

Greenwood Place

Indianapolis, Indiana

PROPERTY HIGHLIGHTS

- Draws from a powerful market with more than 250,000 residents within five miles, solid anchors, strong surrounding retail.
- Located near Greenwood Park Mall on major north-south corridor U.S. 31.
- This center has excellent visibility to tens of thousands of shoppers everyday.
- Convenient access with 2 signalized entrances.
- GLA: 377,909
- MSA: Indianapolis, IN
- Key Tenants are At Home, PetSmart, Jagger's, McAlister's Deli, Five Guys Burgers, and Bubba's 33.

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GREENWOOD PLACE

INDIANAPOLIS, INDIANA

33,797 S.F. ANCHOR SPACE AVAILABLE



| SITE DATA | |
|--|---------------------|
| TOTAL BUILDING AREA | |
| OUTLOT BUILDING AREA | 27,140 S.F. |
| IN-LINE BUILDING AREA | 265,216 S.F. |
| CUB FOODS <i>BURLINGTON COAT FACTORY</i> | 85,553 S.F. |
| TOTAL BUILDING AREA | 377,909 S.F. |
| PARKING SPACES | |
| SPACES PROVIDED | 2,212 +/- SPACES |

DISCLAIMER

THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ACREAGE AND LOCATION AND SIZE OF A BUILDING(S) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, AND DIMENSIONS OR ZONING REVIEW IS COMPLETED.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT AND IS OBTAINED FROM SOURCES WE DEEM AS RELIABLE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN. ALL DIMENSIONS ARE APPROXIMATE.



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Market Profile and Income Summary

| | 3 MILES | | 5 MILES | | 10 MILES | |
|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | 2025 Estimate | 2030 Forecast | 2025 Estimate | 2030 Forecast | 2025 Estimate | 2030 Forecast |
| Population | 93,421 | 92,532 | 215,415 | 216,186 | 540,072 | 551,840 |
| Daytime Population | 82,532 | | 195,321 | | 590,379 | |
| Households | 36,783 | 36,645 | 84,048 | 84,784 | 212,049 | 217,754 |
| Average HH Size | 2.51 | 2.50 | 2.52 | 2.51 | 2.51 | 2.49 |
| Average HH Income | \$95,275 | | \$102,677 | | \$100,800 | |
| Median HH Income | \$73,497 | \$82,364 | \$78,637 | \$88,818 | \$76,155 | \$85,861 |
| Per Capita Income | \$37,745 | \$42,263 | \$40,005 | \$44,729 | \$39,667 | \$44,658 |

Traffic Data

| ACPD | Main Thoroughfare | Start Location | End Location |
|--------|-------------------|------------------|----------------|
| 38,114 | U.S. 31 South | Stop 11 Road | Stop 12 Road |
| 37,156 | U.S. 31 South | at Shelby Street | |
| 18,261 | Stop 11 Road | U.S. 31 South | Madison Avenue |
| 14,689 | Stop 11 Road | U.S. 31 South | S.R. 135 |

