

**PEACOCK**  
**COMPANIES**  
commercial real estate

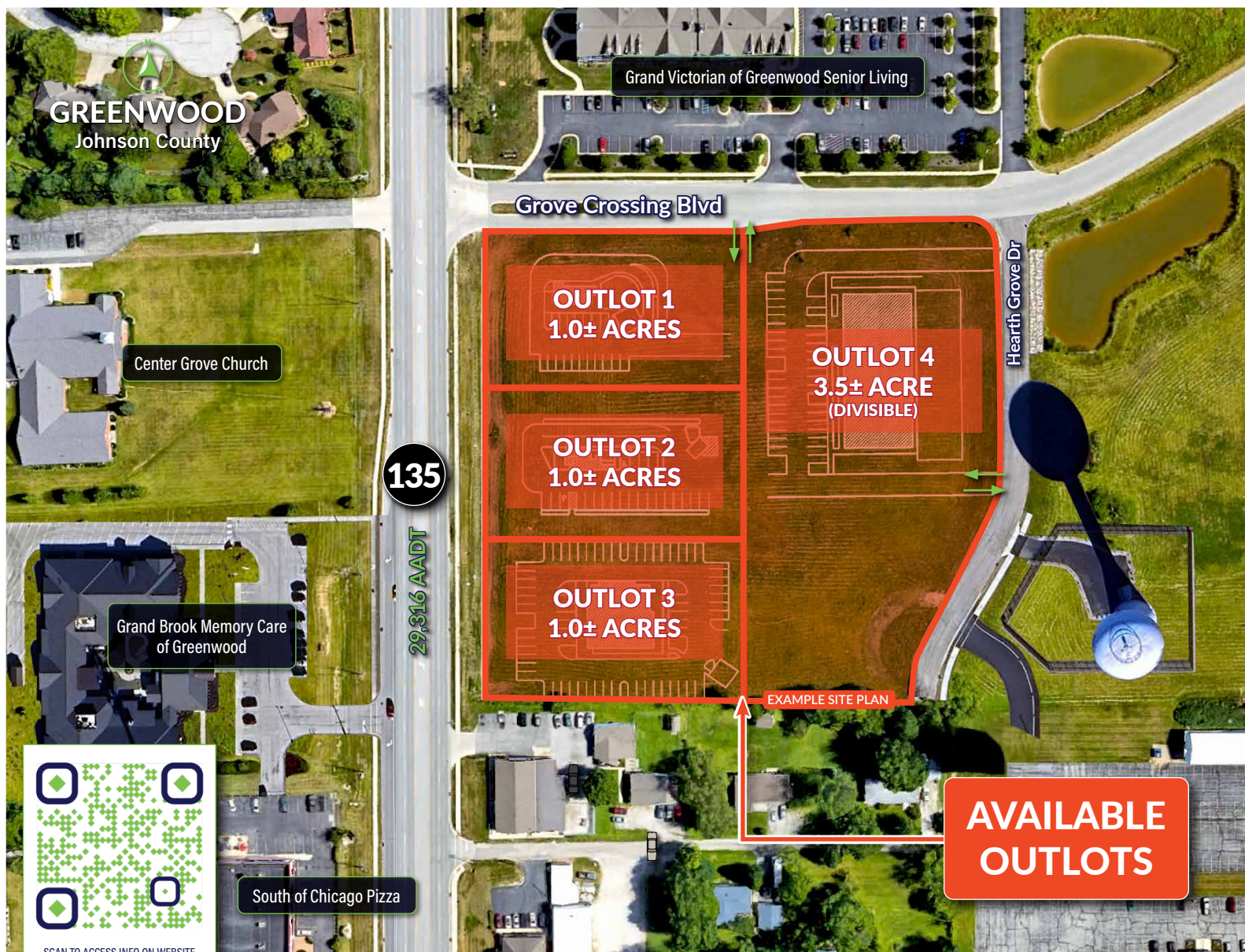
# AVAILABLE

## COMMERCIAL/RETAIL OUTLOTS 1.0± ACRE UP TO 3.5± ACRES (DIVISIBLE)

SEC of SR 135 & Grove Crossing Blvd | Greenwood, IN 46143

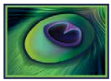
### CONSTRUCTION BEGINS 4Q 2025

NEW OUTLOT OPPORTUNITIES AVAILABLE IN GREENWOOD ON SR 135 CORRIDOR



EXCELLENT OPPORTUNITY ALONG WELL ESTABLISHED TRADE CORRIDOR IN JOHNSON COUNTY





**PEACOCK  
COMPANIES**  
commercial real estate

# AVAILABLE | OUTLOTS FOR DEVELOPMENT

1.0± ACRES UP TO 3.5± ACRES (DIVISIBLE) COMMERCIAL/RETAIL ZONING

SEC of SR 135 & Grove Crossing Blvd | Greenwood, IN 46143 | Johnson County

EXCELLENT OPPORTUNITY ALONG WELL ESTABLISHED TRADE CORRIDOR IN JOHNSON COUNTY

## PROPERTY FEATURES:

- **AVAILABLE: OUTLOTS 1.0± ACRES UP TO 3.5± ACRES (DIVISIBLE)**
- Zoned Commercial/Retail
- Ideal uses include coffee shop/cafe, bank, small shoppes, quick serve restaurants
- Ideal location for national retailer/ commercial franchisees, community services, small office users, local restaurateurs and more
- Great visibility and access from Grove Crossing Blvd and Hearth Grove Dr
- Excellent corner location at the SEC of SR 135 & Grove Crossing Blvd
- National Big Box retailers along corridor include: Target, Walmart Supercenter, Home Depot, Menards, Meijer, Kroger, LA Fitness, and Aldi
- Strong demographics and traffic counts historically consistent growing area
- New Kroger & Franciscan Physician Center in addition to new single and multi-family homes under construction south of site

