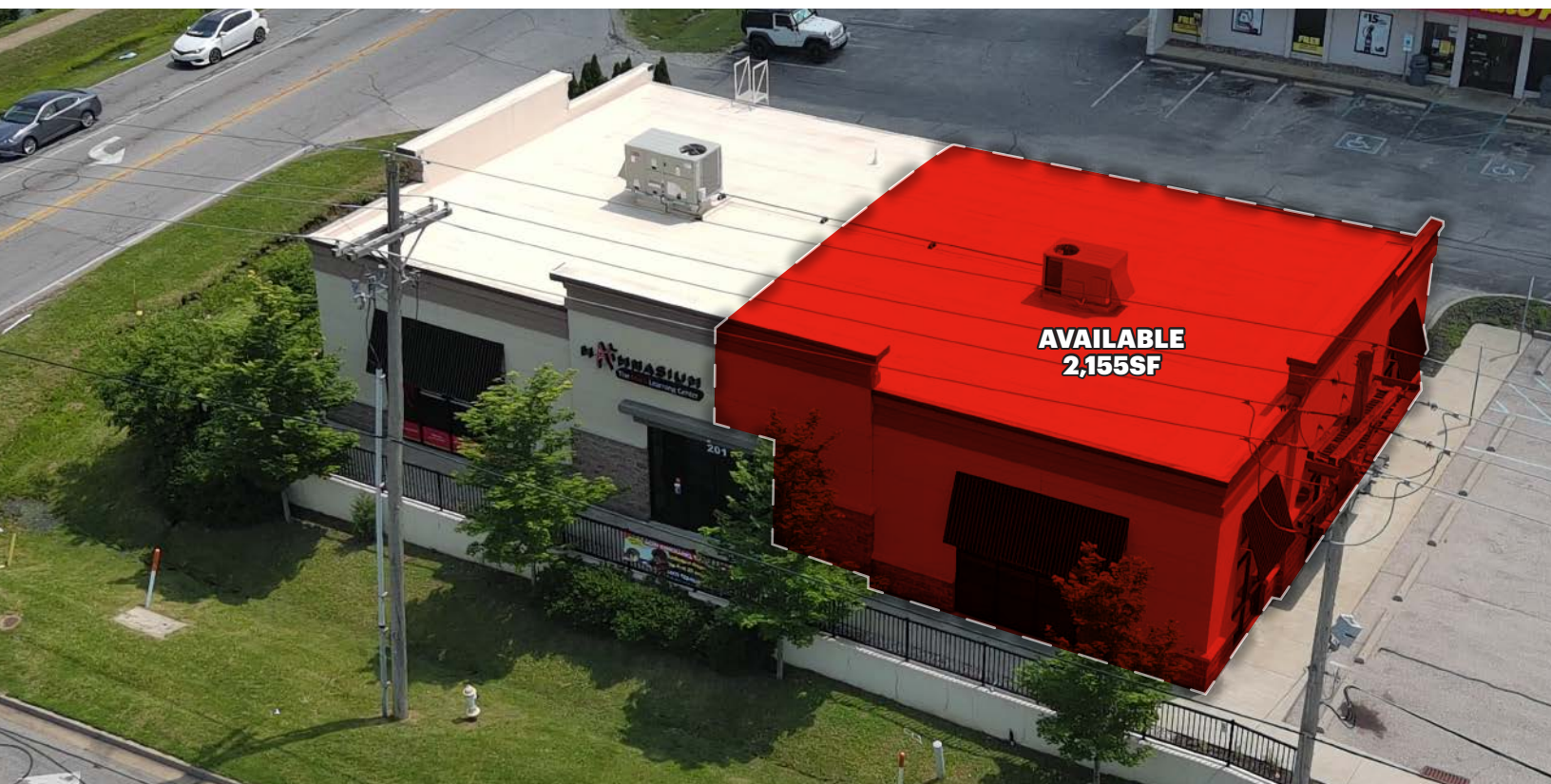




201 S. SR 135
Greenwood, IN 46142



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

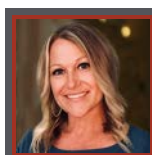
OFFERING SUMMARY

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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Crystal Kennard
VP, Brokerage
317.418.2464
ckennard@tharprealty.com





