

# FOR LEASE

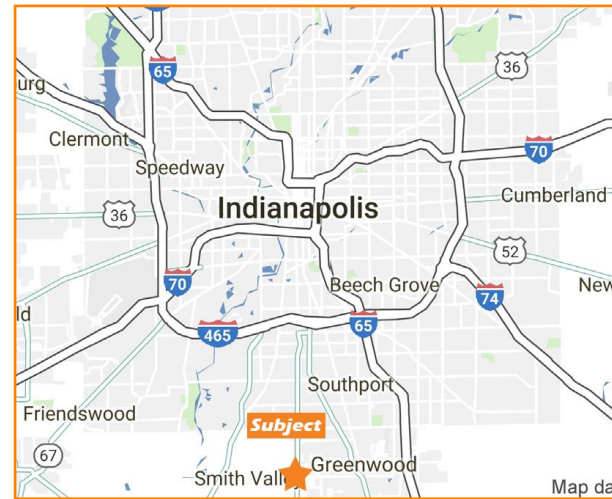
## CENTRE AT SMITH VALLEY - OUTPARCEL

1675 W Smith Valley Road | Greenwood, IN 46142



### PROPERTY SUMMARY

- + Available: Ground Lease or BTS
  - Outparcel: ± 0.94 Acres | Up to 4,000 SF
  - Drive Thru | Drive Up Permitted
- + Centre at Smith Valley drew a combined 853,000 unique visits in previous 12 month period (placer.ai)
- + Busiest Hollywood Feed, Jersey Mikes, and Orange Theory Fitness in all of Indianapolis (placer.ai)
- + High Volume retail banking corridor
  - Nearly \$1 Billion\*\* in annual deposits at banks within a 0.5 mile radius (+5% YoY)
  - \$233mm deposited at branches within Centre at Smith Valley alone (+20%YoY)
- + Ease of Access
  - 8 points of access between Smith Valley Rd & SR 135



TRAFFIC COUNTS

STREET	ADT
State Rd 135	42,514
W Smith Valley Rd	19,144

Information deemed reliable, but not guaranteed. Subject to change without notice.

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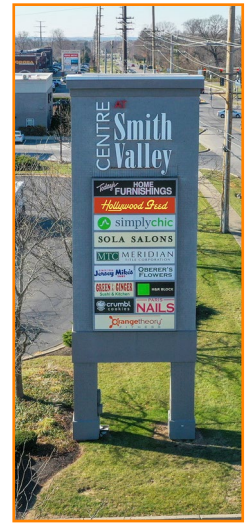
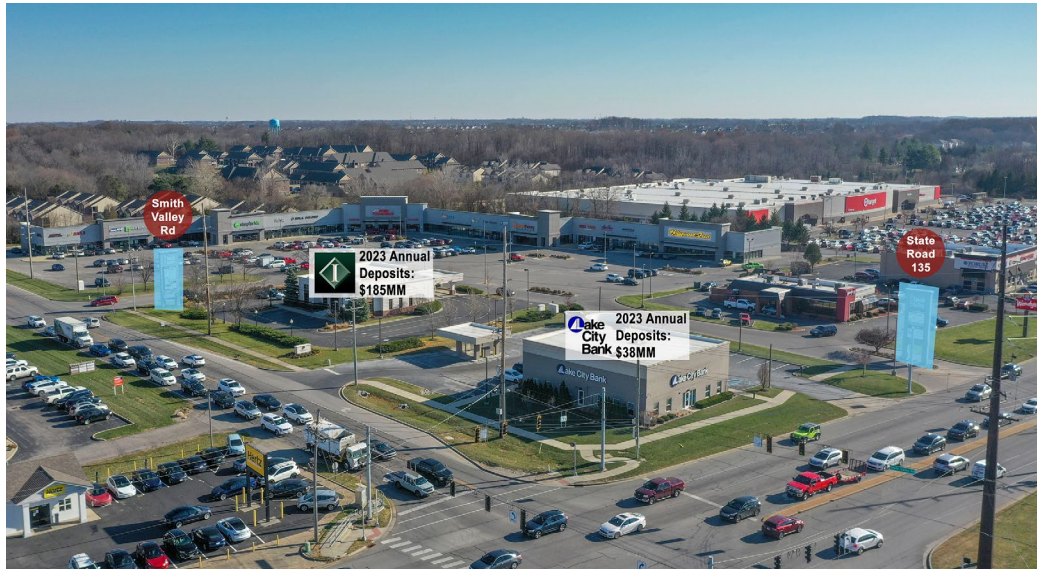
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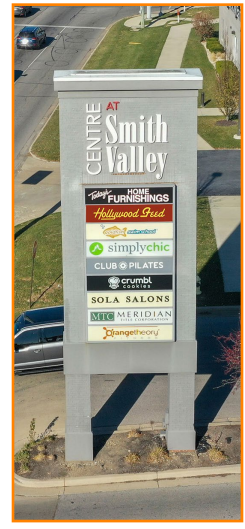


