

# FOR LEASE

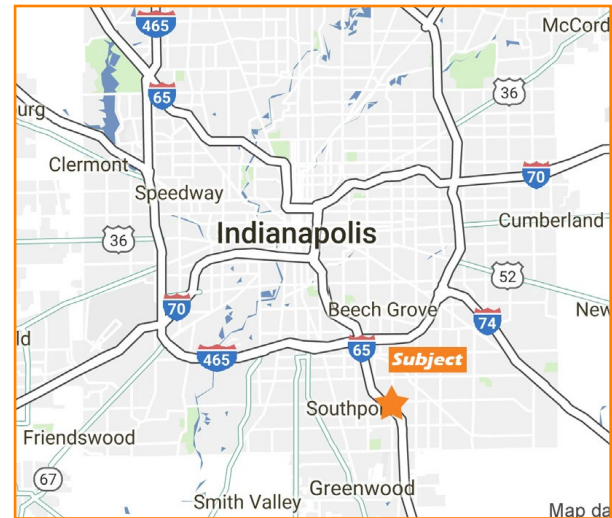
## FORMER WENDY'S - E SOUTHPORT RD

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

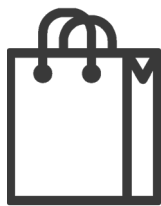
| STREET         | ADT     |
|----------------|---------|
| E Southport Rd | 38,282  |
| I-65           | 124,914 |

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   |

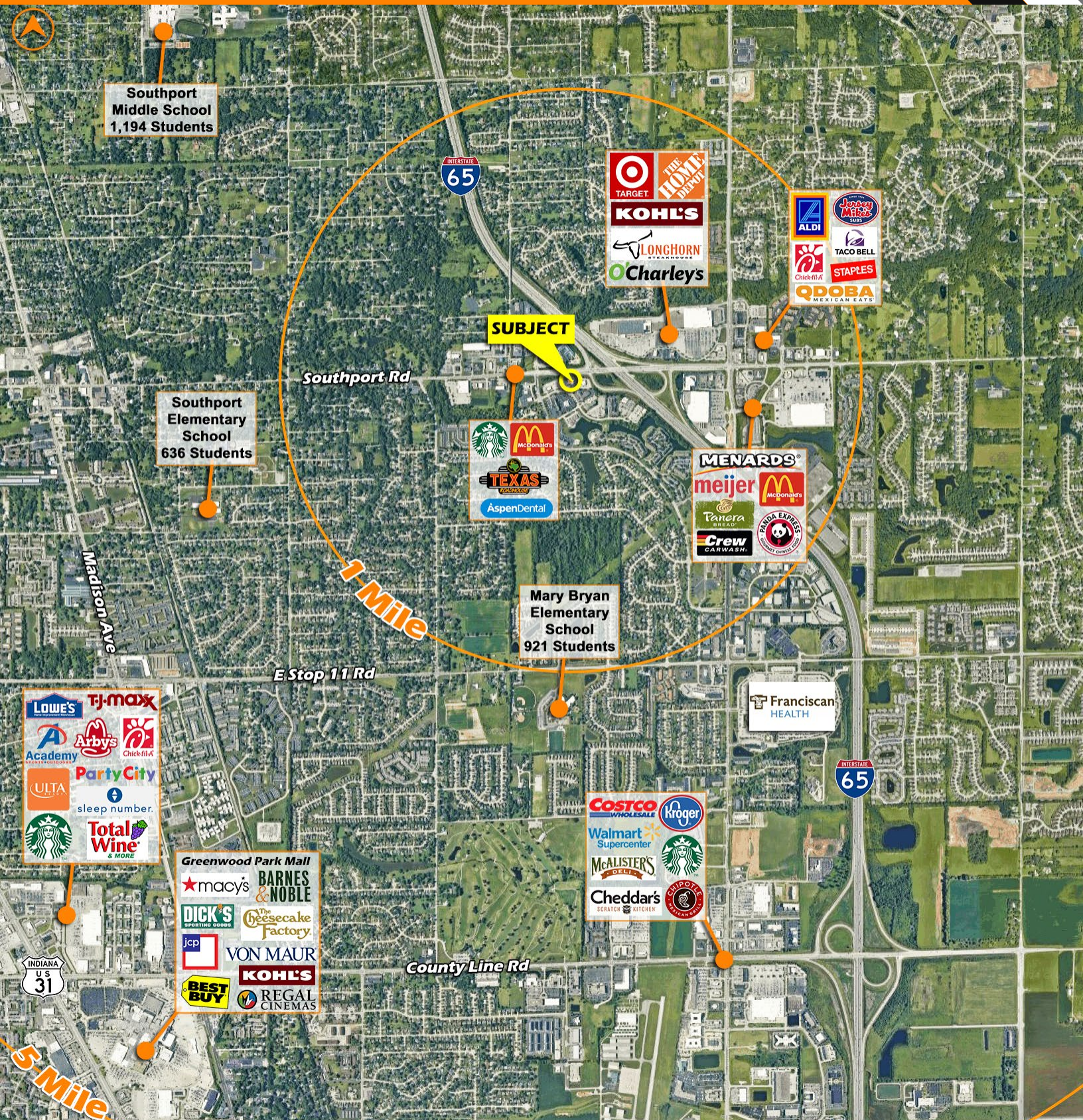
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metaCRE

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