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PRIME RETAIL SPACE IN AFFLUENT SUBURB JUST SOUTH OF INDIANAPOLIS

The Center at Smith Valley is located south of Indianapolis, Indiana in the affluent suburb of Greenwood. There are nearly 50,000 households within a five mile radius, with a median income of \$72,400 within a one mile radius of the shopping center.

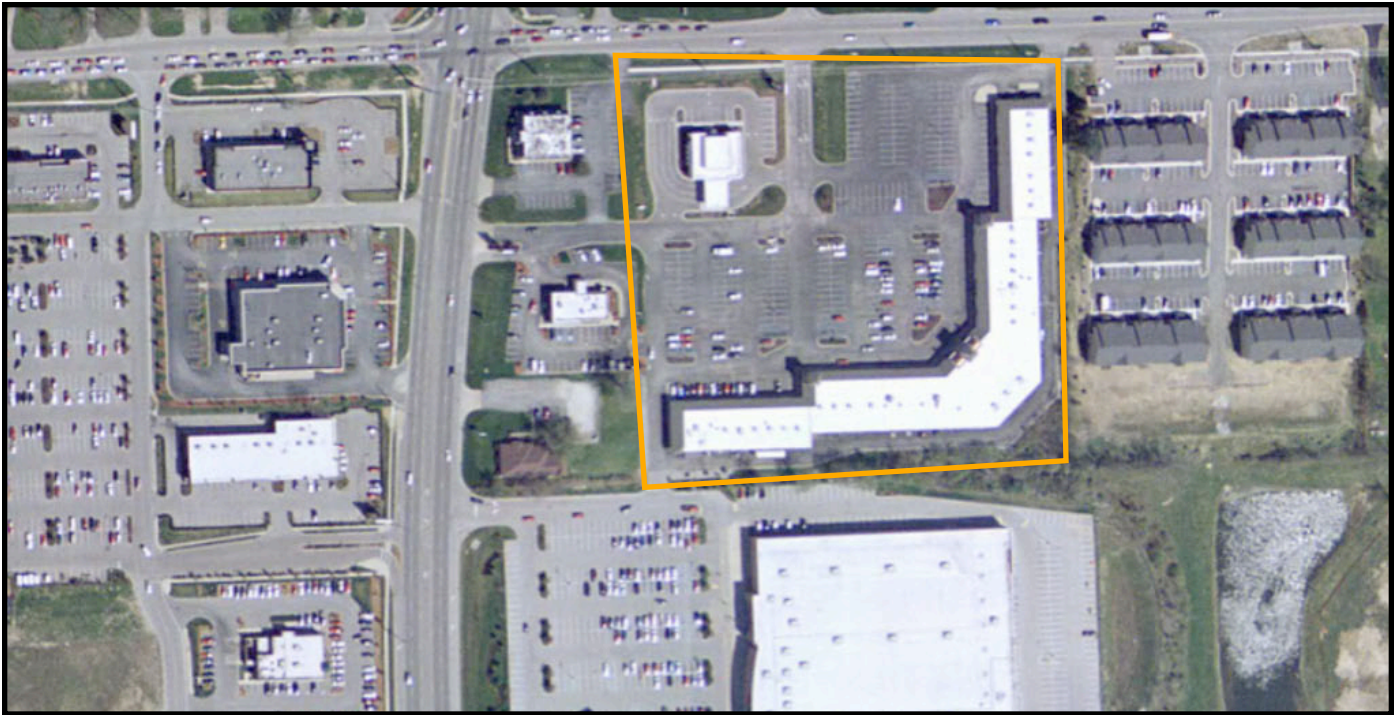
Current tenants include a popular Mexican restaurant, a family grill and bar, framing shop, physical therapy facility, tanning salon, Chinese restaurant, bridal shop, hair salon, karate studio, tax preparation business and full-service bank with drive-through.

The center boasts abundant parking space and the parking lot connects to Super Target. The property is immaculately maintained and has local ownership.

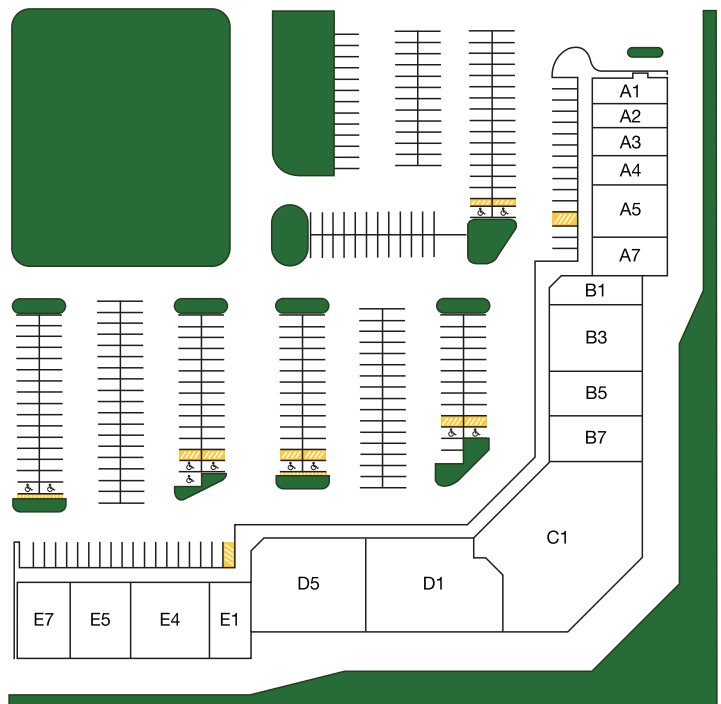
✓ **1,200 to 13,300 SF now available**

✓ **Located on corner of major intersection with stoplight -- daily traffic count of 47,670**

✓ **Great mix of tenants**



Center at Smith Valley



OUR CURRENT TENANTS INCLUDE:

- | | |
|----------------------------|---|
| A1: Citizens Bank | B7: Gold Coast Tanning |
| A2: Paris Nails | C1: AVAILABLE (13,326 SF) |
| A3: Country Sun Boutique | D1: AVAILABLE (7,850 SF) |
| A4: H & R Block | D5: My Ortho Team Physical Rehabilitation |
| A5: Integrity Martial Arts | E1: Frames Plus |
| A7: AVAILABLE (1,800 SF) | E4: AVAILABLE (3,600 SF) |
| B1: Unique Bridal | E5: Just Wingin' It |
| B3: AVAILABLE (4,083 SF) | E7: Margaritas Mexican Restaurant |
| B5: China House | |

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