

FOR LEASE

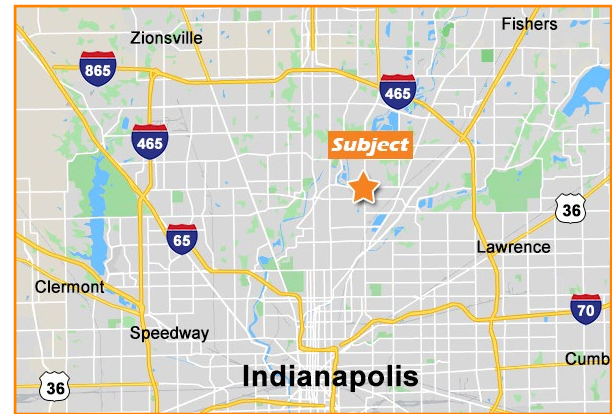
BROAD RIPPLE | GLENDALE TRADE AREA

6100 N Keystone Ave | Indianapolis, IN 46220



PROPERTY SUMMARY

- + Rare retail Opportunity adjacent to Glendale Town Center
 - Glendale Town Center ranks in top 20% of community shopping centers in Indiana
 - 2.9mm visits in the last 12-months (placer.ai)
- + Revised Site Plan
 - ± 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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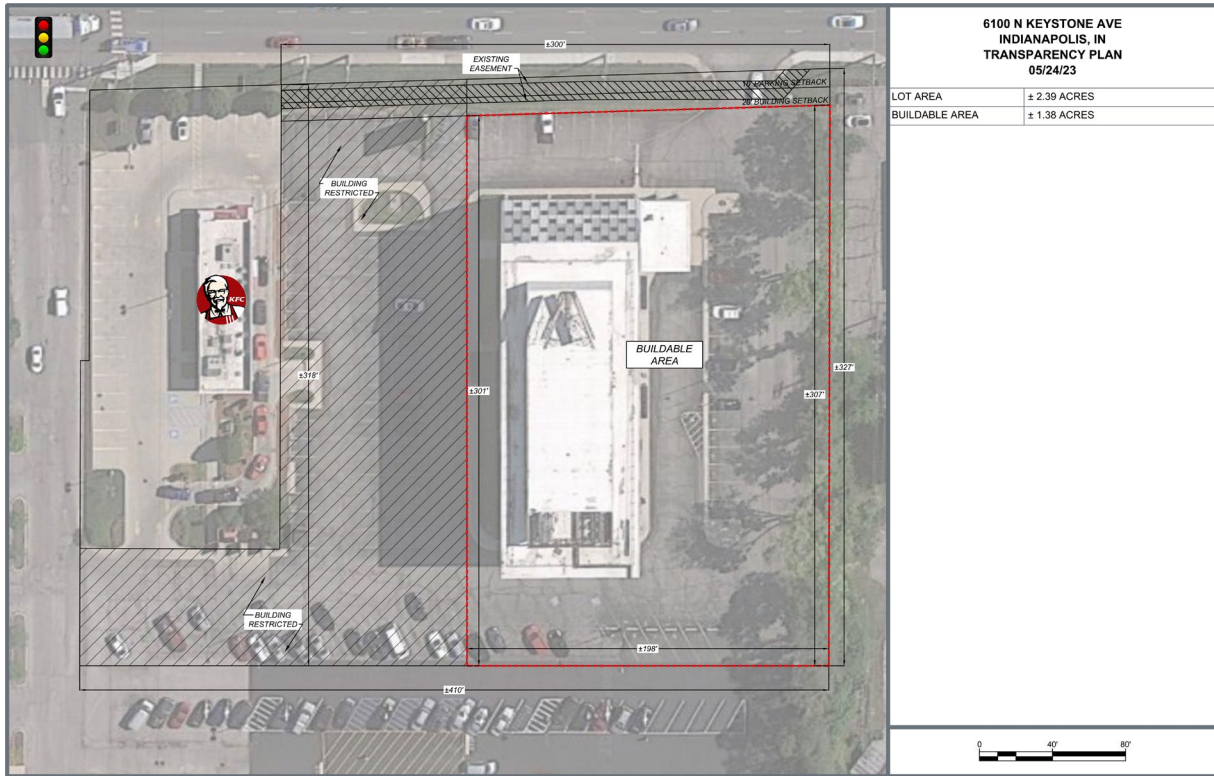


