

Retail Space for Lease

St Clare Way, Greenwood, IN 46143



The Ark

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OFFERING SUMMARY

| | |
|-----------------------|--------------------------------------|
| LIST PRICE: | Inquire with Broker |
| BUILT: | 2026 (June Delivery) |
| ZONING: | CL |
| TRAFFIC COUNT: | 21,000+ |
| SUITES: | 1,200 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 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.

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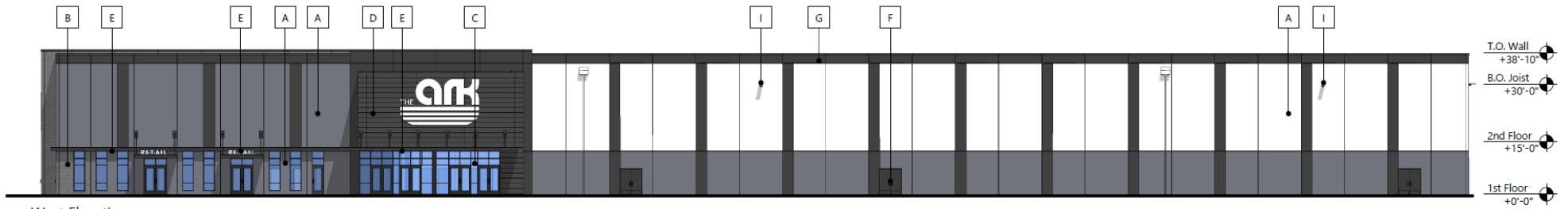
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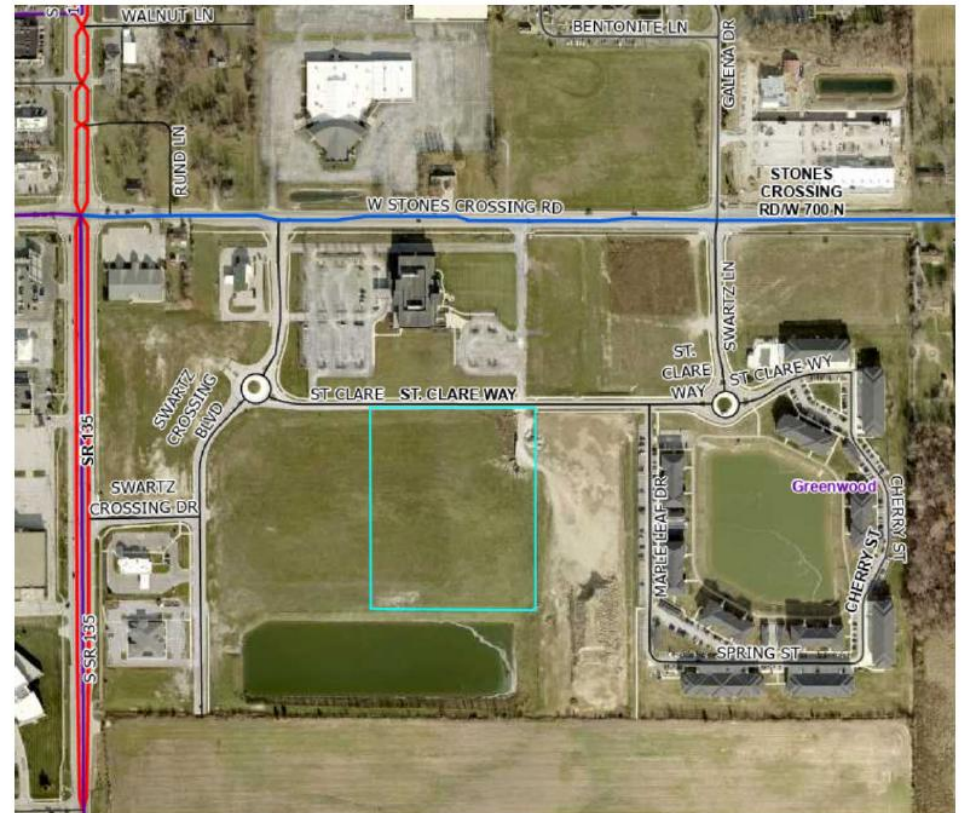
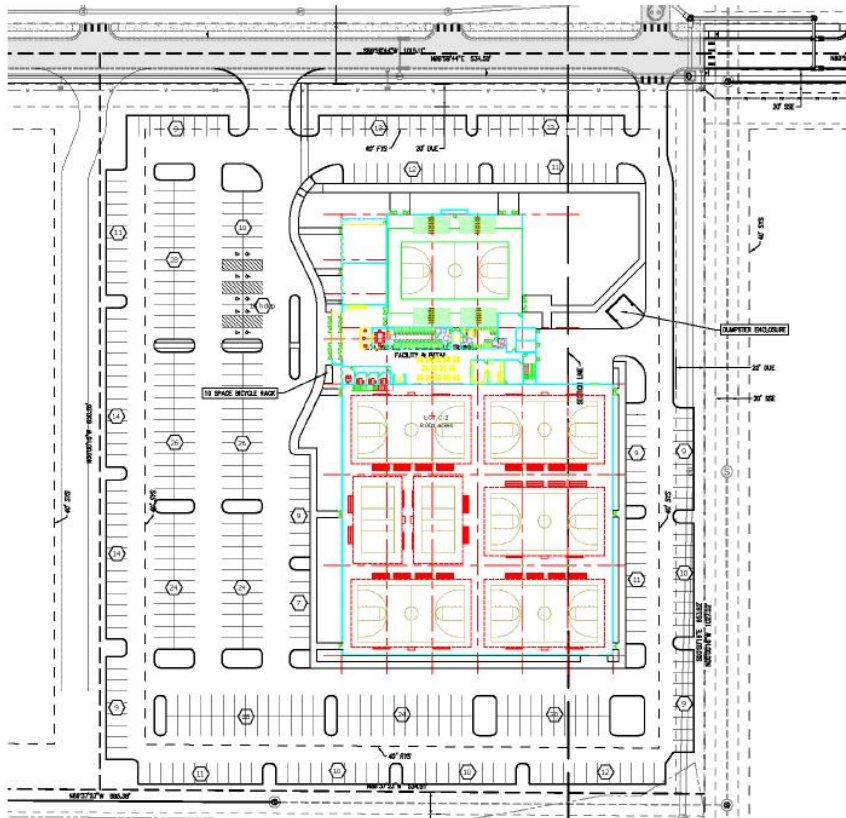
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West Elevation