### DEMOGRAPHIC SNAPSHOT (3 MILE):



**EST TOTAL POPULATION**  
54,862



**POPULATION GROWTH (ANNUAL)**  
1.0%



**AVERAGE HOUSEHOLD INCOME**  
\$133,120



**TOTAL HOUSEHOLDS**  
19,941



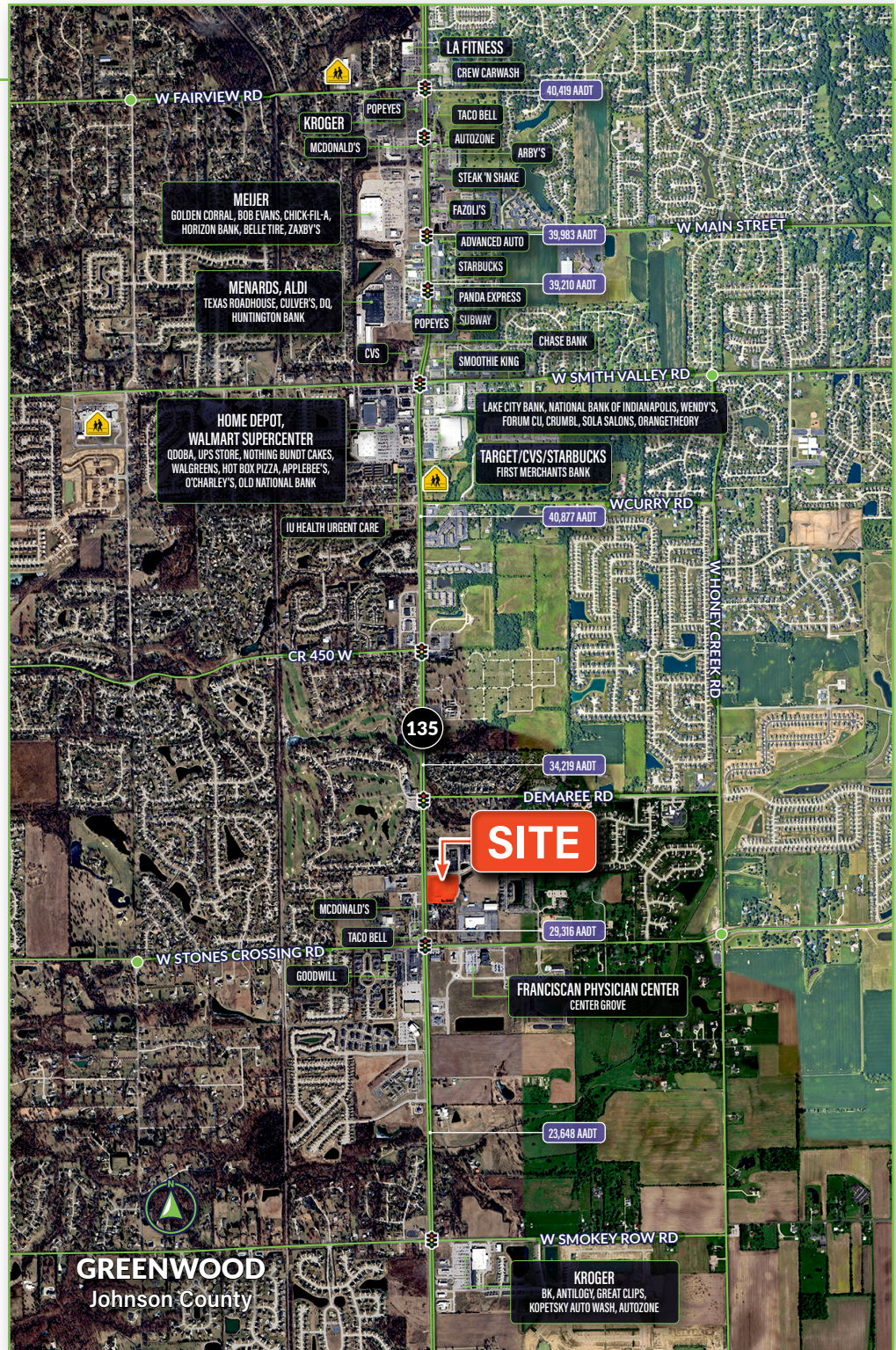
**MEDIAN AGE**  
37.1



**ADJ DAYTIME DEMOS 16+ OR OVER**  
19,941



**ANY COLLEGE (SOME COLLEGE OR HIGHER)**  
68.8%



MICHAEL P. HOUSE | 317.253.3447 | 317.402.1666 | mphouse@peacockcre.com

15525 Stony Creek Way | Noblesville, IN 46060 | peacockcre.com

No warranty or representation, express or implied, is made as to the accuracy of information contained herein, same is submitted subject to errors, omissions, price change or other conditions, withdrawal notice without and to any specific listing conditions, imposed by our principals.

05.10.2025