

# RETAIL SPACE FOR LEASE



**1263 N. State Road 135**  
**GREENWOOD, INDIANA 46142**

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

## High Visibility Retail with Drive-Thru on SR 135 - Now Leasing!

One of the few available retail spaces with frontage onto SR 135, act now to position your business in one of Greenwood's premier retail districts. Located along State Road 135, this location has no center median and sees over 34,000 vehicles per day. This location also features the opportunity to add patio seating; Pylon signage available.

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 SPACES

#### Space D - 3,362 SF

Formerly JL Johnson Jewelers, this beautifully maintained retail space features an open layout with high-end finishes and a welcoming storefront. Perfect for boutique retail, professional services, medical, spa or salon uses.

#### Space A - 2,250 SF

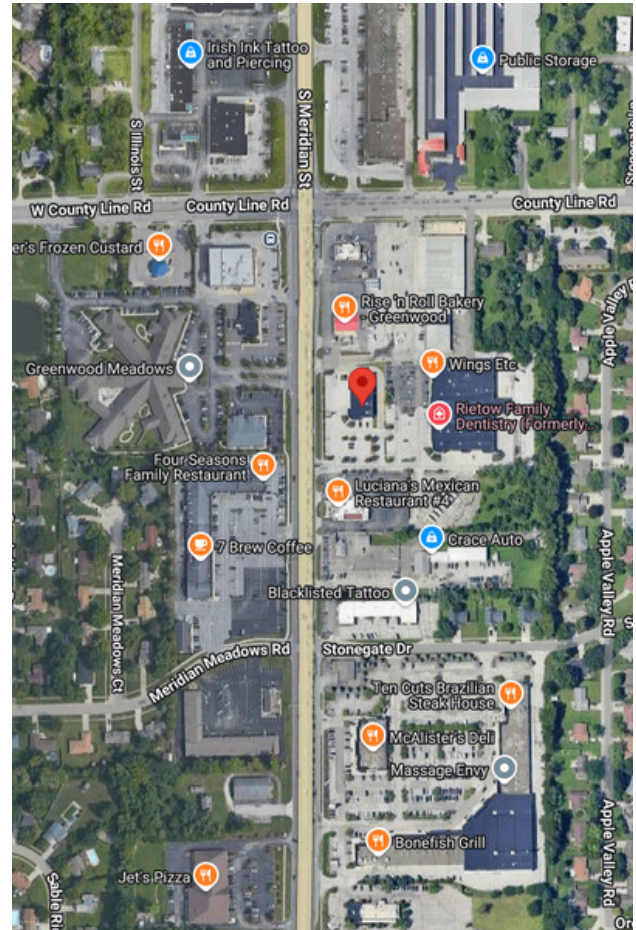
A rare find in today's market – this flexible space includes a dedicated drive-thru, making it ideal for coffee, fast-casual dining, pharmacy, or quick-service concepts. Strong endcap visibility and easy ingress/egress add to its appeal.



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.



**1263 N. State Road 135**  
**GREENWOOD, INDIANA 46142**



## DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	3 MILES: 89,735	5 MILES: 175,645
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: \$4.9 B
MEDIAN HOME VALUE	3 MILES: \$218,573	5 MILES: \$215,510
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

**RYAN ZICKLER**

Cell: 317.809.9955  
Email: ryan@zickler.com

