

FOR LEASE

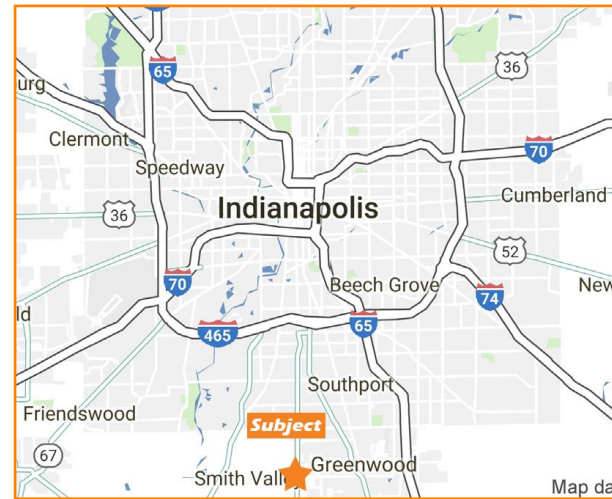
CENTRE AT SMITH VALLEY - OUTPARCEL

1675 W Smith Valley Road | Greenwood, IN 46142



PROPERTY SUMMARY

- + Available: BTS or Ground Lease
 - Outparcel: ± 0.94 Acres | Up to 4,000 SF
 - Drive Thru | Drive Up Permitted
- + Centre at Smith Valley sees over 685k visits/year and ranks top 20% for strip centers in Indiana (placer.ai)
- + Lifestyle tenant mix - BEST retail synergy on 135
- + 8 points of ingress and egress
- + State Rd 135 is a major commercial corridor that reaches downtown Indianapolis in under 25 minutes. Smith Valley Rd is one of the city's main east-west thoroughfares State Rd 37 to the west and I-65 to the east



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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Broker | Principal
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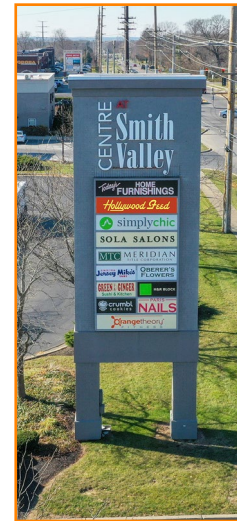
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| | 1 Mile | 3 Mile | 5 Mile | |
|---------------------|------------------------|-----------|-----------|-----------|
| DEMOGRAPHICS | Est. Population | 9,603 | 73,286 | 163,331 |
| | Est. Average HH Income | \$125,384 | \$126,990 | \$113,464 |
| | Est. Households | 3,511 | 28,055 | 64,400 |
| | Daytime Population | 3,347 | 18,568 | 41,800 |

Plyon Signs



Smith Valley Road



State Road 135

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Thomas English

Retail Real Estate

Owner | Developer

metaCRE

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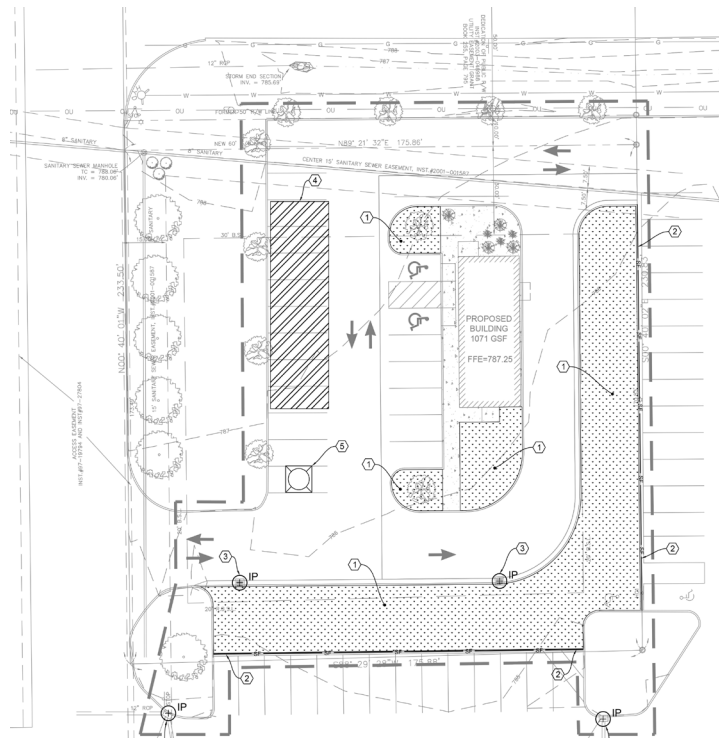
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LEASE PLAN

| 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 |
| | TOTAL | 60,103 |
| Outlot | Available BTS | 4,000 |



OUTPARCEL SITE PLAN - Tentatively Approved by Greenwood



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