201 S. SR 135
Greenwood, IN 46142

Floor Plan

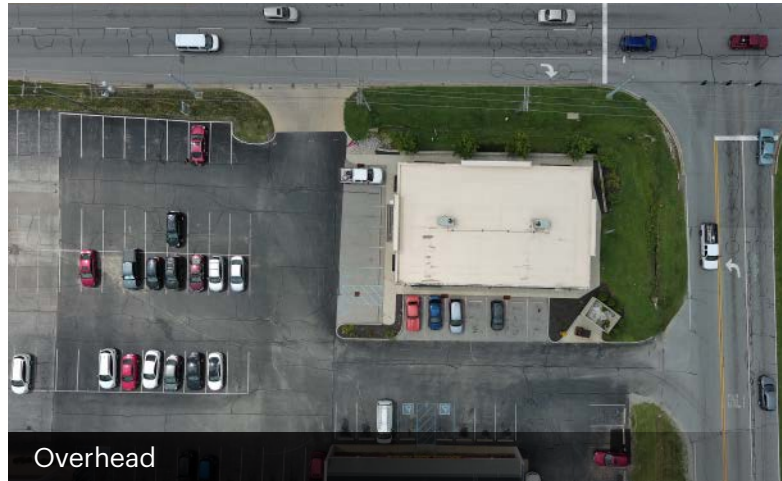




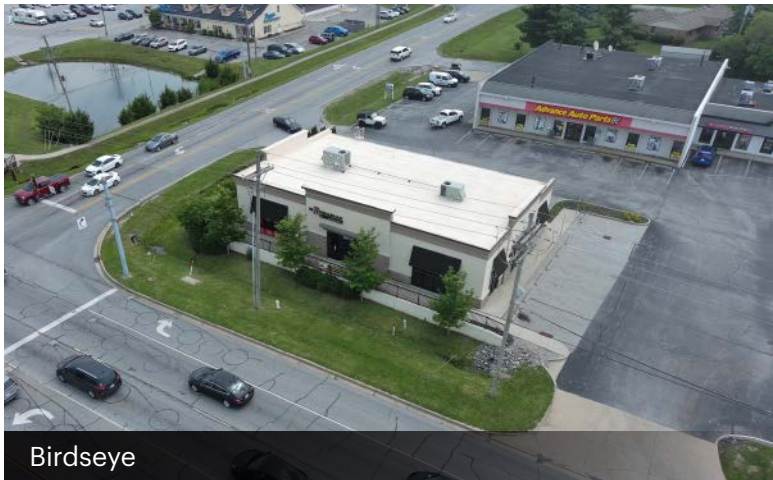
201 S. SR 135
Greenwood, IN 46142



Front Entrance



