

Retail Space for Lease

St Clare Way, Greenwood, IN 46143



The Ark

JOHN MERRILL
Owner – Merrill Property Group
P: 317-590-3046
john@merrillpropertygroup.com

MORGAN METCALF
Broker – Merrill Property Group
P: 317-496-7606
morgan@merrillpropertygroup.com



OFFERING SUMMARY

LIST PRICE:	Inquire with Broker
BUILT:	2026 (June Delivery)
ZONING:	CL
TRAFFIC COUNT:	21,000+
SUITES:	1,200 to 3,200 SF Available

PROPERTY HIGHLIGHTS

- **Destination Traffic:** Daily draw from athletes, families, and visitors attending tournaments, leagues and training programs.
- **Prime Demographics:** Positioned in a high-income, family-focused community just two miles from Center Grove High School.
- **Explosive Growth:** Strategically located central to rapid new housing construction.
- **Flexible Design:** 1,200 to 3,200 SF retail footprints adaptable for wellness, retail, entertainment, or service concepts.
- **Turnkey Timing:** Brand-new construction with modern design. Delivering late Spring 2026.

PROPERTY OVERVIEW

1,200 to 3,200 square feet of premier retail space available inside a brand-new, seven-court basketball and volleyball facility delivering late Spring 2026. The space benefits from built-in, year-round traffic generated by leagues, tournaments, training, camps, and fitness programs.

Located just two miles from Center Grove High School, the site sits in a high-income area experiencing rapid residential growth and is positioned within a fast-growing development central to new housing.

Flexible footprints are ideal for wellness, specialty retail, entertainment, or service-oriented uses. Co-tenancy with a destination sports complex ensures steady activity seven days a week, with modern construction and prime visibility in a fast-growing corridor.

