

FOR LEASE

AUTOMOTIVE / RETAIL

560 N State Road 135, Greenwood, IN 46142



SUMMARY

LEASE RATE: \$20.00 PSF NNN

AVAILABLE SF: 1,320 - 1,920 SF

ZONING: Commercial-Medium

PROPERTY OVERVIEW

Position your business on one of Greenwood's busiest retail corridors with this rare automotive and retail leasing opportunity at 560 N State Road 135. Two freestanding auto-service garages flank an established Marathon Hoosier Gasway convenience store and fuel center, offering high-visibility frontage and strong daily traffic counts. The South garage offers 1,600 SF and the North garage offers 1,320 SF. Ideal for automotive service, quick-lube, tire and repair shops, or service-retail users, the site sits minutes from Greenwood Park Mall and the Smith Valley Road retail cluster, providing excellent exposure, established co-tenancy, and convenient access in a dense, high-income trade area.



KW COMMERCIAL
8555 N River Road,
Ste. 200
Indianapolis, IN 46240

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Each Office Independently Owned and Operated kwcommercial.com

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Demographics

TRAFFIC COUNT: **37,693**

POPULATION (5 mi): **173,413**

AVG HH INCOME (5 mi): **\$106,975**

HOUSEHOLDS (5 mi): **66,322**

TOTAL EMPLOYMENT (5 mi): **73,334**

MEDIAN HOME VALUE (5mi): **\$276,190**

TRANSPORTATION &
MAINTENANCE
SPENDING (5 mi): **\$554,512,888**

Points of Interest



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