

560 N State Road 135

Greenwood, IN 46142

FOR LEASE



~1,648 SF Former Express Lube
2 drive-thru bays • Full lube pits • Attached to Marathon gas station



~1,648 SF LUBE SPACE AVAILABLE	\$18/SF NNN LEASE RATE	2 Bays DRIVE-THRU + LUBE PITS	164,272 POPULATION (5 MI)
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FORMER EXPRESS LUBE — BUILDING DETAILS

Space Available	~1,648 SF
Levels	2 (ground + pit level)
Bay Doors	2 drive-thru (front & rear)
Door Type	Glass panel roll-up
Lube Pits	Full below-grade service pits
Drive-Thru	Yes — front to rear
Parking	Ample rear + shared lot
Exterior Access	Yes — independent entry
Attached To	Active Marathon gas station
Lease Type	NNN
Term	Negotiable (3-5 yrs)
Zoning	Commercial M

IDEAL USES

- Quick Lube / Oil Change
- Under-Vehicle Service
- Exhaust / Muffler Shop
- Franchise Conversion
- Suspension / Brake Service
- Auto Inspection
- Specialty Auto Service
- 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

~1,648 SF former Express Lube facility on SR 135 in Greenwood. Two drive-thru bays with full below-grade lube pits — turnkey for any oil change, lube, exhaust, or under-vehicle service operator. Glass panel bay doors front and rear with independent exterior access. Attached to an active Marathon gas station with built-in daily traffic from fuel and c-store customers. Ample rear parking. Located on one of the busiest retail corridors in the south Indianapolis metro — surrounded by Kroger, Meijer, McDonald's, Chick-fil-A, and dozens of national retailers. Pit-equipped space is rare and ready for immediate occupancy. NNN lease with flexible terms.



Also Available: Former Car Wash Tunnel — ~4,406 SF

Freestanding clear-span building with 27.7' ceilings on the same property. Equipment removed. Suitable for warehouse, storage, indoor recreation, workshop, or creative reuse. Separate lease available — contact for pricing.

- Size:** ~4,406 SF (per survey)
- Ceilings:** 27.7 feet clear height
- Structure:** Freestanding, clear-span, no columns
- Condition:** Shell — equipment removed, ready for buildout