



893 E. Main St.  
Suite G  
Greenwood, IN 46143  
For Lease



## OFFERING SUMMARY

Lease Rate:	\$25/SF, NNN
Building Size:	8,400 SF
Available SF:	3,600 SF

### Property Overview

- 3,600 SF Endcap Available
- Former Bank with Drive Thru Lanes
- Located at the SWC of Main St. & Emerson Ave.
- Less than One Mile from I-65
- Recently Built & Well Maintained
- High Traffic and Well Sought After Corridor
- Well Established Major Neighboring Tenants

### About the Property

Are you ready to take your business to the next level? We have the perfect opportunity for you! Our newly available endcap space at Main Street Shops is now open for leasing.

With the increased exposure your business will receive with this highly visible spot, whether you're a new business or an established one looking to expand, this is the perfect opportunity to take your brand to new heights.

Don't miss out on this incredible opportunity to join a thriving center. Contact us today to learn more about this space and how it can help your business succeed.

BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



893 E. Main St.  
Suite G  
Greenwood, IN 46143  
For Lease



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



893 E. Main St.  
Suite G  
Greenwood, IN 46143  
For Lease



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com  
Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com  
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



893 E. Main St.  
Suite G  
Greenwood, IN 46143  
For Lease

## Suite Map



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

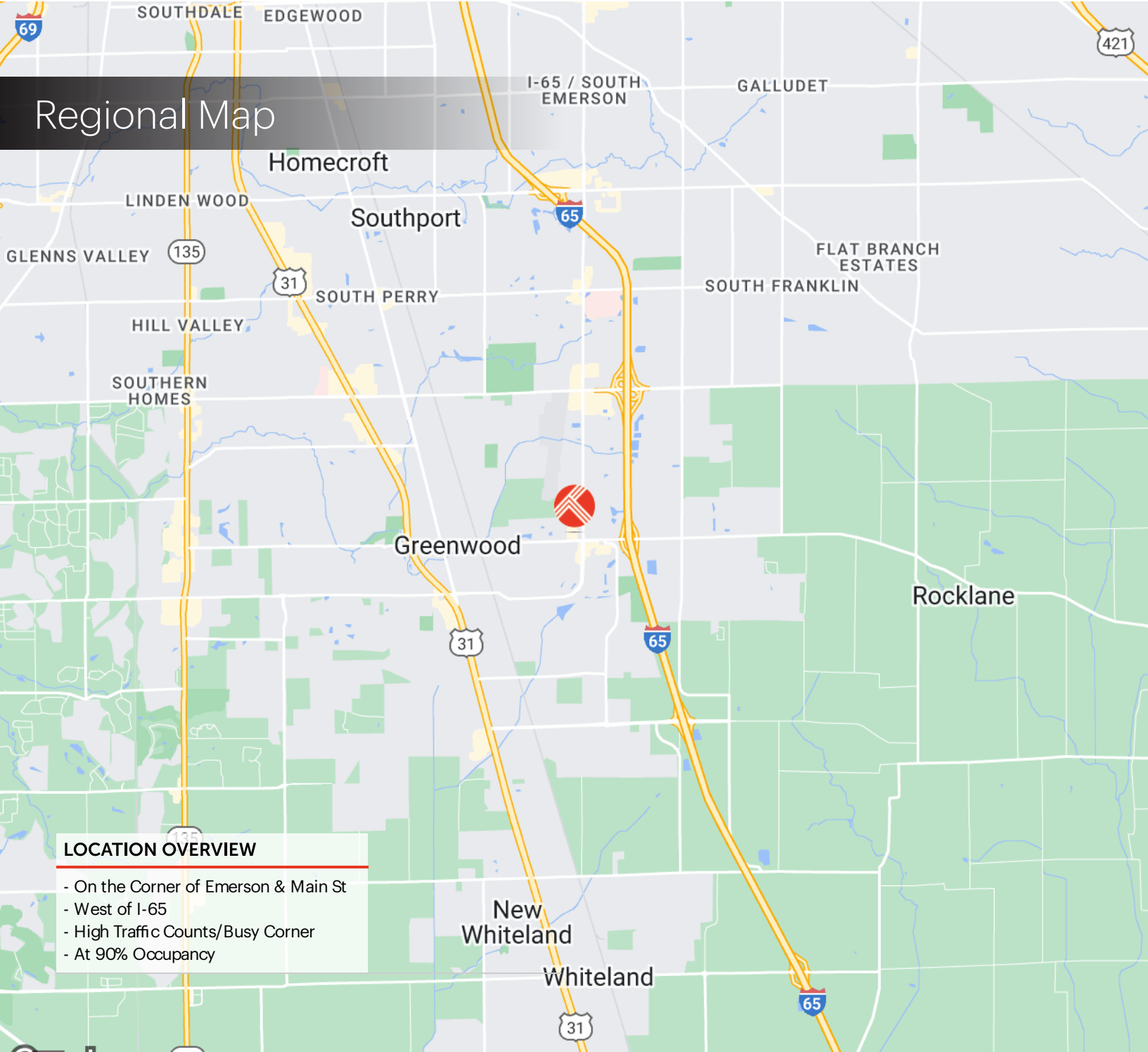
Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