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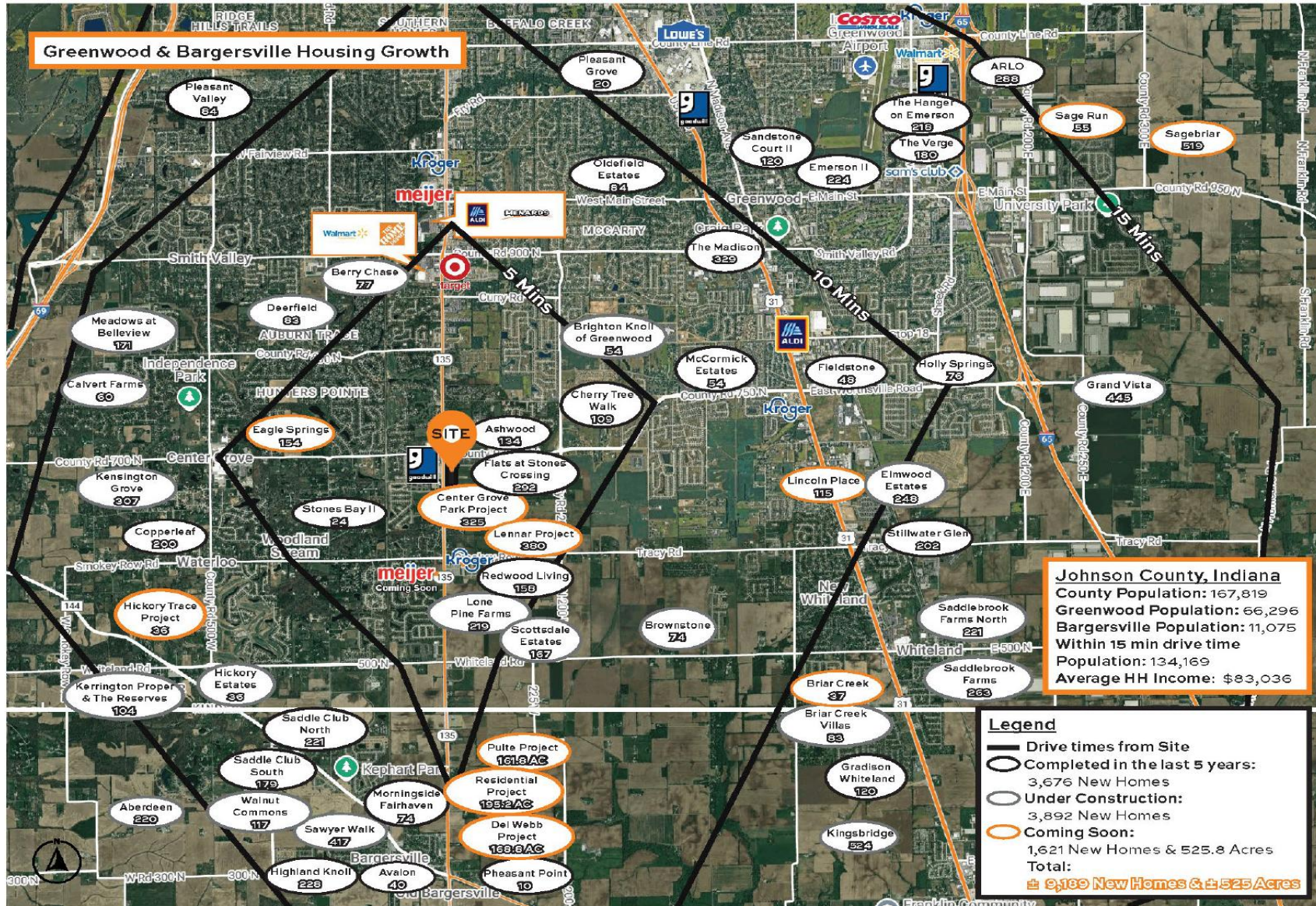
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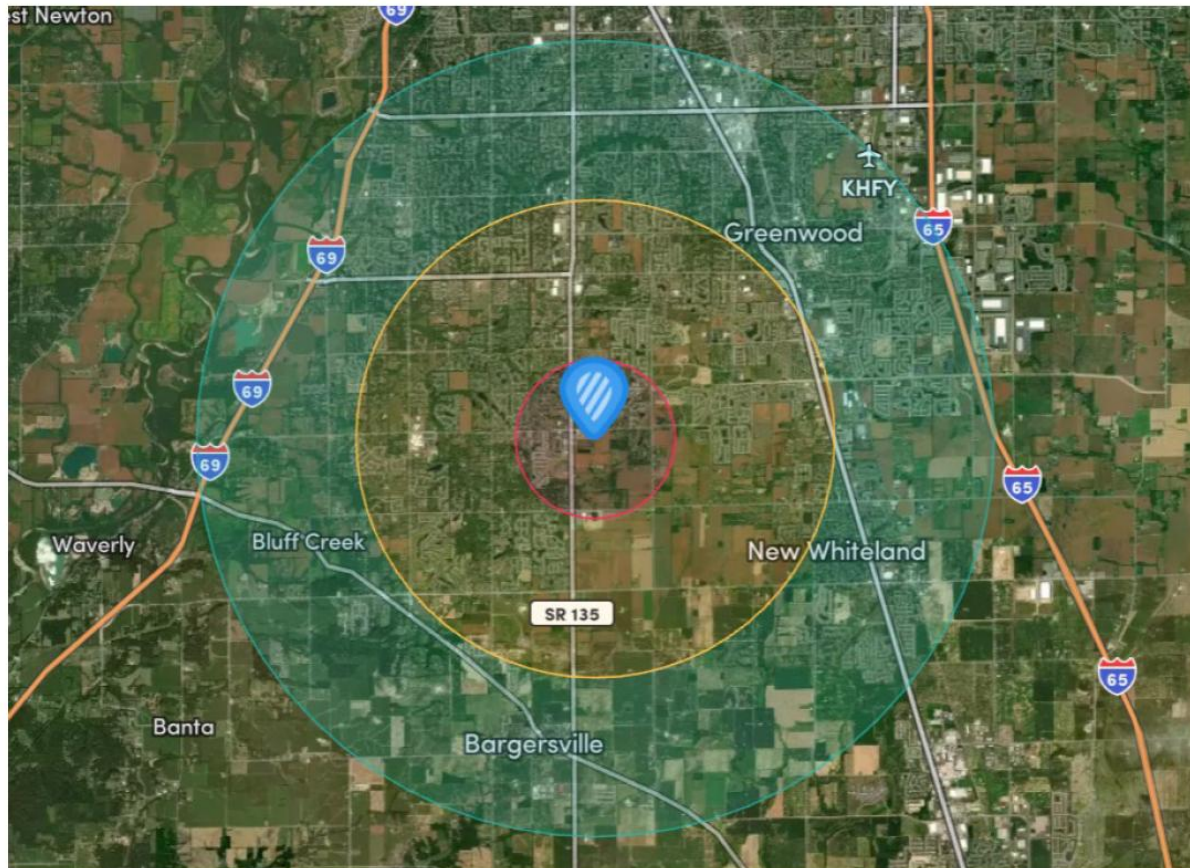


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DEMOGRAPHICS



| 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 |

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