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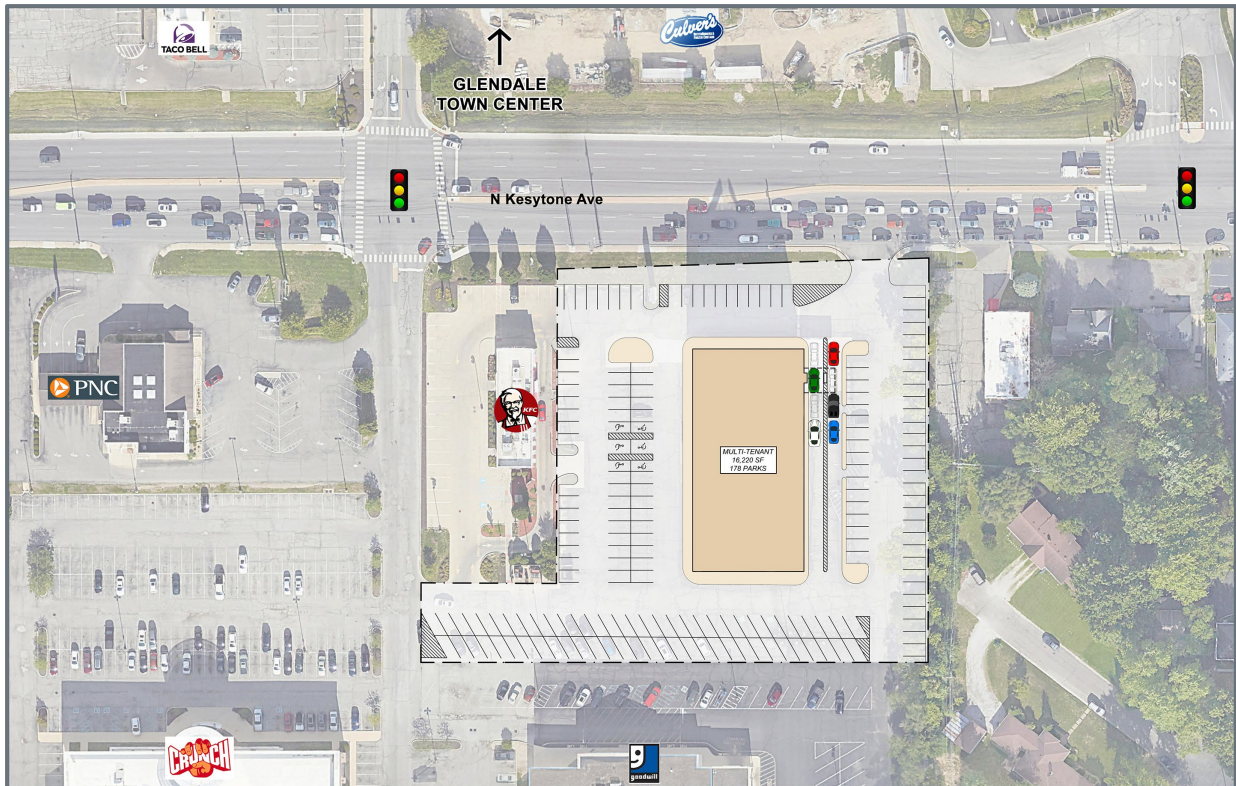
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Buildable Area



