

Meridian Parke

3115 Meridian Parke Dr, Greenwood, IN



Retail Space For Lease

JOSIE LAVEY
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PROPERTY OVERVIEW

Meridian Parke Plaza is a 31,673± SF neighborhood shopping center located along Greenwood's primary SR 135 retail corridor, one of the area's most active retail nodes.

Shadow-anchored by Meijer and Kroger, the center benefits from strong daily traffic, excellent access, and a complementary mix of service and specialty tenants.

Locally owned and operated, Meridian Parke offers responsive management and 1,800–1,850 SF suites currently available for retail, service, or medical users.

PROPERTY HIGHLIGHTS

- ±31,673 SF neighborhood shopping center
- Located along Greenwood's primary SR 135 retail corridor
- Shadow-anchored by Meijer & Kroger
- Multiple points of ingress/egress
- Established complementary tenant mix
- Pylon signage opportunity
- Strong 3-mile trade area

OFFERING SUMMARY

LEASE RATES: Market – Contact Broker

SUITES: 3 Available

TRAFFIC COUNT: 20,341 AADT

USES: Retail

ZONING: PUD

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Strategically positioned within Greenwood's most concentrated retail trade area.

CORRIDOR STRENGTH

- Located along Greenwood's primary SR 135 retail corridor
- Positioned between Greenwood's two dominant grocers - Meijer & Kroger
- Surrounded by national and regional anchors
- Immediate proximity to Target, Walmart, Menards, and LA Fitness

RETAIL SYNERGY

- Consistent, grocery-driven daily traffic
- Established destination retail corridor
- Complementary service and specialty tenancy
- Proven long-term retail performance

ACCESS & VISIBILITY

- Direct access from Meridian Parke Dr with efficient circulation
- Multiple points of ingress and egress
- Prominent monument and storefront signage
- Excellent storefront visibility within a high-traffic retail corridor

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Site Plan & Availability

Drive-Through Endcap | ±2,820 SF

Former Jack's Donuts location featuring a fully operational drive-through and prominent endcap positioning within the center.

- Existing drive-through infrastructure
- High-visibility endcap exposure
- Dedicated drive-lane circulation
- Strong frontage along primary parking field
- Ideal for QSR, coffee, beverage, or specialty food concepts

Unit A – ±2,820 SF

Inline Opportunities | ±1,800–1,850 SF

Efficient small-shop suites positioned within an established, service-oriented tenant mix and supported by strong repeat neighborhood traffic.

- Flexible, rectangular layouts
- Complementary daily-use co-tenancy
- Excellent parking and direct storefront visibility
- Proven retail node with consistent customer flow
- Competitive lease rates relative to new construction

Unit D – ±1,800 SF

Unit G – ±1,850 SF



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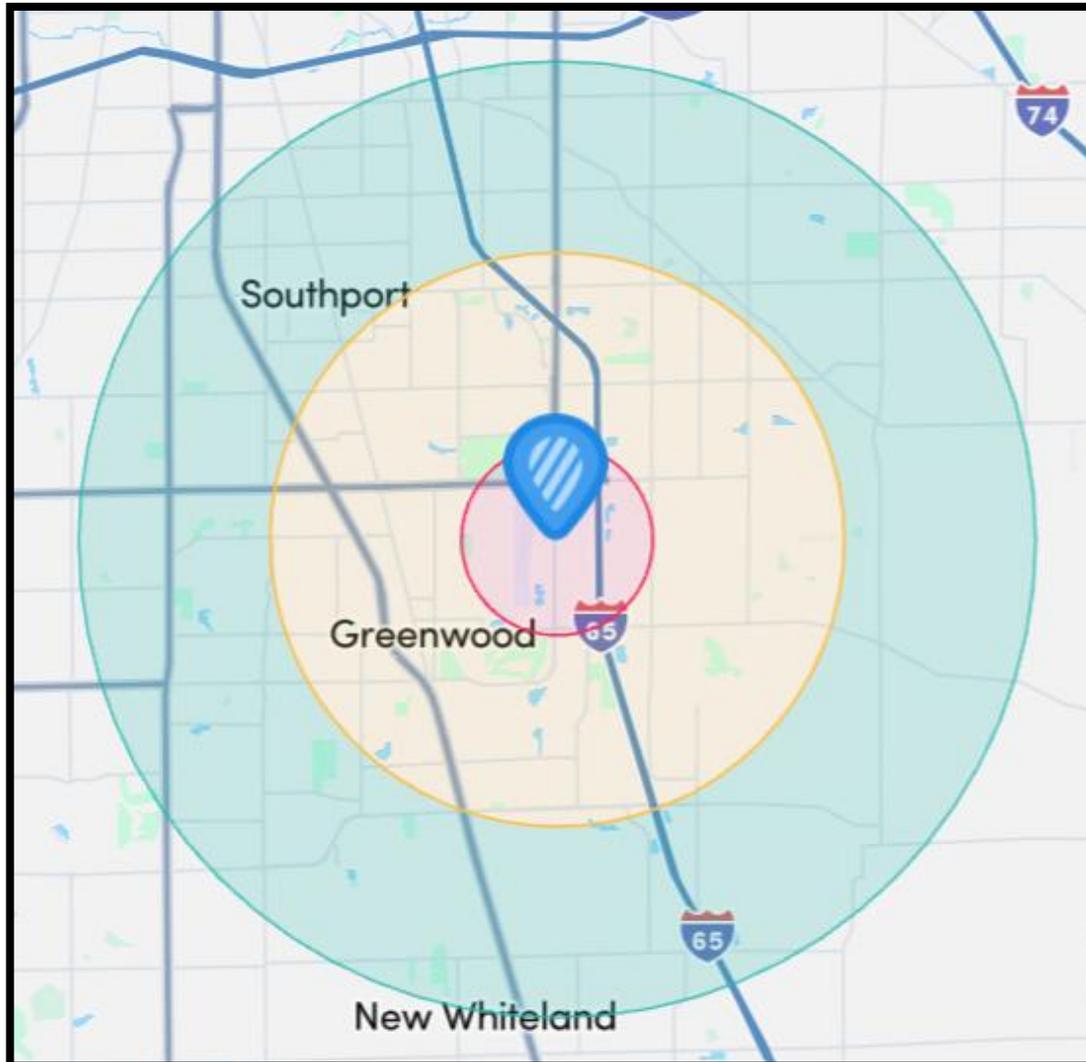


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DEMOGRAPHICS



Population	3 Miles	5 Miles
Male	36,545	87,580
Female	39,021	92,553
Total Population	75,566	180,133

Age	3 Miles	5 Miles
Ages 0-14	15,169	36,594
Ages 15-24	9,504	23,441
Ages 25-54	30,736	71,432
Ages 55-64	7,812	19,619
Ages 65+	12,345	29,048

Income	3 Miles	5 Miles
Median	\$77,700	\$81,700
< \$15,000	1,619	3,617
\$15,000-\$24,999	1,813	3,735
\$25,000-\$34,999	2,311	4,927
\$35,000-\$49,999	3,619	7,862
\$50,000-\$74,999	6,126	13,771
\$75,000-\$99,999	4,812	11,126
\$100,000-\$149,999	5,665	13,070
\$150,000-\$199,999	2,264	5,519
> \$200,000	1,869	5,828

Housing	3 Miles	5 Miles
Total Units	31,883	73,249
Occupied	30,099	69,456
Owner Occupied	16,606	44,094
Renter Occupied	13,493	25,362
Vacant	1,784	3,793