



Swartz Crossing

Greenwood, IN
Gateway to the New Southside of Indy



Swartz Crossing represents an unparalleled luxury retail shopping center opportunity, strategically located at the highly trafficked intersection of State Road 135 and Stones Crossing Road, in the thriving Center Grove community near Bargersville, Indiana. This prime development is set to become a dominate regional destination, anchored by the newly announced **The Ark Sports Complex**, a state-of-the-art 7-court basketball complex and activity center designed to host regional and national AAU tournaments, guaranteeing significant and consistent foot traffic.

With a robust and expanding demographic profile, characterized by more than **3,000 new high-end and custom homes planned within a 5-mile radius**, and the established presence of both Community Health and Franciscan Hospitals flanking the site, Swartz Crossing is uniquely positioned to capture an affluent and growing consumer base. This premier location offers an exceptional platform for luxury restaurants and businesses seeking high visibility, strong purchasing power, and an integrated lifestyle experience.

PROPOSED



UNDER
CONSTRUCTION



COUNTY RD 700 N / W STONES
CROSSING RD

N STATE RD 135

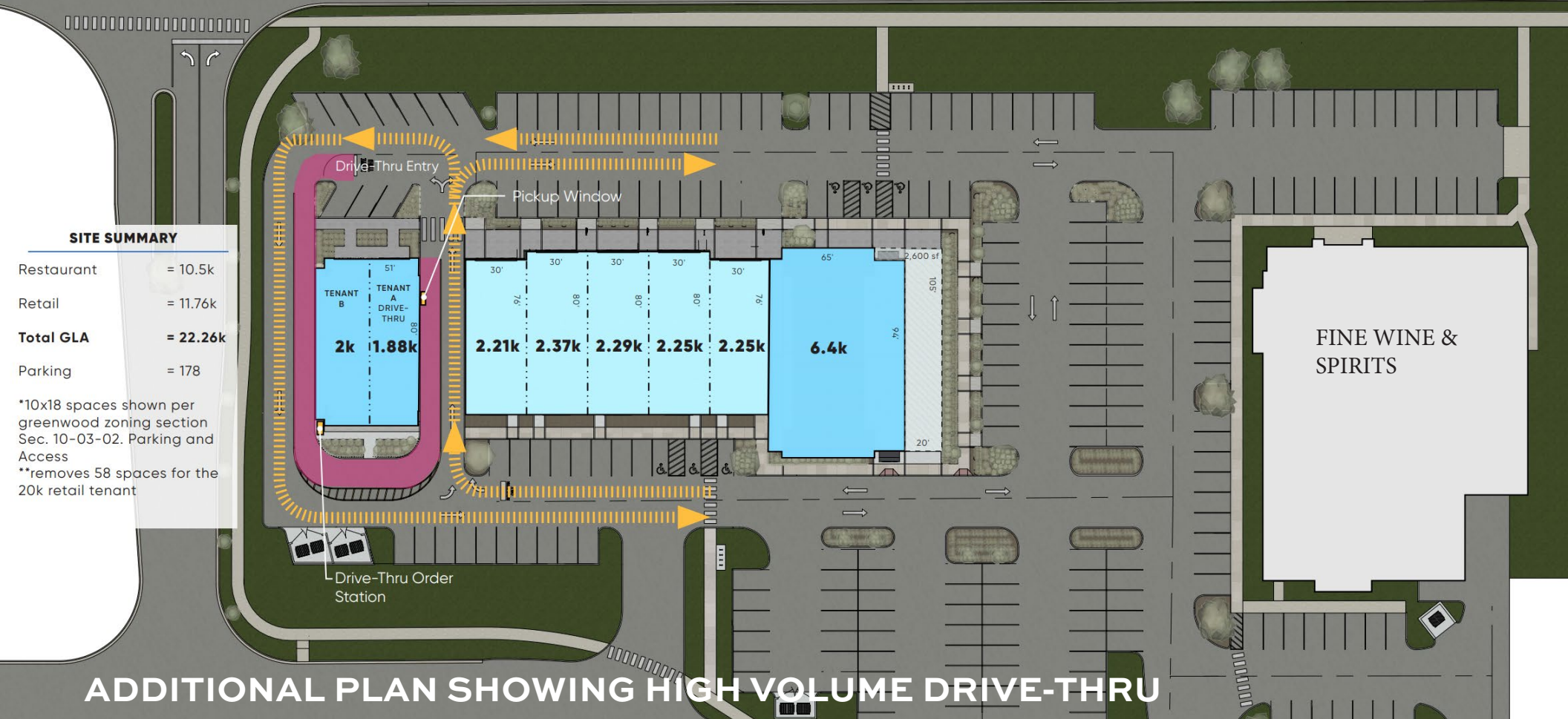
JCBank

SWARTZ XING BLVD

Citizens Bank®

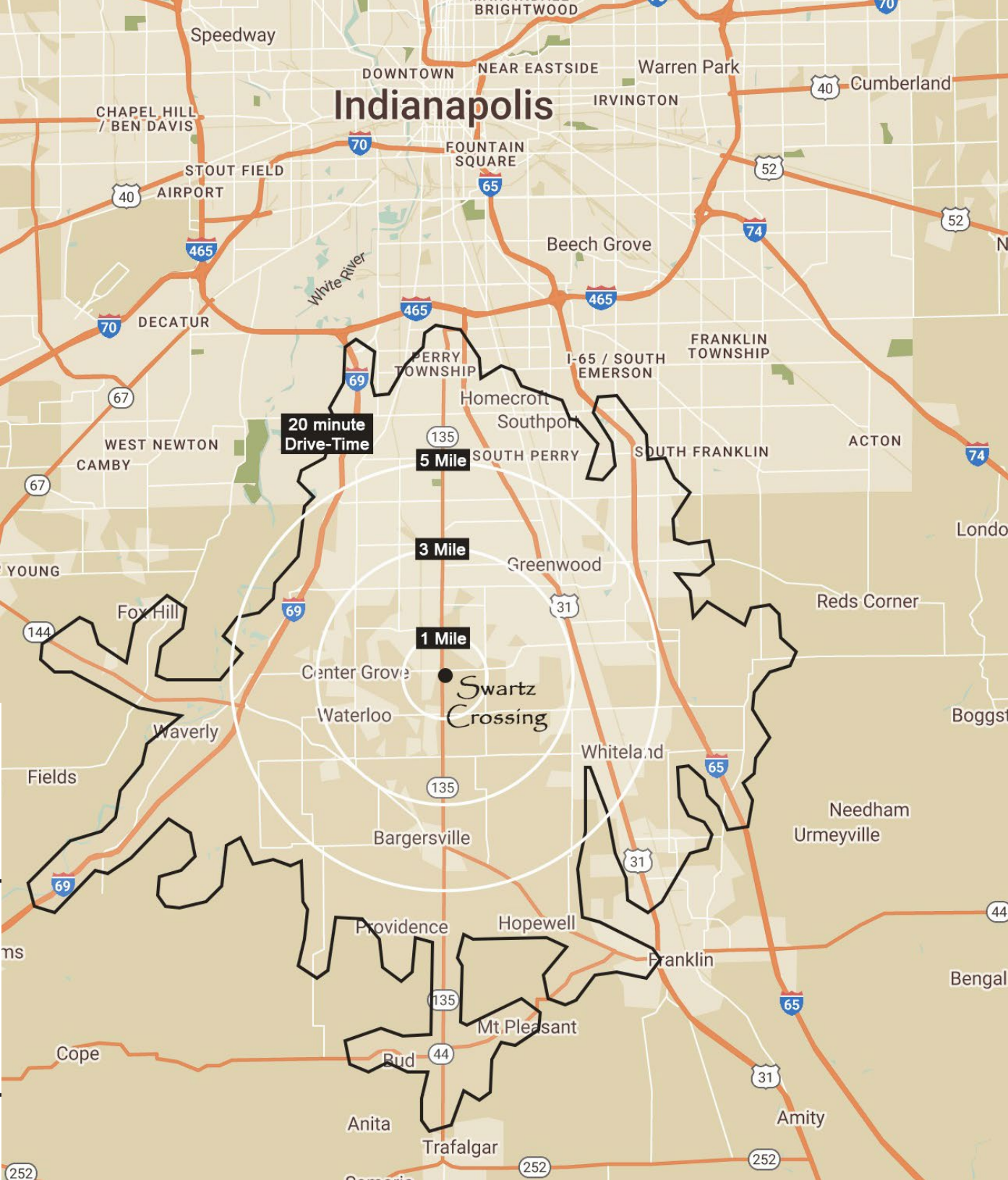


PROPOSED
BRO BOX
75,000.00
500 P/400



**MONUMENT
SIGNAGE
RENDERING**





DEMOGRAPHICS



POPULATION

2025 Estimated

1 MILE	4,873
3 MILE	51,281
5 MILE	127,444
20 min DT	200,480



HOUSEHOLDS

2025 Estimated

1 MILE	1,746
3 MILE	18,476
5 MILE	49,294
20 min DT	77,468



INCOME

Average Household

1 MILE	\$128,813
3 MILE	\$145,405
5 MILE	\$121,701
20 min DT	\$112,969



PROPOSED USES

- Fine Dining & Bistro's
- Integrated Dining & Entertainment
- Wellness & Lifestyle Services
- Arts & Cultural Installations
- Coffee
- Wine Bar
- High-end Office
- Artisan Butcher
- Boutique Health & Fitness
- Financial Services
- Veterinarian Care
- Dessert Cafe
- Fashion Boutique

Leasing Inquiries



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