

FOR LEASE

BROAD RIPPLE | GLENDALE TRADE AREA

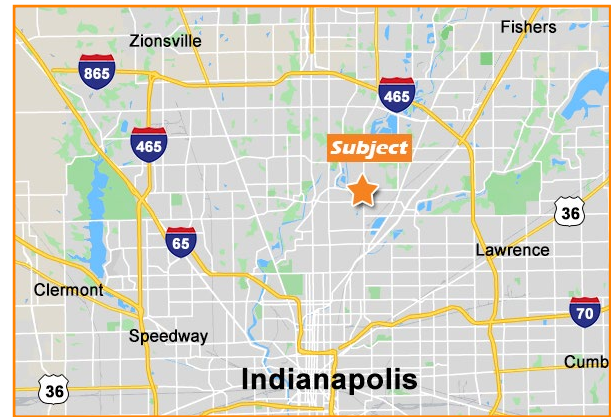
6100 N Keystone Ave | Indianapolis, IN 46220



Northern Elevation

PROPERTY SUMMARY

- + Rare Development Opportunity adjacent to Glendale Town Center
 - Glendale Town Center ranks in top 10% of shopping centers in Indiana
 - 3.8mm visits in the last 12-months (placer.ai)
- + Revised Site Plan Featuring Traditional Retail, Office, and Medical Office Space
 - ± 16,000 SF Available
 - Divisible: Endcap and inline space available
- + Combined intersection traffic of 50,000 VPD
- + Affluent trade area with \$111k average HH Incomes in 3-mile radius



TRAFFIC COUNTS

STREET	ADT
N Keystone Ave	34,686
E 62nd Street	15,084

Information deemed reliable, but not guaranteed. Subject to change without notice.

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Northern Elevation



Northern Elevation



Eastern Elevation



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Western Elevation - Proposed Pickup Window



Southern Elevation - Proposed Drive Thru

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Site Plan

Legend

- + Level 1 Shops (facing Keystone) - 8,400 SF
 - Proposed 3 (three) 35x80 bays
- + Level 2 Medical/Office (facing Keystone) - 8,400 SF
- + Level 1 Shops (back facing North) - 6,800 SF
 - Proposed 3 (three) 20x80 bays & 1 (one) 25x80 bay
- + Total GLA: 23,600 SF
- + 165 Dedicated Parking Stalls | 9 ADA Spaces



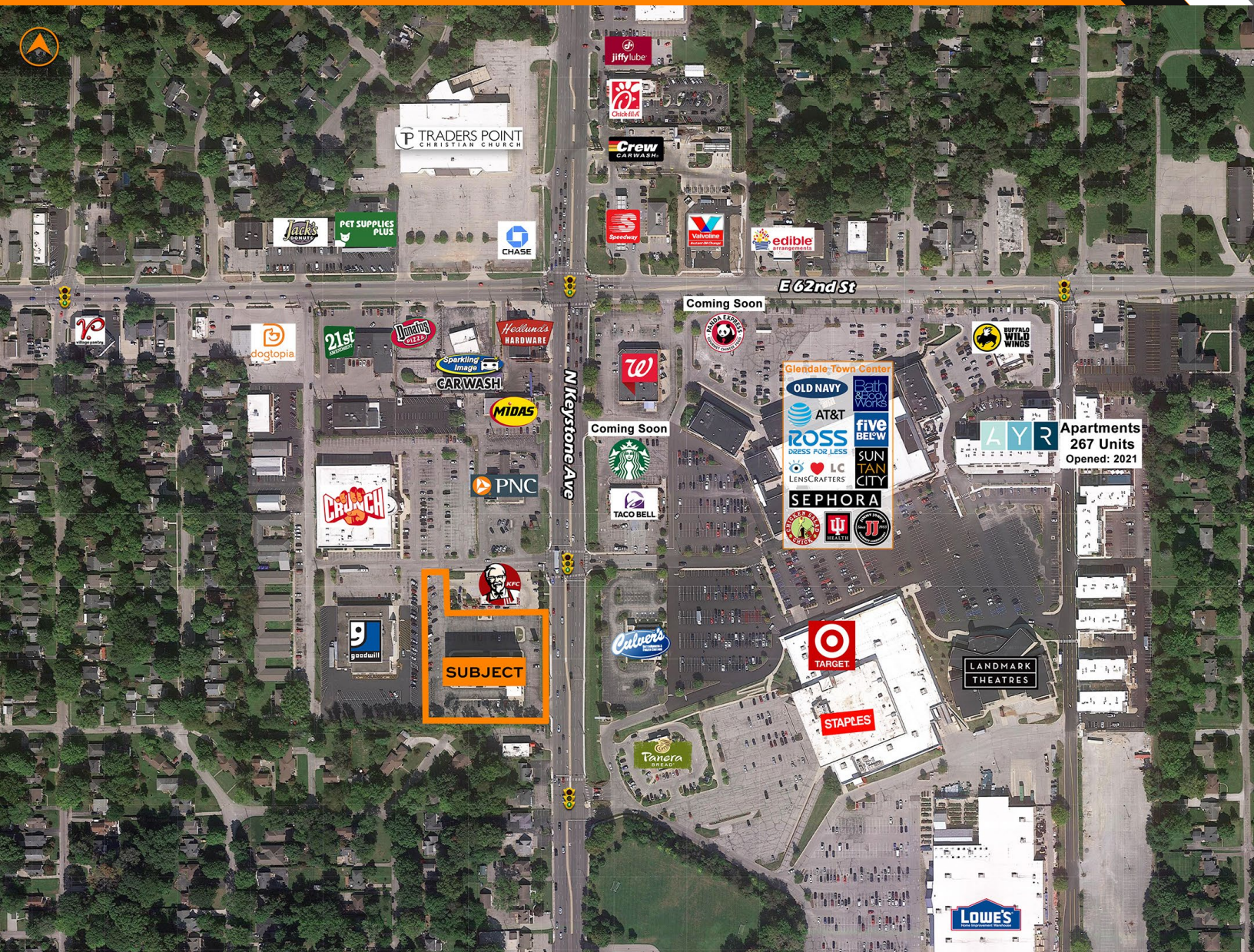
SITE PLAN
SCALE: 1" = 20'-0"

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	1 Mile	3 Mile	5 Mile
DEMOGRAPHICS Est. Population	11,084	73,989	220,729
Est. Average HH Income	\$125,552	\$142,235	\$107,313
Est. Households	5,764	34,773	98,982
Daytime Population	4,821	33,849	134,402

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