	1 Mile	3 Mile	5 Mile	
<b>DEMOGRAPHICS</b>	Est. Population	9,630	75,168	167,134
	Est. Average HH Income	\$116,509	\$115,537	\$107,628
	Est. Households	3,737	29,270	65,140
	Daytime Population	3,366	18,902	42,349

### Pylon Signs



Smith Valley Road



State Road 135

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**Thomas English**  
Retail Real Estate

metaCRE

Owner | Developer

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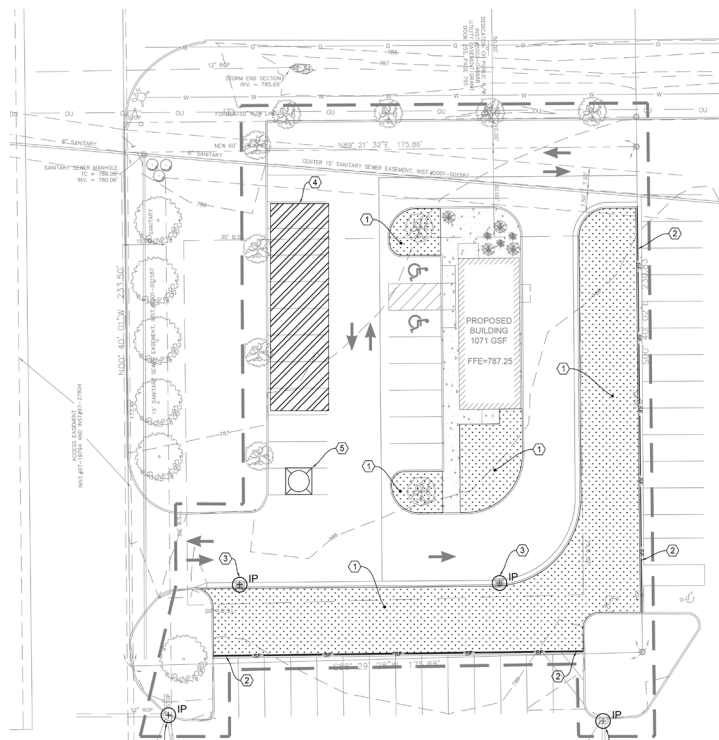
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### LEASE PLAN

UNIT	TENANT NAME	SQ FT
A1	Ganadu	1,248
A2	Paris Nails	1,228
A3	Jersey Mike's	1,469
A4	H&R Block	1,492
A5-7	Margaritas Mexican	4,195
B1-2	Simply Chic	4,078
B3	Oberer's Flowers	1,853
B4-7	Sola Salon Studios	5,230
C1-3	Today's Home Furnishings	13,435
D1-2	Goldfish Swim School	6,510
D3	The Naked Monkey	1,500
D4a	Club Pilates	1,841
D4b	Crumbl Cookies	1,249
D5	Orange Theory Fitness	3,600
E1	Green Ginger	1,794
E2	Air Tan	1,218
E3-4	Meridian Title Corp	2,385
E5-7	Hollywood Feed	5,778
	<b>TOTAL</b>	<b>60,103</b>
Outlot	Available BTS	4,000



### OUTPARCEL SITE PLAN - Tentatively Approved by Greenwood



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