Overhead



Birdseye



North Facing View



West Facing View



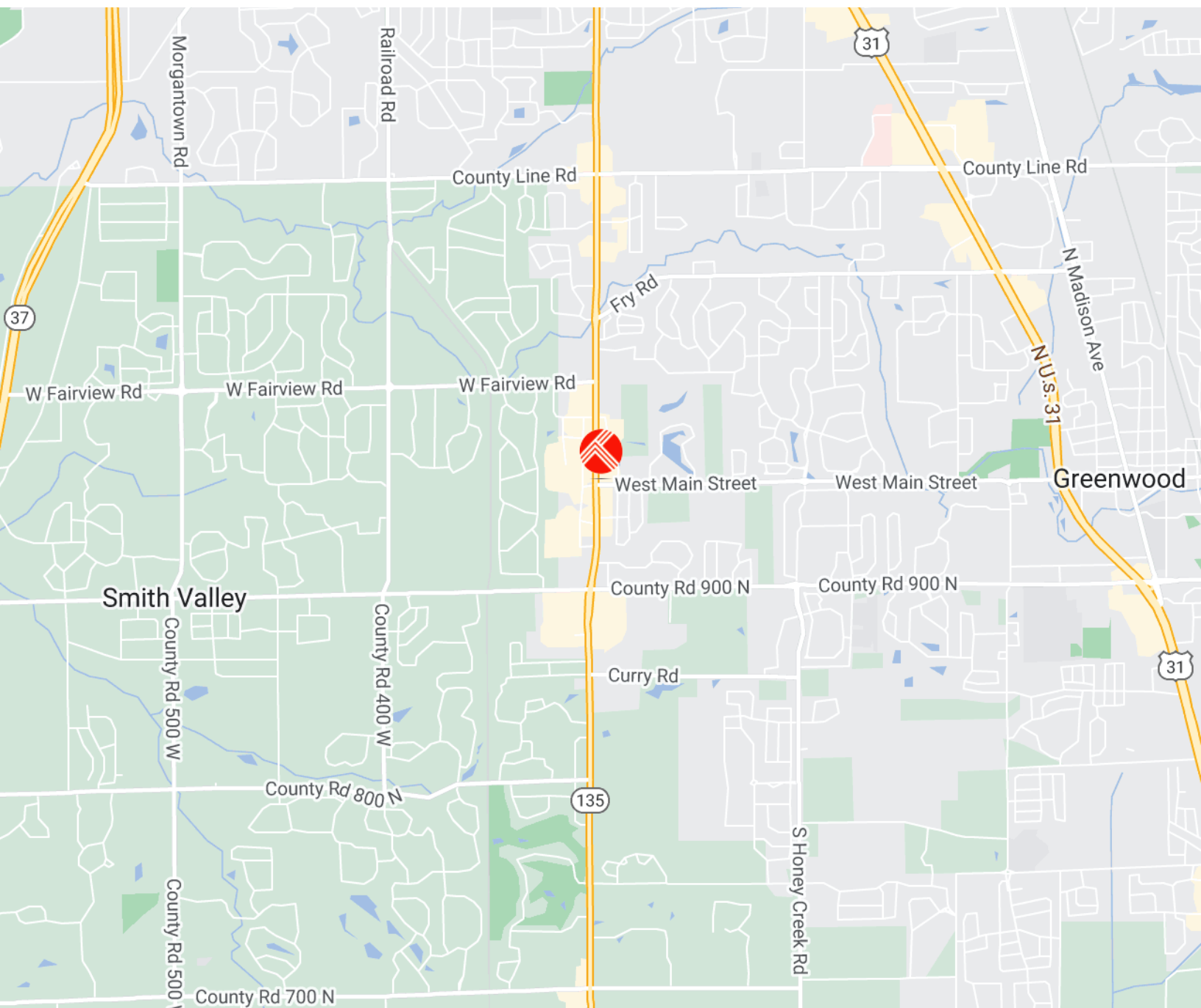
South Facing View





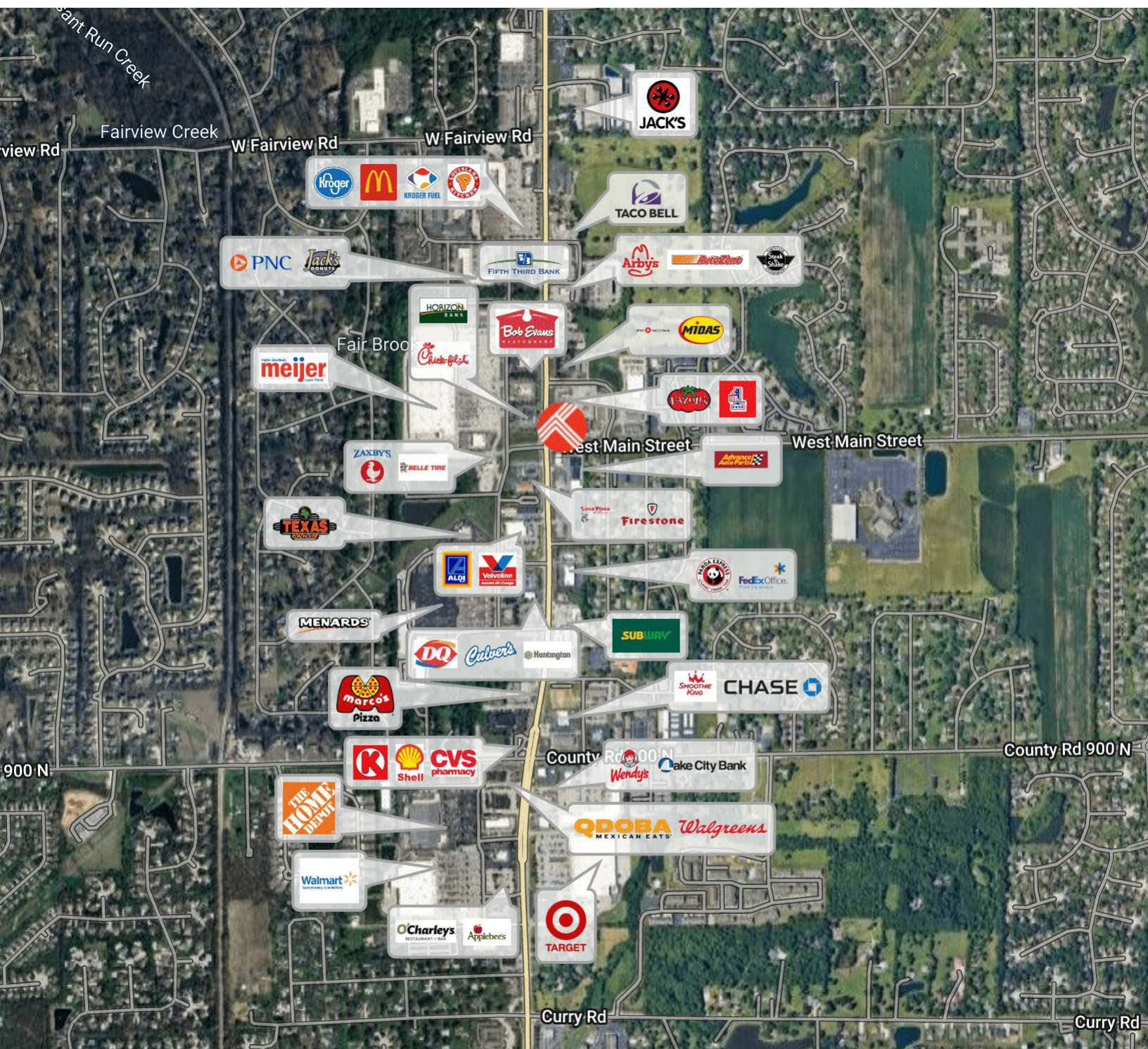
201 S. SR 135
Greenwood, IN 46142

