

FOR LEASE – RETAIL

Charter Crossing

455 Greenwood Park South Drive

Greenwood, IN 46142



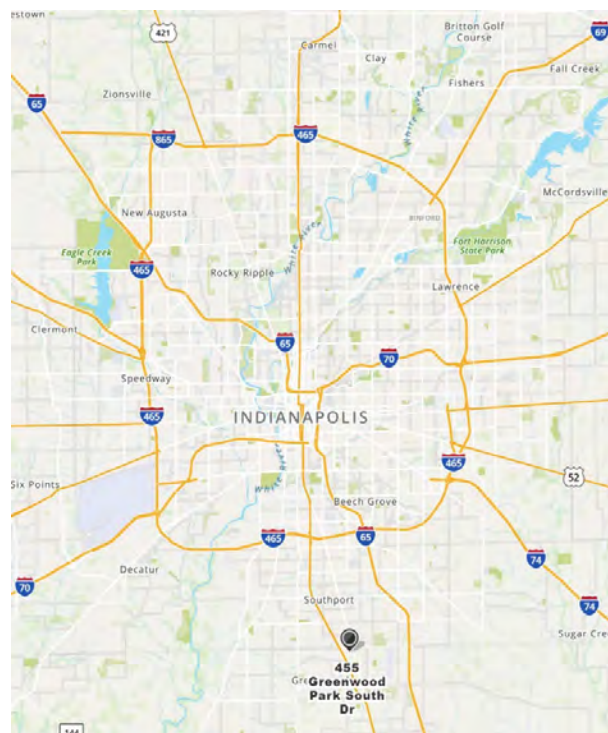
Williams
Midwest

COMMERCIAL REAL ESTATE



PROPERTY FEATURES:

- 2 Spaces available in this beautiful single-story Mediterranean multi-tenant retail center anchored by Greenwood Park Mall
- Prime Fry Road Frontage, ample parking & easy access
- Situated within over 1.35M± SF of retail space
- Tenants include Fannie May, Merle Norman, Pure Hair Salon, Orchid Nails & Spa & Sneak Peek
- **RENTAL RATE: \$14.00/SF NNN AS-IS**
- **DRONE VIDEO CLICK HERE: [VIDEO LINK](#)**



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SPACE FEATURES:

- 3,000± SF Inline space
- Upon floorplan for creative layouts and functionality
- Ample space for parking
- Space could be divided into two smaller units of 1,500± SF

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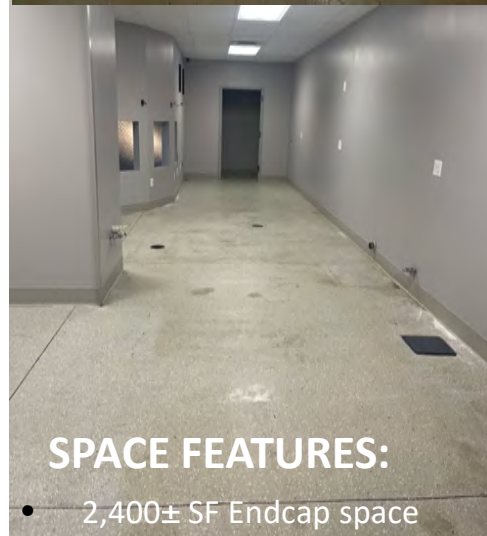
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SPACE FEATURES:

- 2,400± SF Endcap space
- Wide open seating space
- Glass on two sides of space
- Ample space for parking
- Formerly occupied by frozen yogurt tenant
- Perfect for restaurant or personal services provider

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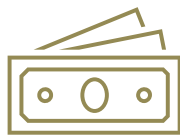
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2020 Neighborhood Demographics & Traffic Counts



Est. Population



Avg. HH Income



Daytime Population



Traffic Counts

	Est. Population	Avg. HH Income	Daytime Population
1 Mile	12,870	\$46,097	13,419
3 Miles	82,600	\$55,566	85,797
5 Miles	184,868	\$63,288	103,886

Fry Road 15,688 ADT

US 31 - 31,588 ADT

Source: esri

Source: CoStar

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