PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

Premier Power center serving South Indianapolis, Southport, Greenwood, Frankling, Whiteland, Bargarsville and more

Large trade area with regional drawing power, located directly across from 1.26M SF Simonowned Greenwood Park Mall

Flagship retail line-up including Fresh Thyme, Marshalls, HomeGoods, Five Below, Sportsman's Warehouse, Ross, Big Lots, Chipotle, AT&T and First Watch

Conveniently located at the intersection of US-31 & County Line (combined 72,509 VPD); Johnson County's busiest intersection

Close proximity to I-65 (89,897 VPD) and I-465 (101,655 VPD)

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Population:	13,073	89,205	209,728	480,121
Households:	5,835	36,816	83,355	187,935
Average HH. Income:	\$68,431	\$92,500	\$102,404	\$96,064
Employees:	9,433	43,782	69,401	279,927



PREMIER OUTPARCEL TO FULLY LEASED POWER CENTER

8830 US-31, Indianapolis, IN 46227

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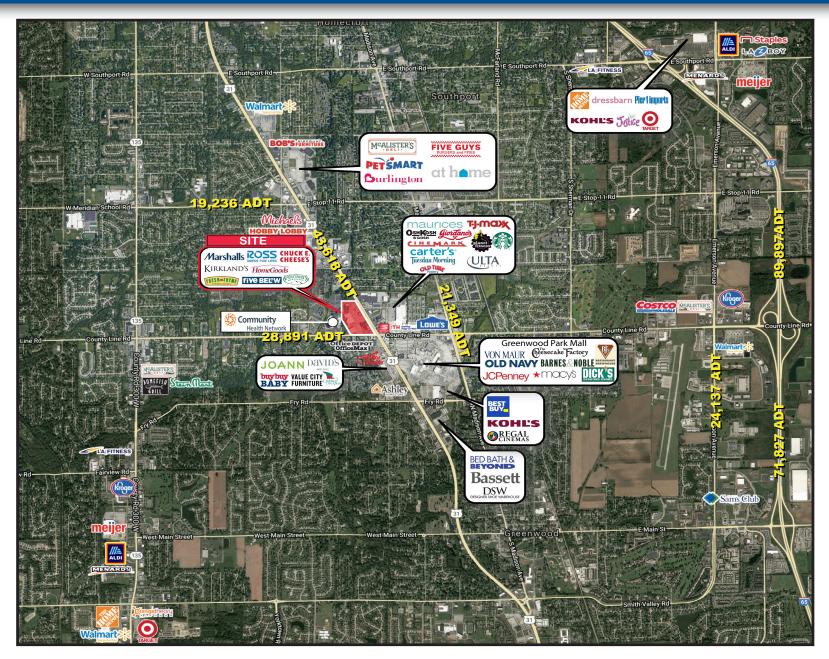
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MARKET AERIAL





CENTER PHOTOS



