

RETAIL SPACE FOR LEASE



1259 N. State Road 135

GREENWOOD, INDIANA 46142

Contact Teresa Harwood 317-354-5236
or Ryan Zickler 317-809-9955
for pricing and details

Prime Corner Retail Space with Maximum Visibility – Now leasing!

Position your business in the heart of one of Greenwood's premier retail districts. Located along State Road 135, this high-traffic location sees over 34,000 vehicles per day, offering unmatched visibility and access for both national brands and local favorites.

Surrounded by a thriving mix of restaurants, national retailers, banks, grocery anchors, and service businesses, this location benefits from strong residential density and steady consumer traffic. Nearby retailers include Target, Starbucks, Meijer, Walmart, Texas Roadhouse, and more—all within minutes.

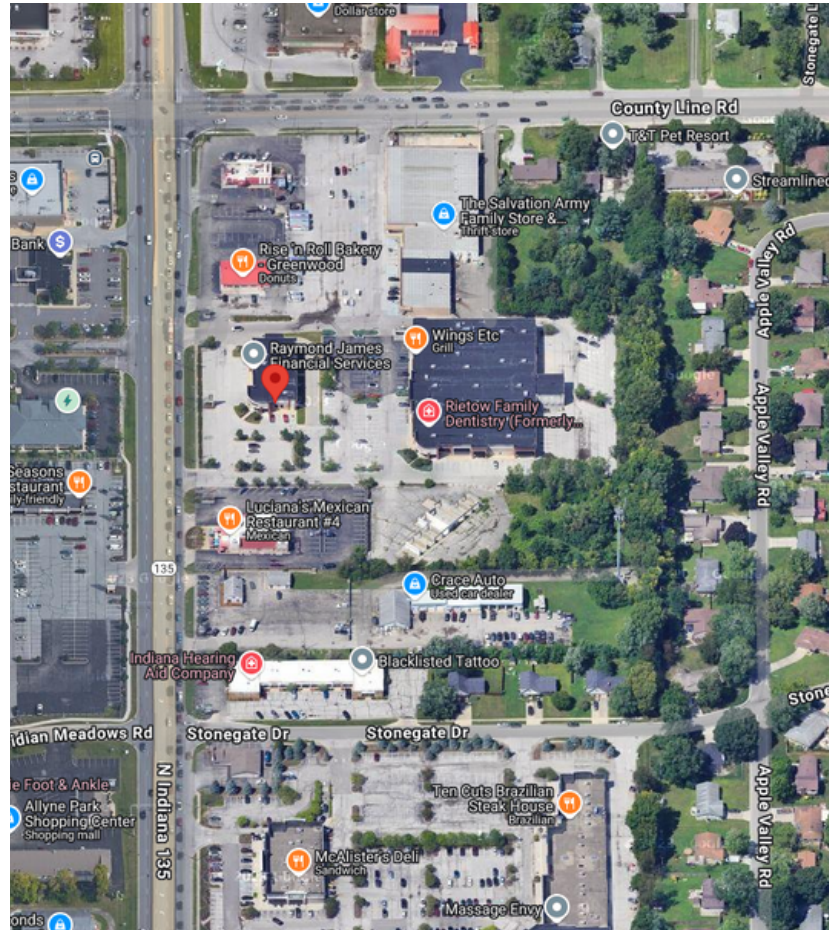
AVAILABLE SPACE: 11,000sf (Can be demised to 5,500sf)

Wide open space with overhead door access, this space was previously home to Door Dash Essentials. Suite A features 11,000 square feet of clean, open-plan retail space with multiple plumbing hookups, private rooms, and a welcoming storefront. This versatile suite is ideal for a wide range of uses and is located in a vibrant, family-friendly center with kid-centric co-tenants, high visibility and generous parking. Pylon sign panel available for this space.

Ideal Uses Include:

- Boutique Fitness or Yoga Studio
- Med Spa or Day Spa
- Children's Activity Center (dance, art, STEM, music)
- Tutoring or Learning Center
- Salon Collective or Beauty Suites
- Specialty Grocery or Health Food Store
- Creative or Professional Office Space with Client Access





DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	3 MILES: 90,009	5 MILES: 176,750
5 YEAR GROWTH	3 MILES: 1.8 %	5 MILES: 2.1 %
MEDIAN AGE	3 MILES: 38	5 MILES: 37
BUYING POWER	3 MILES: \$2.5 B	5 MILES: \$5 B
MEDIAN HOME VALUE	3 MILES: \$217,391	5 MILES: \$215,540
OWNER / RENTER OCCUPIED	3 MILES: 63% / 37%	5 MILES: 64% / 36%
TRAFFIC COUNTS	VOLUME: 35,638	COUNT YEAR 2025

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