893 E. Main St.  
Suite G  
Greenwood, IN 46143  
For Lease

## Regional Map



### LOCATION OVERVIEW

- On the Corner of Emerson & Main St
- West of I-65
- High Traffic Counts/Busy Corner
- At 90% Occupancy

BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



893 E. Main St.  
Suite G  
Greenwood, IN 46143  
For Lease

## Area Highlights

Valle Vista Golf Course, located directly behind the property.



Architectural Concept Renderings of Finished Development,  
The Madison Luxury Apartments, two miles away.



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

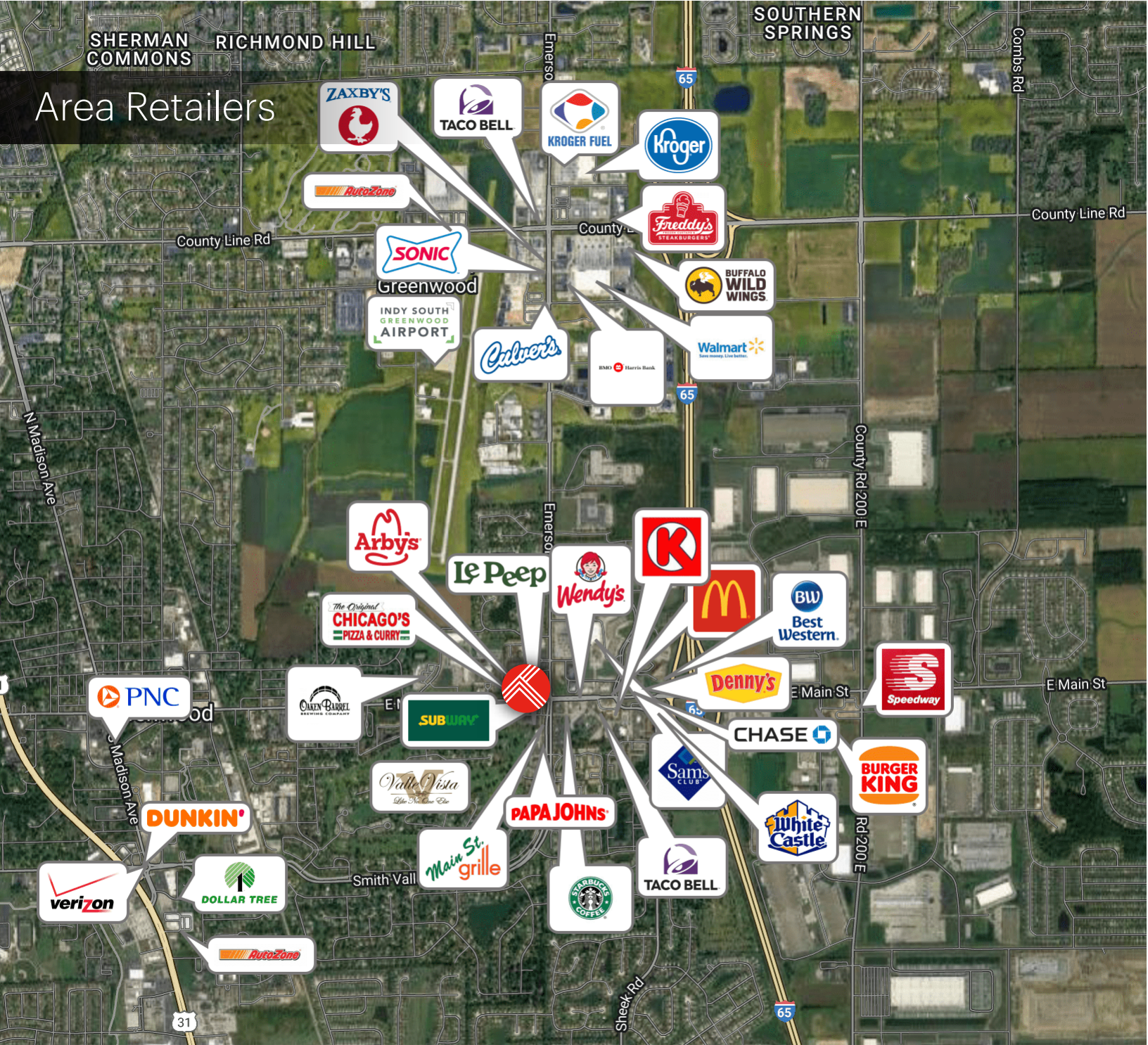
Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



