

FOR LEASE

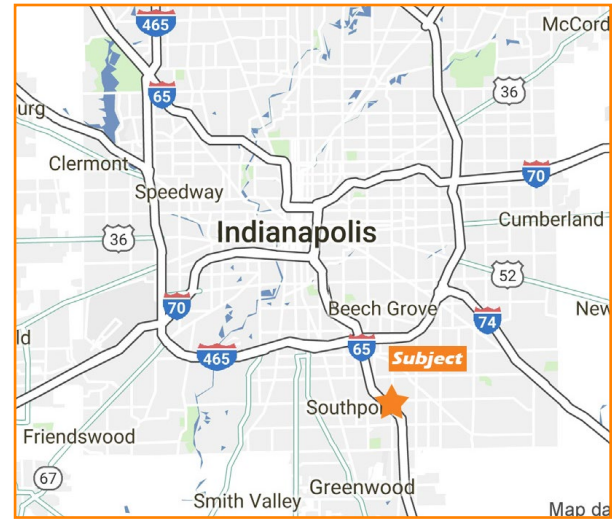
FORMER WENDY'S - E SOUTHPORT RD

4322 E Southport Rd | Indianapolis, IN 46237



PROPERTY SUMMARY

- + Former freestanding Wendy's Available For Lease
 - 3,259 SF | 1.3 Acres
- + Strategically placed along E Southport Rd
 - Heavily trafficked local thoroughfare with 38,282 VPD
- + Property provides direct access to Interstate-65
 - Major North-South US Interstate spanning over 850+ miles experiencing 111,656 VPD
- + Located within a Dense Retail surrounded by many National Big Box Tenants such as Home Depot, Target, Meijer, Menards, + More
- + Affluent area - Average Annual Household Income exceeds \$109,000+ within 1 Mile Radius
- + Dense Population - 8,200+ people within 1 Mile Radius and 84,000+ within 3 Mile Radius



TRAFFIC COUNTS

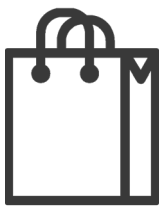
STREET	ADT
E Southport Rd	38,282
I-65	111,656

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

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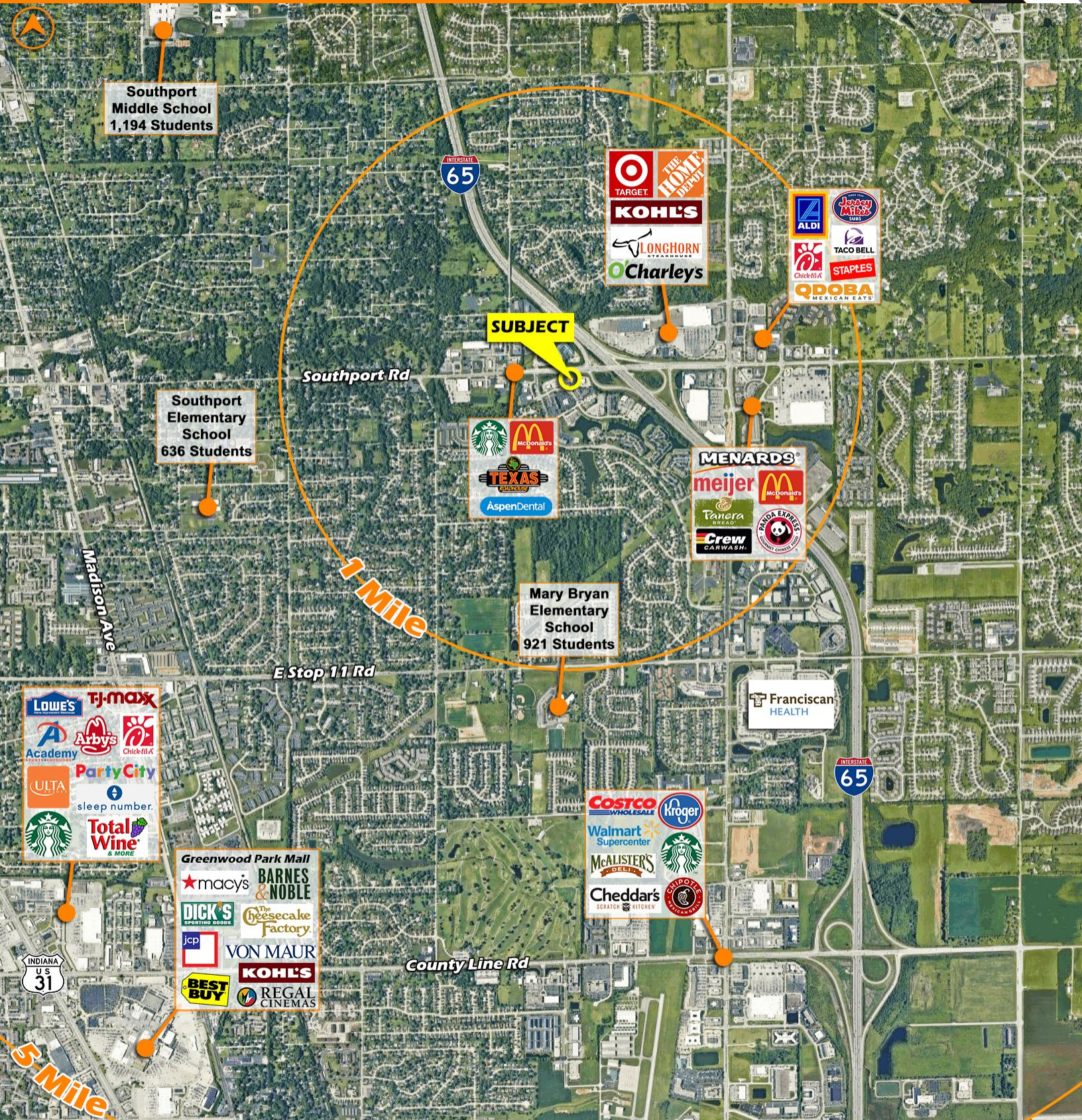
	1 Mile	3 Mile	5 Mile
DEMOGRAPHICS Est. Population	8,246	84,910	208,387
Est. Average HH Income	\$109,279	\$90,199	\$93,341
Est. Households	3,335	34,361	82,672
Daytime Population	3,749	29,063	64,591

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