## **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 prviously 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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



TERESA HARWOOD, CCIM Cell: 317.354.5236 Email: tharwood@kw.com

Cell: 317.809.9955 Email: ryan@zickler.com

RYAN ZICKLER