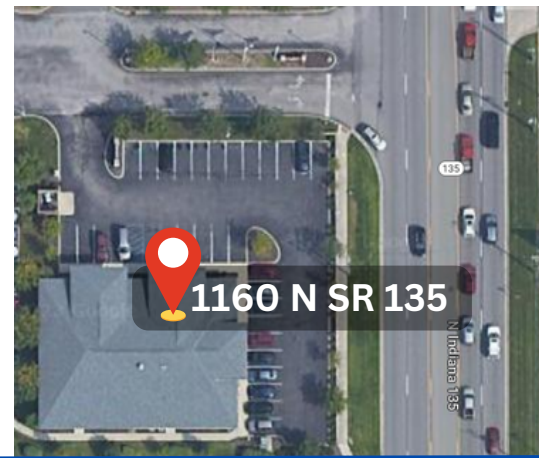
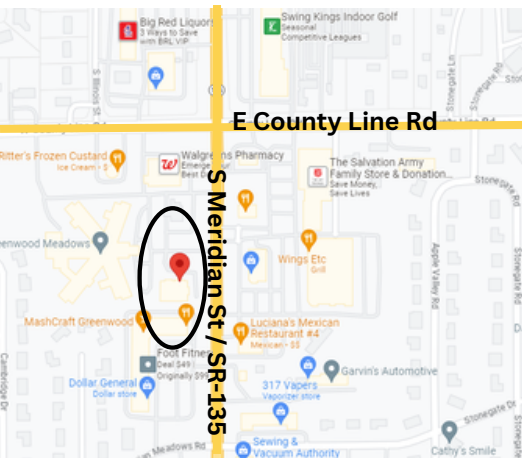


FOR SALE
5,763 SQ. FT. - AVAILABLE



SALE PRICE - \$1,800,000



ABOUT THE PROPERTY

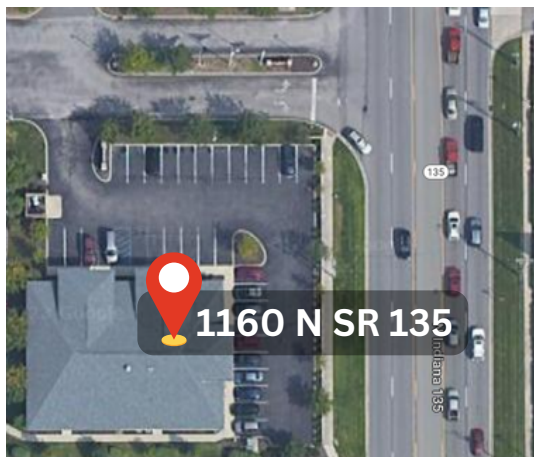
- INCOME GENERATING PROPERTY
- MEDICAL | DENTAL | WELLNESS OPPORTUNITY
- FORMER SPECIALTY MEDICAL FACILITY
- 20 MINUTES TO DOWNTOWN INDIANAPOLIS
- EYECARE + EYEWEAR RESTRICTION IN PLACE
- ADJACENT TO GREENWOOD MEADOWS SENIOR LIVING FACILITY

OUR PROPERTY FEATURES

- PARKING: 32 SPACES
- 6,855 SF OFFICE SPACE | 1,092 SF LEASED
- LOT SIZE: 1.00 AC
- CONSTRUCTED IN 2011
- HIGH TRAFFIC AREA | 35,000+ VPD
- MONUMENT/BUILDING SIGNAGE AVAILABLE

Greenwood Meadows | VisionQuest, LLC | 6,855 SF

1160 N SR-135, Greenwood, IN 46142



OFFERING SUMMARY:

Building Size: 6,855 SQ FT
Available SQ FT: 5,763 SQ FT
Lot Size: 1.00 AC
Constructed: 2011
Zoning: B-1

UNIT TENANT

A Leased

Edward Jones

B **Available**

Formerly Built-Out Medical Practice

- 432 SF Vision Therapy
- 831 SF Storage
- 4,500 SF Eye Clinic

SQ FT

1,092 sq ft

5,763 sq ft

RESTRICTIONS:

- No eye care or eyewear business for 5 years.



GREENWOOD, INDIANA

1160 N State Road 135, Greenwood, IN 46142



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	8,989	89,396	177,003
HOUSEHOLDS	3,592	35,060	68,215
average HH income	\$99,218	\$101,177	\$104,616
average AGE	42.3	38.7	38.2