893 E. Main St.  
 Suite G  
 Greenwood, IN 46143  
 For Lease

Area Retailers



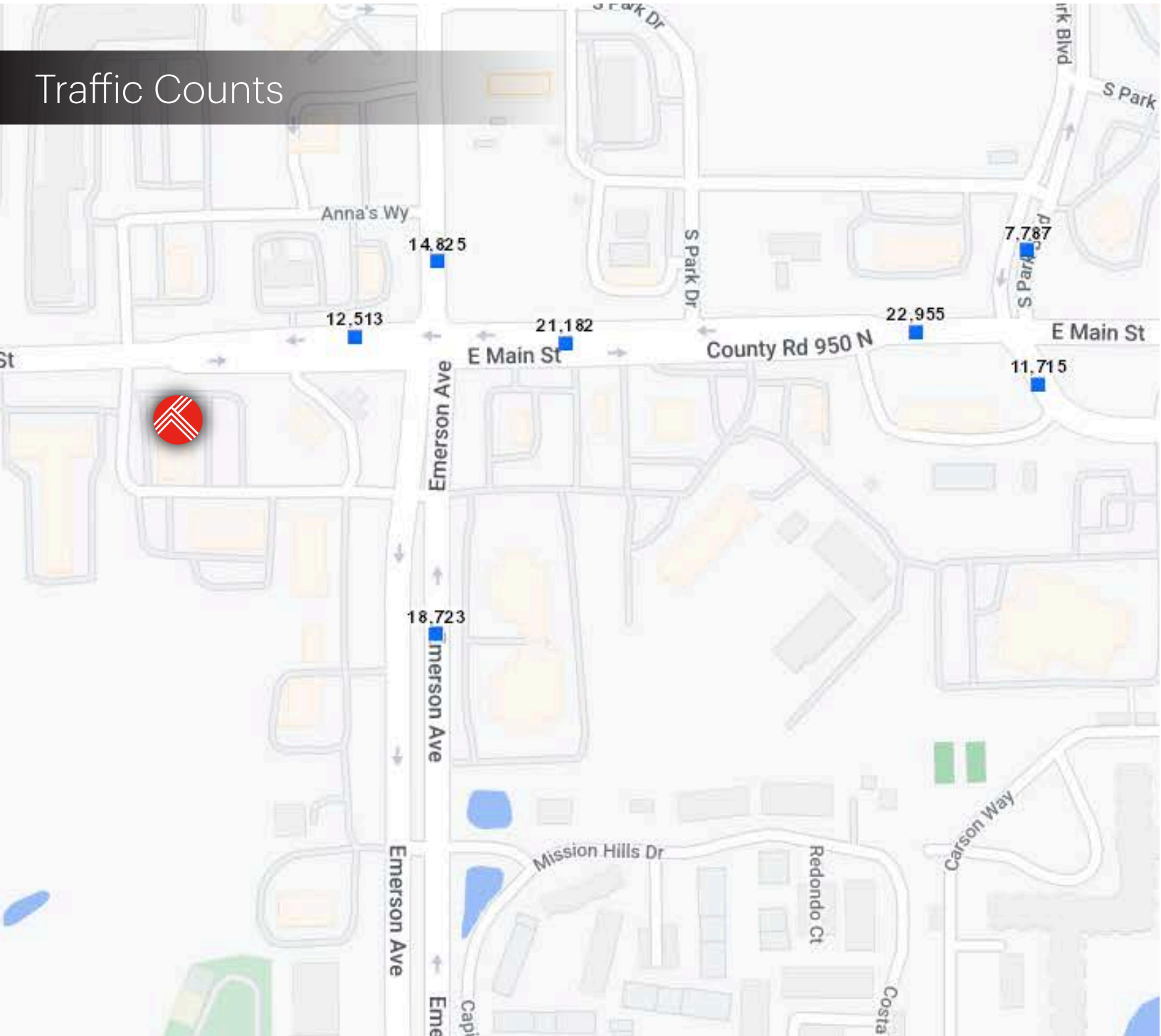
BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com  
 Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com  
 Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