Area Map





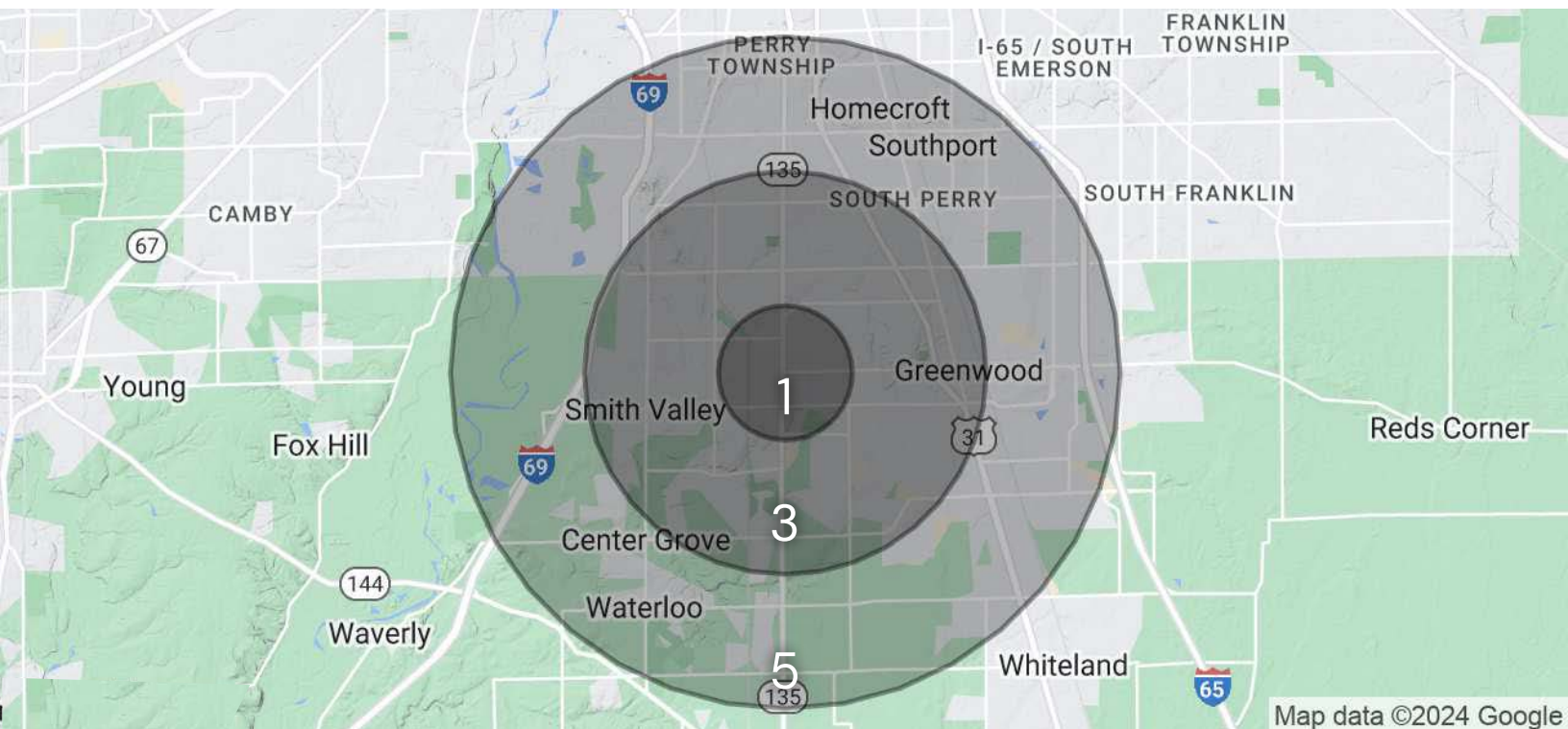
Aerial - Retail Trade Area Businesses





201 S. SR 135 Greenwood, IN 46142

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