Retail Space for Lease

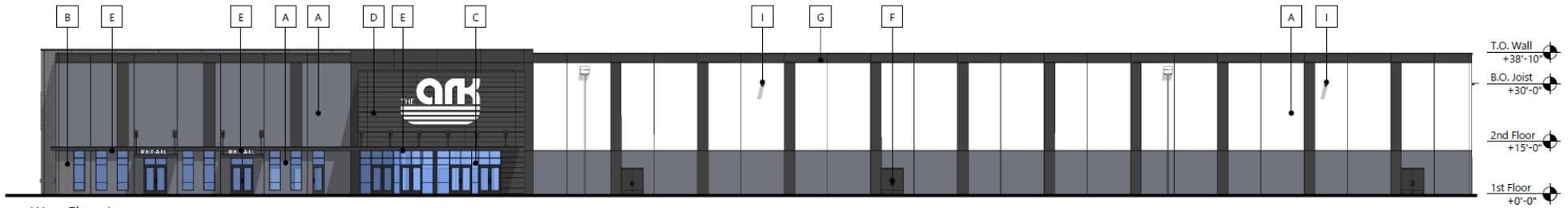
St Clare Way, Greenwood, IN 46143



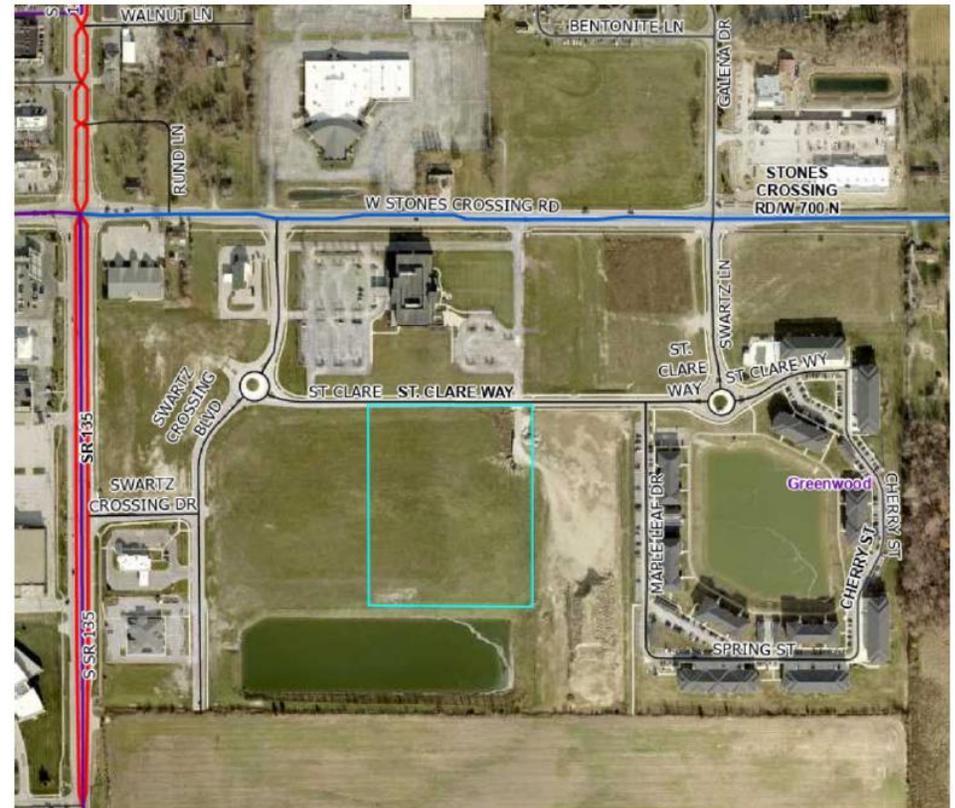
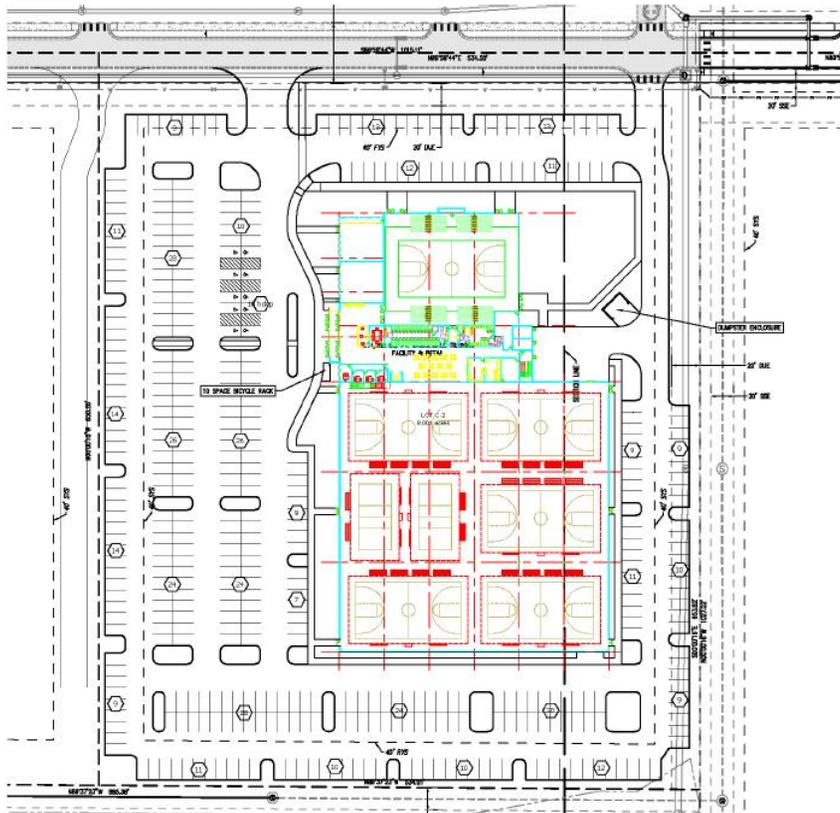
The Ark

JOHN MERRILL
 Owner – Merrill Property Group
 P: 317-590-3046
 john@merrillpropertygroup.com

MORGAN METCALF
 Broker – Merrill Property Group
 P: 317-496-7606
 morgan@merrillpropertygroup.com



