



THE RIDGE

at Center Grove

SR 135 | Greenwood, IN



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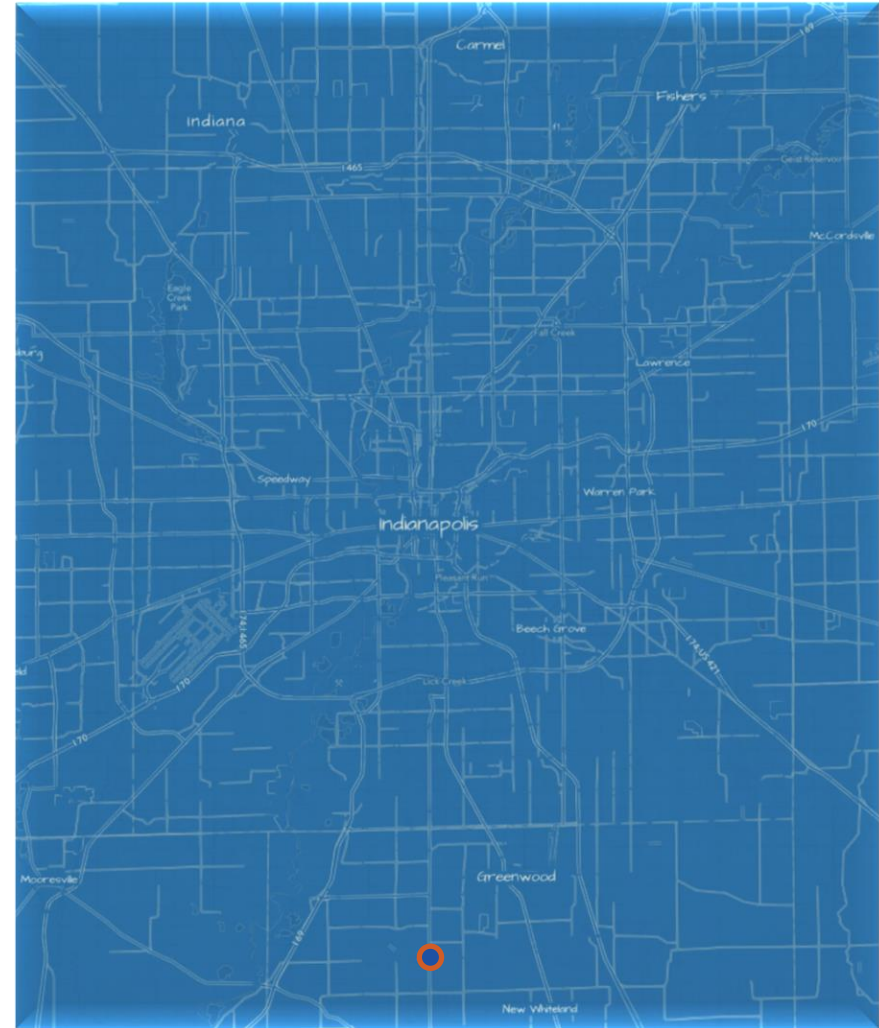


Trade Area Overview:

Nestled just south of W. Stones Crossing Road on State Road 135 in Greenwood, IN, **The Ridge** offers a prime blend of accessibility, community and opportunity. Greenwood's population has surged from 64,237 in 2023 to a projected 68,182 by 2025 – 6% increase in just two years. The Ridge sits mid-block between W. Stones Crossing Rd and Smokey Row Rd with 1,251 feet of direct SR 135 Road frontage, offering outparcels, multi-tenant building pad, anchor opportunities along with single family and multi-family homes.

- 23,648+ (2024) Average Daily Traffic on SR 135
- Center Grove Community School Corp serves 9,600+ students K-12
- Road infrastructure improvement for future scalability
- Affluent Trade with \$130,000+ average household income in a 3 mile radius.
- Three (3) mile daytime employee population 67,980
- Mixed use project with Retail, Restaurant, Single & Multi-Family Homes
- The Ridge is a 86+ Acre master planned development
- SR 135 is between the newly extended I-69 to the west and US 31 & I-65 to the east.

Demographics	1 Mile	3 Miles	5 Miles
Population	5,811	50,829	126,625
Avg HH Income	\$134,459	\$138,480	\$115,983
Households	2,089	18,433	49,332



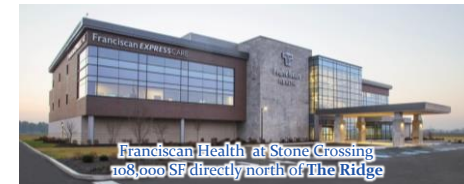


SR 135 Corridor:

The 135 Corridor has been relevant for years and has continued to expand to the south creating a new retail and housing hub with great schools affluent, incomes and need for additional housing and retail/restaurant amenities. **The Ridge** is poised to provide a solution for the growing community.



