

FOR LEASE

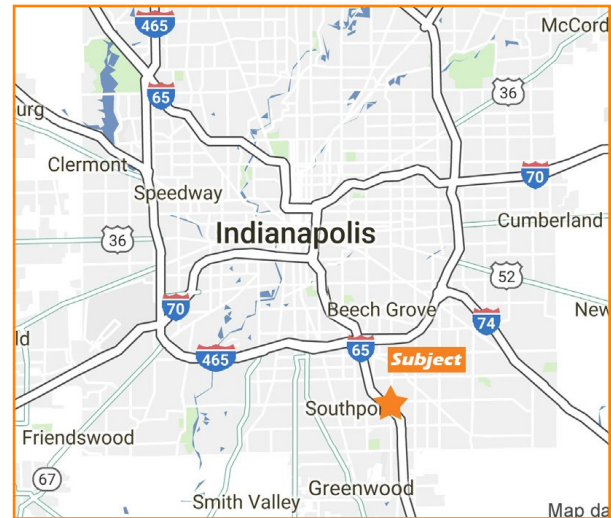
FORMER WENDY'S - E SOUTHPORT RD

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 124,914 VPD
- + Located within a Dense Retail node surrounded by many National Big Box Tenants such as Home Depot, Target, Meijer, Menards, + More
- + Affluent area - Average Annual Household Income exceeds \$115,000+ within 1 Mile Radius



TRAFFIC COUNTS

STREET

ADT

E Southport Rd

38,282

I-65

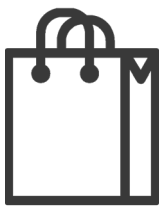
124,914

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

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	8,364	86,541	212,437
Est. Average HH Income	\$115,346	\$91,919	\$95,650
Est. Households	3,345	34,501	83,279
Daytime Population	4,105	30,201	62,106

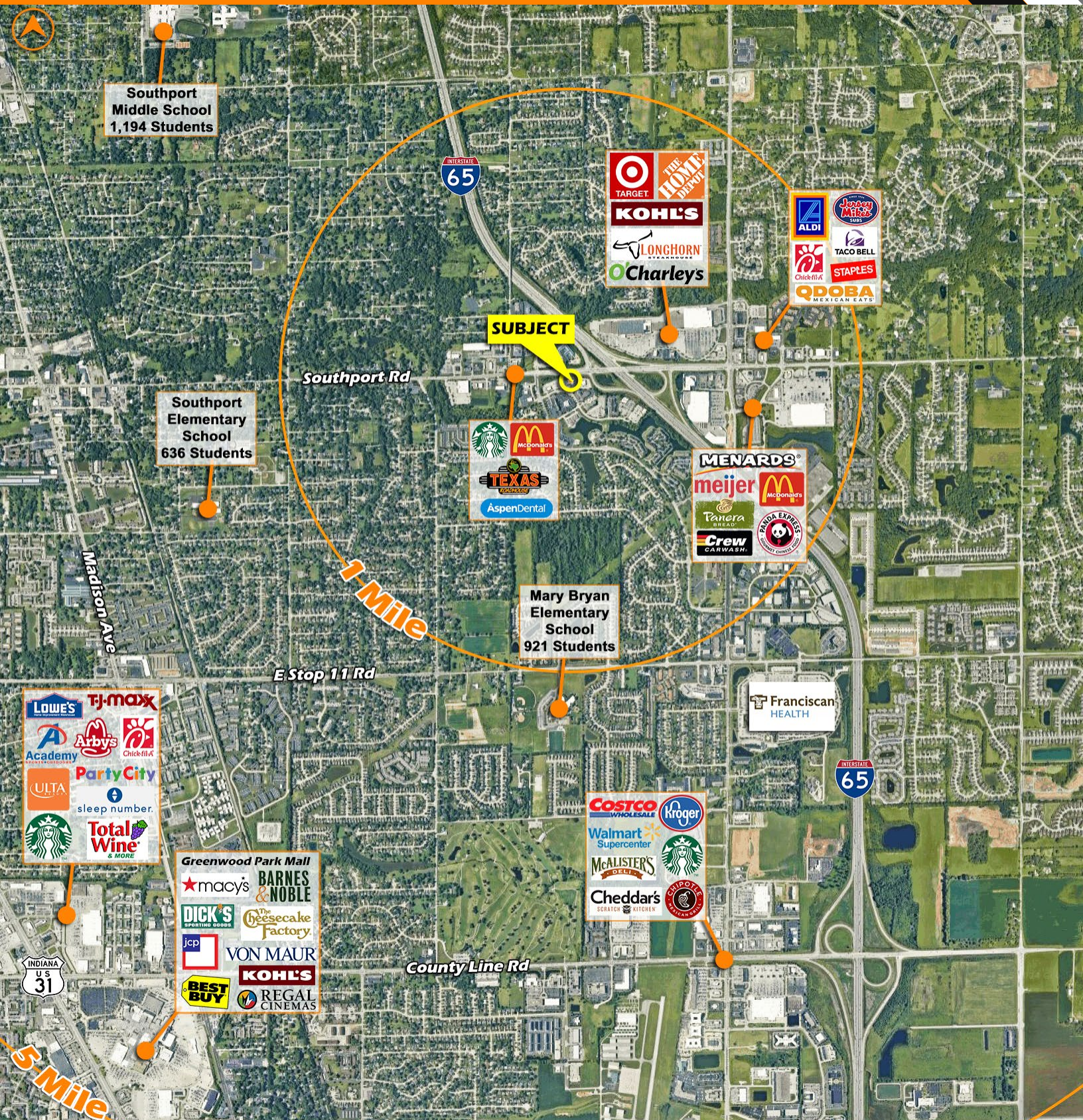
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