West Elevation



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Retail Space for Lease

St Clare Way, Greenwood, IN 46143

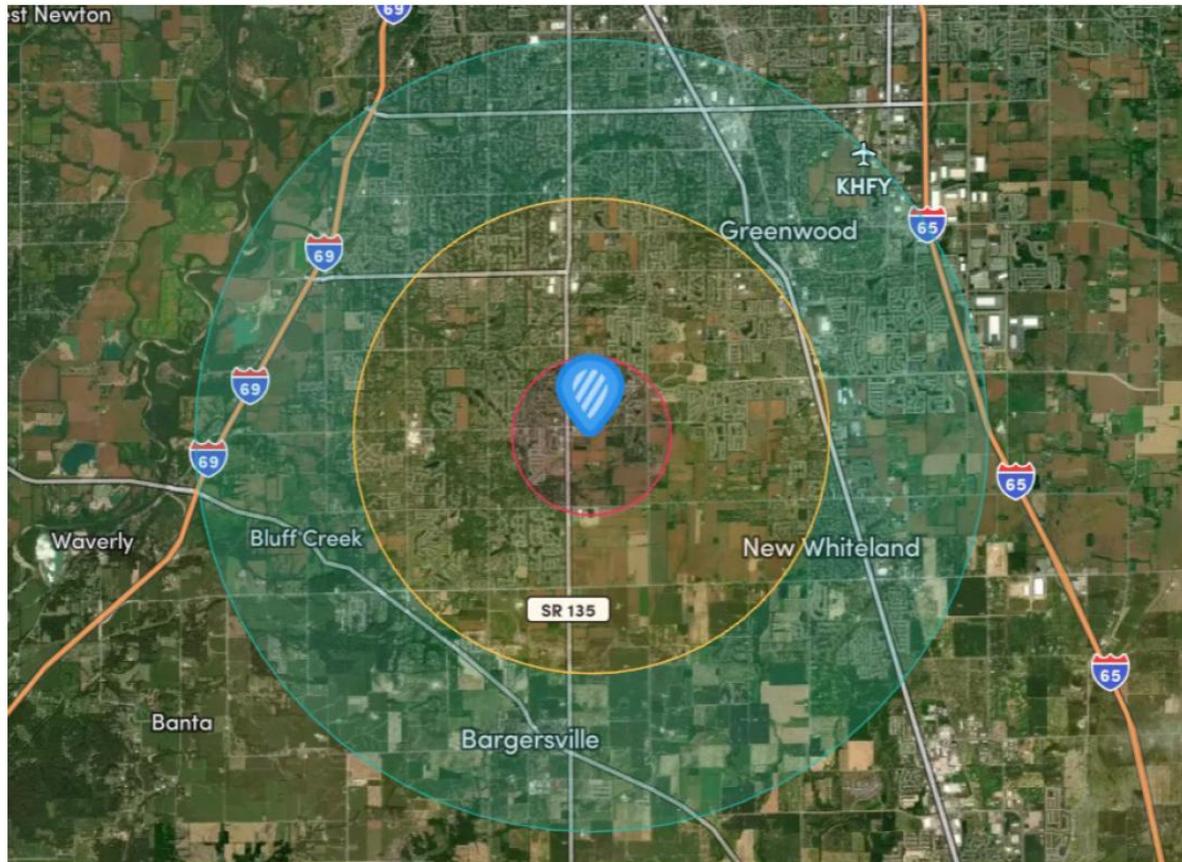


The Ark

JOHN MERRILL
 Owner – Merrill Property Group
 P: 317-590-3046
 john@merrillpropertygroup.com

MORGAN METCALF
 Broker – Merrill Property Group
 P: 317-496-7606
 morgan@merrillpropertygroup.com

DEMOGRAPHICS



Population	3 Miles	5 Miles
Male	25,347	59,907
Female	26,834	62,970
Total Population	52,181	122,877

Age	3 Miles	5 Miles
Ages 0-14	11,078	24,589
Ages 15-24	7,404	16,653
Ages 25-54	19,953	46,569
Ages 55-64	5,898	14,276
Ages 65+	7,850	20,789

Income	3 Miles	5 Miles
Median	\$98,400	\$93,100
< \$15,000	1,041	2,343
\$15,000-\$24,999	556	1,885
\$25,000-\$34,999	935	2,926
\$35,000-\$49,999	1,736	4,425
\$50,000-\$74,999	3,020	8,155
\$75,000-\$99,999	2,913	7,611
\$100,000-\$149,999	3,305	8,983
\$150,000-\$199,999	1,999	4,441
> \$200,000	2,863	5,398

Housing	3 Miles	5 Miles
Total Units	18,964	48,156
Occupied	18,369	46,166
Owner Occupied	13,678	33,395
Renter Occupied	4,691	12,771
Vacant	596	1,990

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.