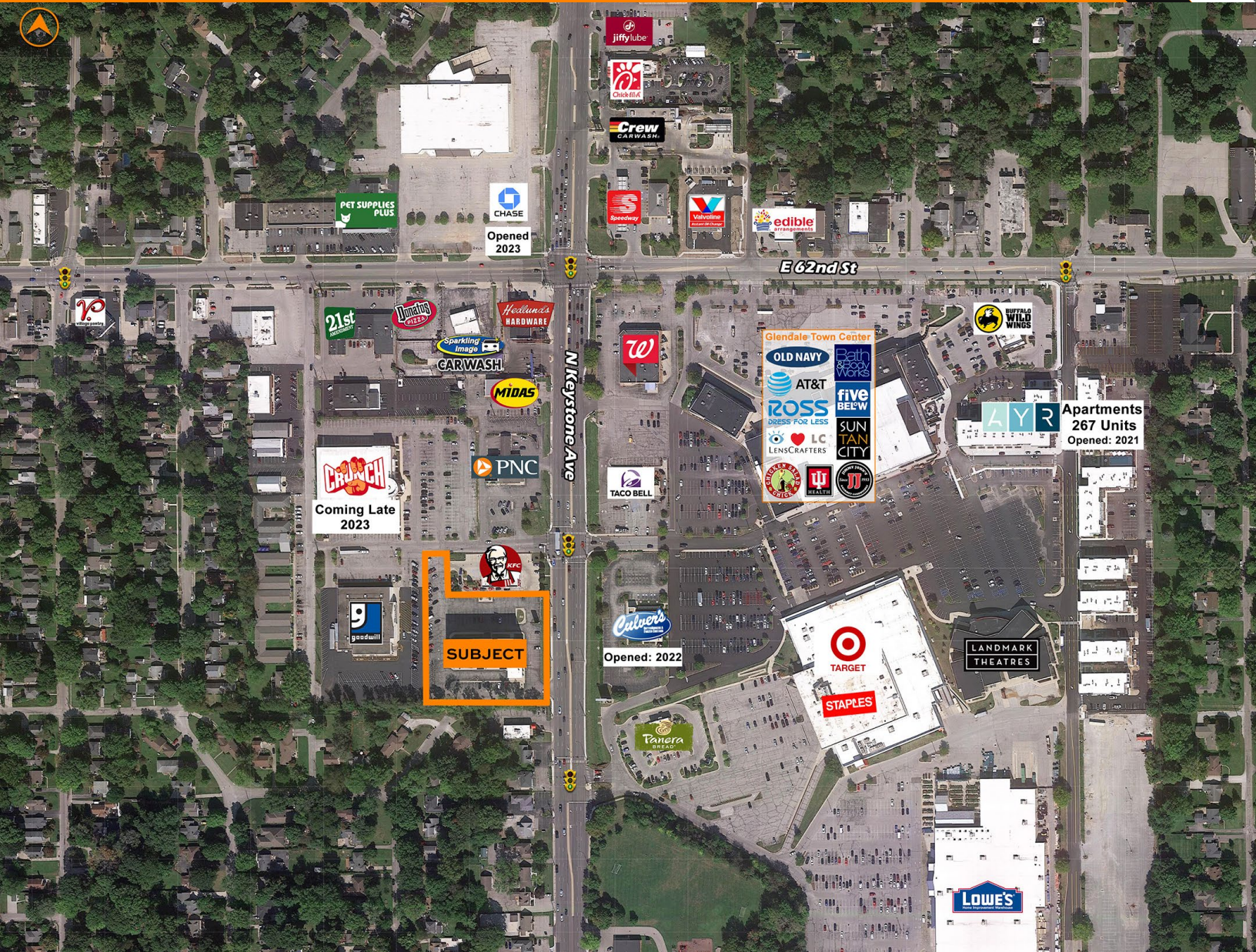
Conceptual Site Plan - Multi-Tenant

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	1 Mile	3 Mile	5 Mile
DEMOGRAPHICS Est. Population	11,565	75,177	220,483
Est. Average HH Income	\$91,177	\$111,481	\$87,575
Est. Households	5,765	34,704	97,325
Daytime Population	5,007	35,589	142,866

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