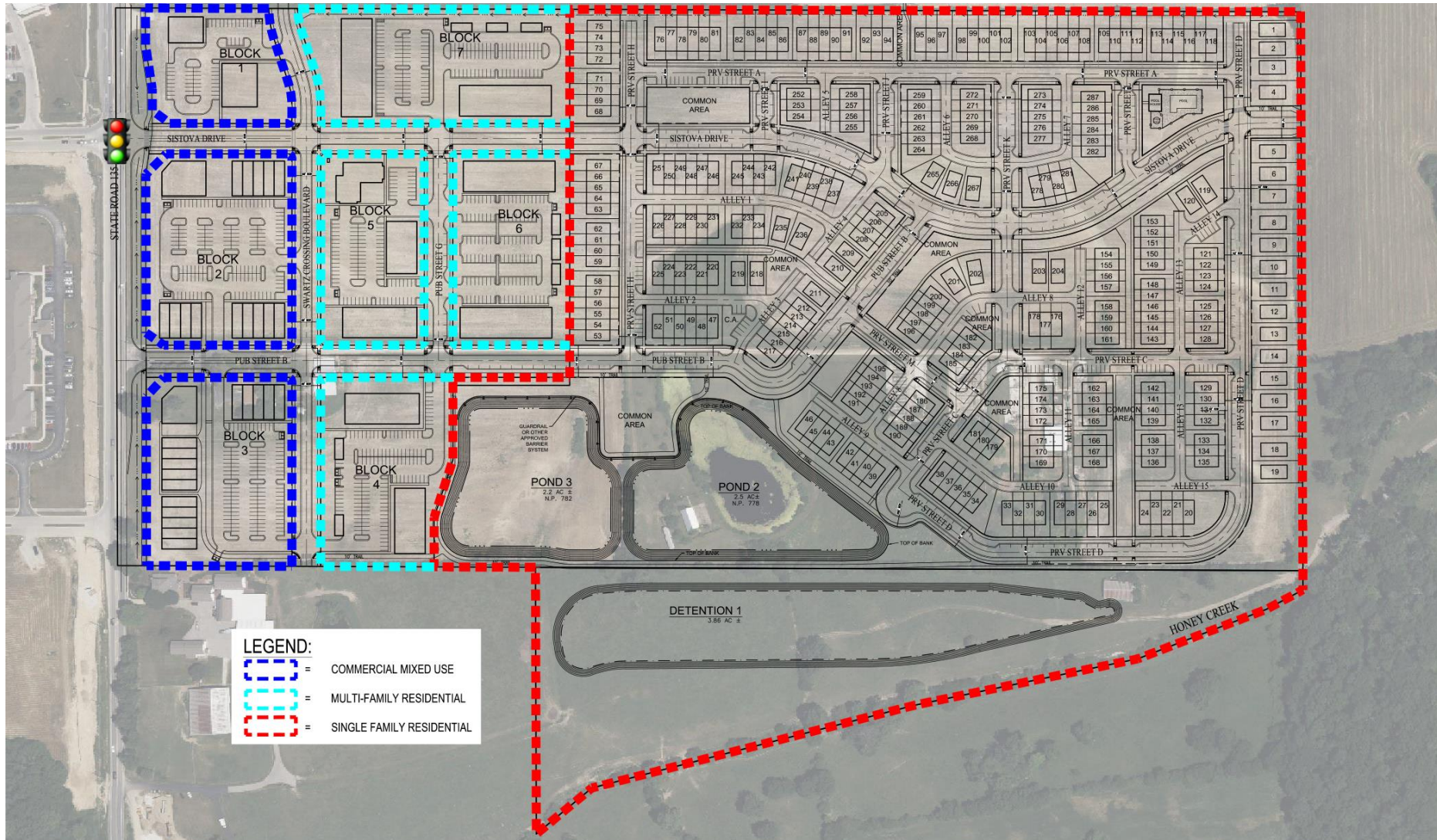
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The Ridge is more than a development—it's a lifestyle investment. Combining booming demographics, strategic positioning on a bustling thoroughfare, top-tier schools, and daily conveniences, it's a rare opportunity in Greenwood's flourishing real estate landscape.



THE RIDGE | Conceptual Site Plan





THE RIDGE

Conceptual Renderings & Imagery



FRONT ELEVATION
3/32" = 1'-0"



RIGHT ELEVATION
3/32" = 1'-0"



LEFT ELEVATION
3/32" = 1'-0"



REAR ELEVATION
3/32" = 1'-0"

STONES CROSSING DEVELOPMENT
March 11, 2020



Elevations 91





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