GREENWOOD SHOPPING CENTER

8830 US-31 Indianapolis, IN 46227

FOR LEASE 5,700 SF FREESTANDING RESTAURANT

*DO NOT DISTURB

TENANT*

PREMIER OUTPARCEL TO FULLY LEASED **POWER CENTER**



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REALTY

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PROPERTY OVERVIEW



- Situated on an outlot to premier power center serving southern Indianapolis, Southport, Greenwood, Franklin, Whiteland, Bargersville, and more
- Large trade area with regional drawing power, located directly across from 1.26M SF Simon-owned Greenwood Park Mall
- Flagship retail line-up including Fresh Thyme Farmers Market, Marshalls, HomeGoods, Five Below, Sportsman's Warehouse, Ross Dress for Less, Chuck E Cheese, Big Lots, Chipotle, AT&T, Kirkland's and Sun Tan City
- Conveniently located at the intersection of US31 & County Line (combined 72,509 Cars Per Day), Johnson County's busiest intersection.
- Close Proximity to I-65 (89,897 VPD) and I-465 (101,655 VPD)



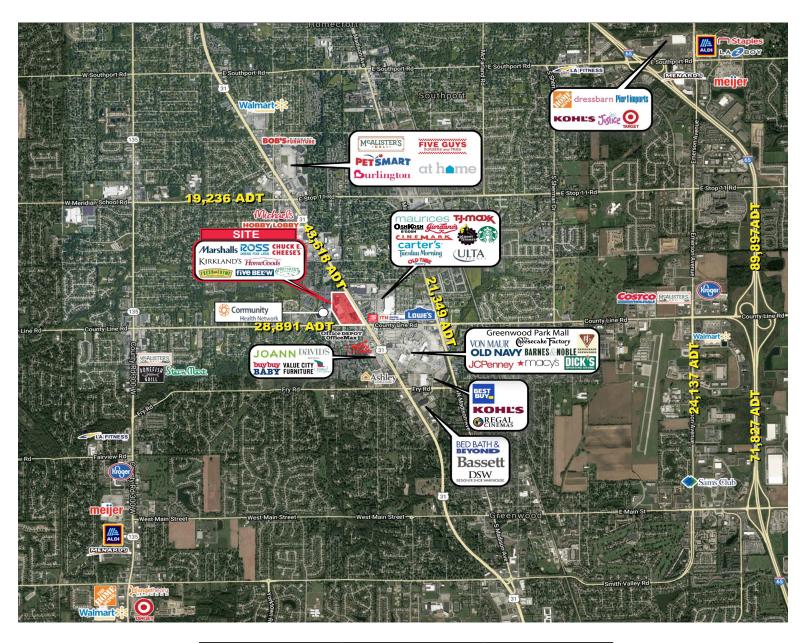
SITE PLAN



Suite	Tenant	SF	
1	Sun Tan City	3,520 SF	
2	AT&T Mobility	5,000 SF	
3	Chipotle Mexican Restaurant	2,200 SF	
4	AVAILABLE	5,700 SF	
6	Kirkland's	8,428 SF	
8	Chuck E Cheese	12,609 SF	
9	Big Lots	47,000 SF	
13	Fresh Thyme Farmer's Market	29,979 SF	
14	Sportsman's Warehouse	31,530 SF	
16	Marshalls/HomeGoods	42,000 SF	
17	Five Below	8,415 SF	
18	Ross Dress for Less	22,000 SF	
	Total GLA	218,435 SF	



MARKET AERIAL



DEMOGRAPHICS	1 mile	3 mile	5 miles	10 miles
Population	12,848	83,960	201,677	462,773
Households	5,648	34,312	79,176	177,510
Ave HH Income	\$54,602	\$74,897	\$81,316	\$74,043
Employees	9,433	43,782	69,401	279,927



CENTER PHOTOS













Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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RETAIL ADVISORS

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