893 E. Main St.  
Suite G  
Greenwood, IN 46143  
For Lease

## Traffic Counts



BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com

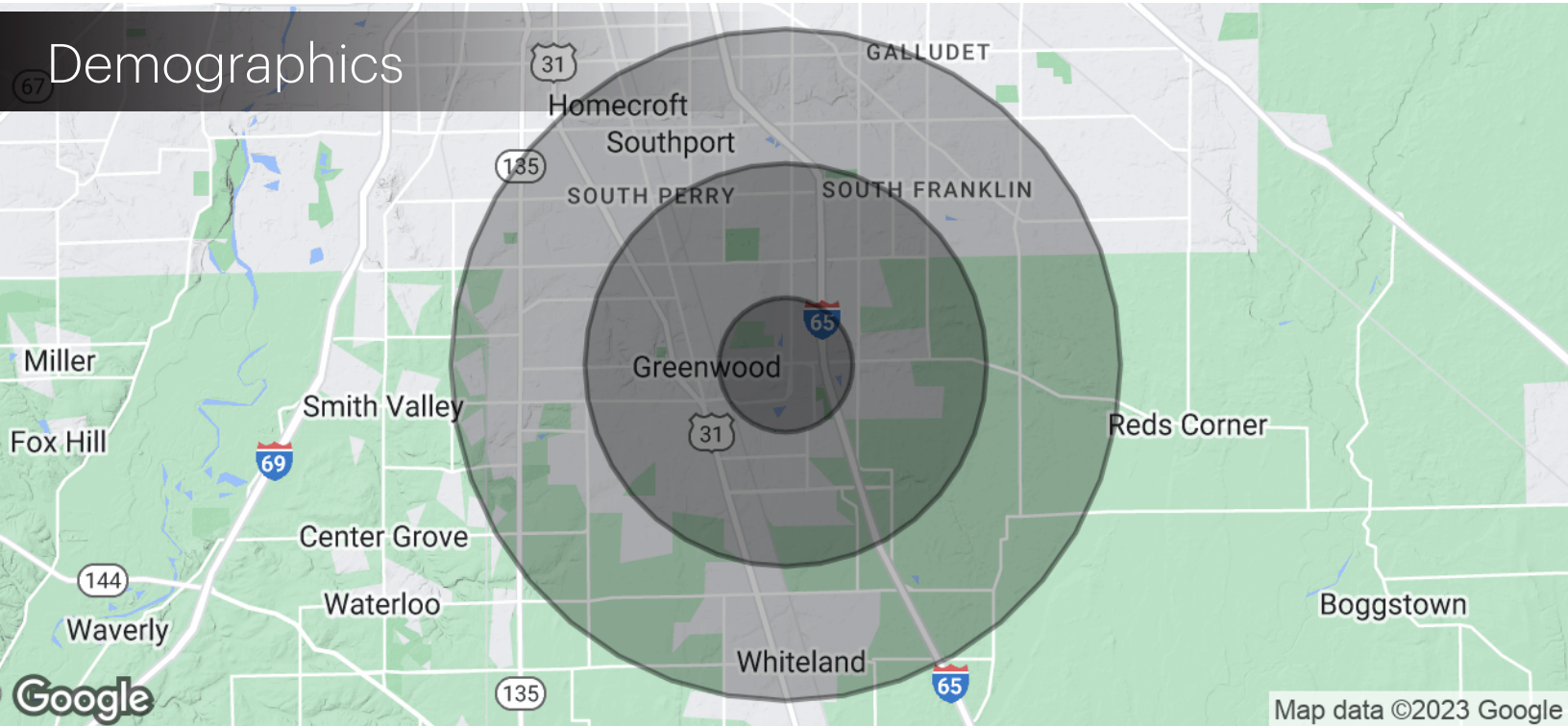
Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com

Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com



893 E. Main St.  
 Suite G  
 Greenwood, IN 46143  
 For Lease

## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,281	53,938	136,559
Average Age	40.5	37.5	37.6
Average Age (Male)	39.3	36.9	36.9
Average Age (Female)	42.4	38.9	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,051	23,805	56,719
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$62,478	\$70,015	\$77,703
Average House Value	\$146,986	\$146,612	\$167,483

\* Demographic data derived from 2020 ACS - US Census

BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com  
 Jeff Marchio • VP, Managing Broker • 317.432.5361 • jeff@tharprealty.com  
 Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com